



Spokane Park Board Land Committee

3:30 p.m. Wednesday, Nov. 3, 2021

WebEx virtual meeting

Call in: 408-418-9388 Access code: 2489 475 9685

Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair

Sally Lodato

Hannah Kitz

Kevin Brownlee

Notice is hereby given that, pursuant to Gov. Inslee's Proclamation 20-28, dated March 24, 2020, all public meetings subject to the Open Public Meetings Act, Chapter 42.30 RCW, are to be held remotely and that the in-person attendance requirement in RCW 42.30.030 has been suspended until the termination of the COVID-19 State of Emergency.

The Land Committee meeting will be held virtually via WebEx teleconferencing at 3:30 p.m. Tuesday, Nov. 3, 2021. The public will be able to listen to the meeting by calling 408-418-9388 and entering the access code 2489 475 9685 when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. Nov. 3 by email to: spokaneparks@spokanecity.org or mail to: Spokane Park Board, 5th floor City Hall, 808 West Spokane Falls Blvd., Spokane, Washington 99201. Submitted public comments will be presented to meeting attendees prior to the meeting.

AGENDA

Call to order – Greta Gilman

Public comments – Greta Gilman

Action Items:

1. **Resolution** supporting **future Parks ownership** of Conservation Futures Program: Palisades Park properties – Nick Hamad / Paul Knowles
2. **Resolution** supporting **future Parks ownership** of Conservation Futures Program: Trolley Trail property – Nick Hamad / Paul Knowles

Discussion items:

1. Underhill Park adjacent property development – Sam Mace
2. Toro Parts value blanket – Carl Strong
3. **Shadle** and **Liberty Park** Library renovation projects with **exterior art** – Andrew Chase

Standing Report Items:

Adjournment

Agenda Subject to Change

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or erahrclerks@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

From: [Mike Boyle](#)
To: [Spokane Parks and Recreation](#)
Subject: Development by Underhill Park
Date: Wednesday, November 3, 2021 12:46:30 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

My name is Mike Boyle, I live at 732 S. Greene in the Underhill Park neighborhood. When it was brought to my attention last month that private developers were going to build 9 homes on the hillside right next to one of the oldest parks in Spokane, I was more than a bit alarmed. I've lived in this neighborhood for 11 years now and have lived in the city for nearly 22. Underhill Park is one of the hidden treasures of our city and deserves to be preserved as the inner city oasis that it is. The park was the primary reason I decided to settle my family in Underhill. Our two young boys, who are 11 and 6, play at this park alllll the time, and explore the hidden wonders of nature on the hillside above our home. The area is the habitat for all kinds of wildlife, including deer, all types of birds and a flock of wild turkeys that come down and greet us every morning on our street. Development of this area would kill off this habitat for these wild animals and take away an invaluable natural playground that my children and many others in the neighborhood would forever lose.

I know development of housing is a big issue right now, but the city would certainly benefit the citizens of Spokane much more by rebuilding the derelict housing that permeates the East Central neighborhood and offering affordableeeeee housing to people; rather than 9 homes that will surely be priced at a half million dollars apiece and only benefit a select few residents and the developers who will pad their pocketbook. All of this to ruin and forever alter a city treasure that has provided a necessary natural escape to its' citizens for well over a century. If the city is serious about providing a sustainable plan to preserve natural areas in the urban landscape, what betterrrrr way to do so than to save this area? This is an opportunity to do 'the right thing'. The city should seize this moment and provide an avenue to work with the neighborhood, conservation groups and the parks department to prevent development of this area and preserve it for my children's generation and those that follow them. Thank you.

From: dian.allison
To: [Spokane Parks and Recreation](#)
Subject: Preservation of Underhill Park
Date: Tuesday, November 2, 2021 10:05:40 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Sirs and Madames,

Briefly, I'm terribly concerned that this proposed development, while giving more humans a place to live, will negatively affect the "green space" of trees that the neighborhood kids NEED, just as much as they need vitamins and stable adults in their lives!!

Everyone knows how "inner-city kids" are sent to summer camp for a taste of trees and forest. We have this, right here! Let's not take it away from them!

Sincerely,
Dian Allison
3004 E. 17th Ave.
Spokane, WA 99223
(847) 219-9017

Sent from my Galaxy

Spokane Park Board

Briefing Paper



| | | | |
|---|---|---|---|
| Committee | Land Committee | | |
| Committee meeting date | November 3, 2021 | | |
| Requester | Nick Hamad | Phone number: 509-363-5452 | |
| Type of agenda item | <input type="radio"/> Consent | <input type="radio"/> Discussion | <input type="radio"/> Information <input checked="" type="radio"/> Action |
| Type of contract/agreement | <input checked="" type="radio"/> New | <input type="radio"/> Renewal/extension | <input type="radio"/> Amendment/change order <input type="radio"/> Other |
| City Clerks file (OPR or policy #) | | | |
| Item title: (Use exact language noted on the agenda) | Resolution supporting Palisades 06-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures program | | |
| Begin/end dates | Begins: 11/03/2021 | Ends: | <input checked="" type="checkbox"/> Open ended |
| Background/history: | | | |
| <p>Since 2018, the Palisades Neighborhood, Inland Northwest Land Conservancy, City of Spokane Park Board, and other partners have partnered to secure the private lands between the existing City owned Palisades Park property and Riverside State Park to preserve this land from development. This effort has been known as 'Riverside to Rimrock', and since 2018 the private project partners (Riverside to Rimrock, LLC) have secured the bulk of these properties with the specific purpose of nominating the lands for acquisition through the 2021 Spokane County Conservation Futures program.</p> <p>In 2021, the Conservation Futures Land Evaluation Committee designated the proposed acquisition of this property (Palisades 06-21) as the #1 ranked acquisition' on the proposed Conservation Futures prioritized acquisition list. As a result of this ranking, Spokane County desires to proceed with property appraisal and acquisition. As the proposed acquisition is directly adjacent to Palisades Park, and the City of Spokane owns and maintains Palisades, it is recommended the City of Spokane accept ownership of the additional lands if acquisition is funded completely by Spokane County Conservation Futures funds. No City Parks funds are required for property acquisition.</p> | | | |
| Motion wording: | | | |
| Motion to approve resolution supporting Palisades 06-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures program. | | | |
| Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No | | | |
| If so, who/what department, agency or company: | | | |
| Name: | Email address: | Phone: | |
| Distribution: | | | |
| Parks – Accounting | Al Vorderbrueggen | | |
| Parks – Pamela Clarke | Paul Knowles (Spokane County) | | |
| Requester: Nick Hamad | | | |
| Grant Management Department/Name: | | | |
| Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue | | | |
| Amount: | Budget code: | | |
| N/A | N/A | | |
| Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor | | | |
| Supporting documents: | | | |
| <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) | <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) | | |
| <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane | <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) | | |
| <input type="checkbox"/> UBI: _____ | <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability) | | |
| Business license expiration date: _____ | | | |

Resolution # _____

CITY OF SPOKANE PARK BOARD

RESOLUTION

A RESOLUTION supporting Palisades 06-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures.

WHEREAS, under the City Charter, the Spokane Park Board has exclusive jurisdiction and control over city park land and facilities located within and outside the City of Spokane, and

WHEREAS, the Park Board recognizes the value in continued partnership with other jurisdictions and organizations to meet the shared community recreation and conservation goals,

WHEREAS, the Park Board recognizes the outdoor recreational importance and value of the Palisades Park area for hiking, trail walking & running, mountain biking, horseback riding, birding, and other recreational activities, and

WHEREAS, the City of Spokane owns land known as Palisades Park that has been acquired and funded both through the Spokane County Conservation Futures program and through dedication by previous property owners, all of which land is outside the city limits of the City of Spokane and all of which is subject to Park Board control and authority, and

WHEREAS, the private corporation Rimrock to Riverside, LLC. was formed with the specific purpose to acquire private lands between Palisades Park and Riverside State Park for temporary preservation from development until said lands could be purchase by government entities for permanent public ownership, and

WHEREAS, the Park Board has previously supported the effort to connect public land between Palisades Park and Riverside State Park through the purchase of private land from willing sellers as they become available, and

WHEREAS, property owners throughout Spokane County have contributed assessments to the Conservation Futures fund which can be used to assist in the purchase of property that will benefit the conservation and preservation of open land in its natural state for the benefit of public use, and

WHEREAS, the Palisades 06-21 property, as recommended by the Conservation Futures Land Evaluation Committee, is designated as the #1 ranked acquisition on the proposed Conservation Futures prioritized acquisition list, whereby this property's acquisition can be funded at anytime subject to contingency satisfaction.

NOW, THEREFORE,

BE IT RESOLVED by the City of Spokane Park Board that the Spokane Park Board hereby supports the Palisades 06-21 Conservation Futures nomination and shall accept ownership of the property if acquired through the Conservation Futures program at no cost to the City of Spokane Parks Department.

ADOPTED BY THE PARK BOARD ON _____

Attest:

Park Board President
Approved as to form:

City Clerk

Assistant City Attorney

2021 Conservation Futures Prioritized Acquisition List - Final Recommendation

Please Note: Final Recommendation: The Land Evaluation Committee took into account the results of the evaluation criteria scoring along with public input, their experience on each nominated property, and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. ***Administrative Acquisition:** Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2021 Program Overview pending availability and/or satisfaction of contingencies as described below to resolve critical existing issues related to access and management of existing Conservation Futures-acquired properties.

| Nomination Name | Ranking | Future Ownership | Property Description | Ranking Notes / Contingencies |
|------------------------|-----------------------------------|--------------------------|---|---|
| Trolley Trail 08-21 | Administrative Acquisition | City of Spokane | 3.76 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area. | Designated as an "Administrative Acquisition" to resolve long-standing concerns about the Trolley Trail Conservation Area's northern terminus into private property. This acquisition, with ranking contingencies satisfied, will create a publicly accessible northern terminus at 18th Avenue, resolving long-standing trespassing issues. Ranking contingent upon: (1) City of Spokane securing a legal, public trail connection between the Trolley Trail Conservation Area and the nomination via public trail easement or condition of plat approval; and (2) willing seller. |
| Palisades 06-21 | 1 | City of Spokane | 118 acre addition to Palisades Park. | Ranking contingent upon: (1) Seller's pledged donation of \$50,000 - \$100,000 at closing to benefit the stewardship and public use of the nomination. |
| Saltese 07-21 | 2 | Spokane County | 54 acre addition to Saltese Uplands Conservation Area. | Ranking contingent upon: (1) sale at 50% of fair market value. |
| Antoine Peak 01-21 | 3 | Spokane County | 188 acre addition to Antoine Peak Conservation Area. | |
| Fancher 05-21 | 4 | Spokane County | 78 acre property adjacent to the Northwoods neighborhood. | Ranking contingent upon: (1) granting of a public trail easement through adjacent HOA-owned property. |
| Dishman Hills 03-21 | 5 | Spokane County | 82 acres adjacent to 240 acres owned by the Dishman Hills Conservancy. | Ranking contingent upon: (1) donation by nominator of \$25,000 towards public access / trailhead improvements. |
| Dishman Hills 02-21 | 6 | Spokane County | 43.5 acre addition to Iller Creek Unit of Dishman Hills Conservation Area. | |
| Dragoon Creek 04-21 | 7 | City of Deer Park | 100.34 acre property within the Urban Growth Area of the City of Deer Park. | |

SUBJECT PROPERTY

Property Acquisition Questionnaire

Palisades Conservation Futures 06-21 – 115.25 acres

Parcel 25102.9029 – 14.88 acres

Parcel 25102.9031 – 12.30 acres

Parcel 25103.9015 – 22.48 acres

Parcel 25103.9061 – 10.28 acres

Parcel 25103.9062 – 10.00 acres

Parcel 25103.9064 – 10.02 acres

Parcel 25103.9066 – 10.55 acres

Parcel 25103.9067 – 10.23 acres

Parcel 25103.9068 – 14.91 acres

1. Does acquisition have support of neighborhood organizations and citizens? **Yes**

Comments: The acquisition of this property is supported by Spokane Mountaineers, Backcountry Horsemen, the Palisades Neighborhood, numerous other local associations and neighborhood councils, Spokane County Parks and Recreation, and Spokane City Parks and Recreation.

2. Does acquisition serve unmet needs? **Yes**

Comments: This property acquisition creates a physical connection between Palisades Park and Riverside State Park, two large natural lands, allowing for a physical connection for both recreational users (trail users, horseback riders, birders, etc.) and establishing a publicly owned wildlife corridor. As the Spokane community continues to develop rapidly, conservation of prime natural lands remains a priority to continue to provide quality natural lands within the Spokane Community to citizens and to provide necessary habitat to wildlife.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required):
No city park funding required for acquisition.

Comments: Acquisition would be funded by Spokane County Conservation Futures program.

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost:) Yes, new maintenance responsibilities would be required. No city park funding required to fund ongoing maintenance or development.

Comments: Maintenance costs would be offset by Conservation Futures maintenance funds. Maintenance activities would be conducted by City of Spokane Park Operations staff as required. The Inland Northwest Land Conservancy has committed to ongoing stewardship activities to support the management of this land and has committed to a 'stewardship pledge' in the approximate amount of \$50,000-\$100,000 to be negotiated upon final sale of the property. The stewardship pledge shall be used toward improvement of the property.

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? Property would appeal to variety of users, including trail users, bird watchers, nearby residents.

Comments: Property is directly adjacent the existing Palisades Park property and widely appeals trail walkers, bicyclist, horseback riding as well as snow showing and cross-country skiing. Trail and path walking is the most popular activity within the Spokane Park system. Primary use is anticipated to be both residents from adjacent neighborhood and community residents citywide. Two trailheads are available to accommodates users traveling to the lands via automobile.

6. Is acquisition accessible to public? Yes.

Comments: Property can be accessed on foot, bicycle or horseback from the Existing Palisades Park trailheads located @ Greenwood Road / Rimrock Drive or by vehicle @ N Houston Road.

7. Does acquisition enhance or benefit existing park land? Yes

Comments: Property acquisition expands Palisades Park public property to the north toward Riverside State Park, making a public physical connection between the two park lands possible and making significant progress toward connecting the two large tracts of natural land. This improves connectivity between existing park lands and prevents this critical link between existing parks from being developed.

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? Yes

Comments: The property also hosts approximately 2,500 lineal feet of the iconic basalt 'Rimrock', which is itself a unique geologic feature that is an iconic symbol of the Spokane Area. 'Rimrock Drive' was proposed by the Olmstead park plan to take advantage of this unique geologic feature and its associated views toward the city.

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: One liability currently being mitigated, and one structure as noted below.

Comments: Many individual parcels which make up this property were separated by barbed wire, which has mostly been removed by volunteers. The remainder of which will be removed in 2021.

One structure remains on the property, a concrete above ground cistern located along the eastern edge of parcel 25103.9015. It sits atop a basalt outcrop and is largely hidden by moss. Other structures on parcel 25103.9061 were removed in 2018.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue:) \$50,000-\$100,000.

Comments: There are no ongoing revenue opportunities identified at this time. The Inland Northwest Land Conservancy has committed to a one-time 'stewardship pledge' in the approximate amount of \$50,000-\$100,000 to be negotiated upon final sale of the property.

11. Is the property within the City limits? No.

Comments: While property is not located in city limits, it is directly adjacent to existing City owned property within the county (Palisades Park).

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? **Yes.**

Comments: This land hosts several distinct habitat types, including delineated wetlands (seasonal marshlands), basalt outcrops, prairie remnants, and two types of conifer forest. Approximately 55% of the land is prairie remnant and consists various species of locally endemic vegetation (fuscues, bluegrass, junegrass, lupine, phlox yarrow, etc.). The property also hosts approximately 2,500 lineal feet of the iconic basalt 'Rimrock', which is itself a unique geologic feature that is an iconic symbol of the Spokane Area.

The adjacency of the project to both Riverside State Park and Palisades Park make it an wildlife corridor connector for lagre ungulates (mule deer, moose, elk) and predators (bobcats, cougars, coyotes, and black bear). Numerous small mammals and migratory birds and bats actively utilize this land.

13. Is there potential threat of non-compatible development and loss of public use? **Yes.**

Comments: The private properties which make up this land were purchased over the past four years by Rimrock to Riverside, LLC. as they came to market, with the sole purpose of temporarily preserving them from development into residential properties until they could be purchased for permanent public, governmental ownership. Without purchase for conservation purposes, these parcels will likely be listed for sale on the open market. With current regional growth and development trends, sale on the open market would likely lead to development of these lots.

14. Would acquiring property reduce tax revenues? **Yes.**

Assessed land value is currently: \$812,640

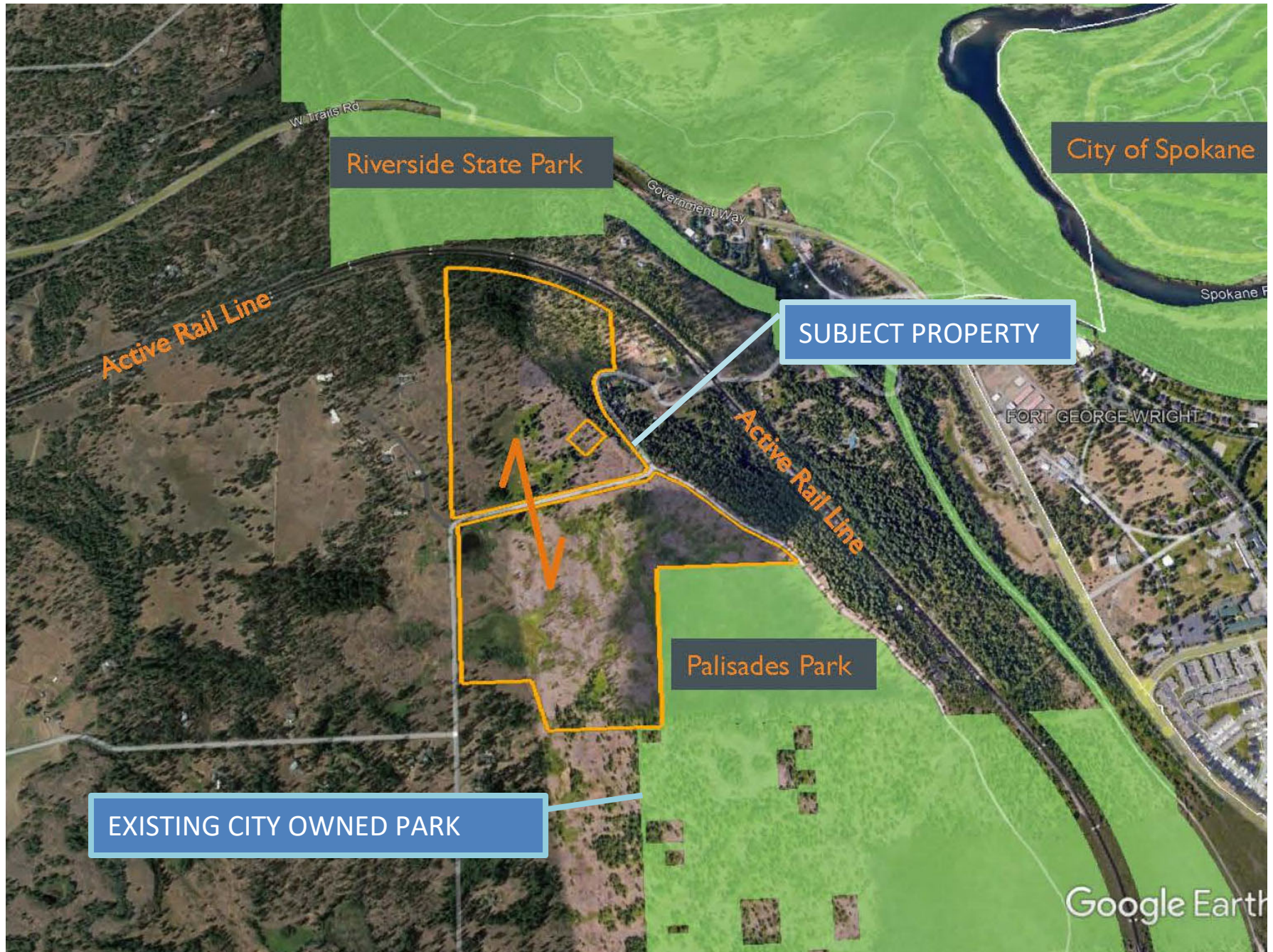
Nominee lists land value as: ~\$1,900,000

Comments: Current property tax revenues for land is ~\$6,800 annually.

Other comments, special circumstances, or considerations:

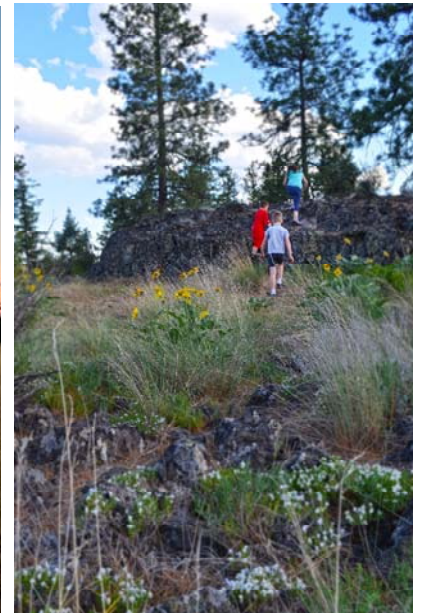
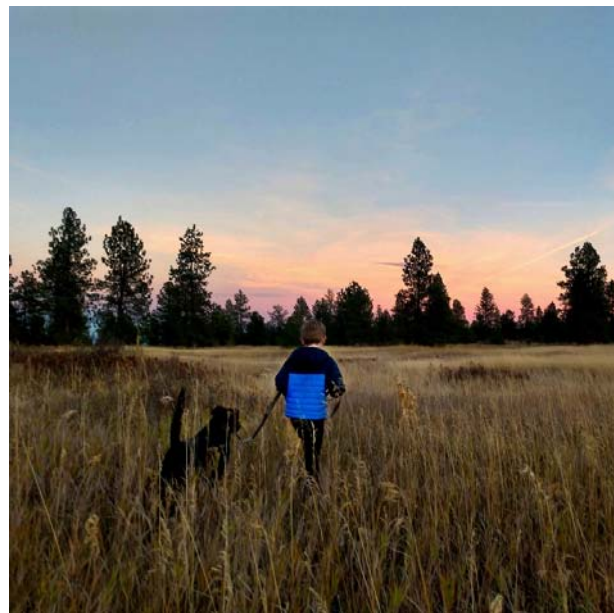
This project is specifically identified in the 2020 County Parks Plan as policy PO 5.8 and the protection of this land for public outdoor recreation and conservation has been identified since the late 1980's. Renewed conservation efforts have been underway since 2018.

Palisades 06-21



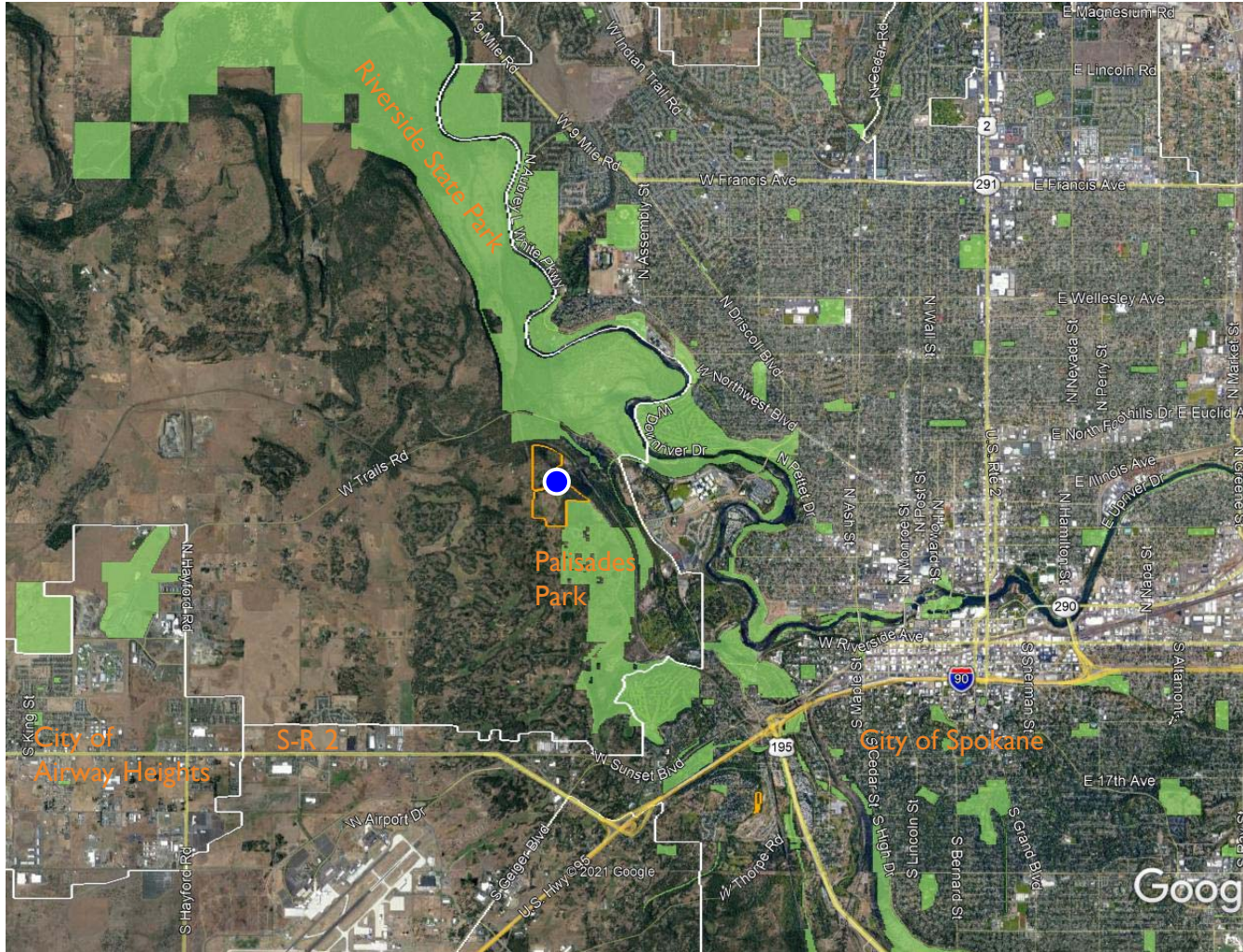
FINAL RECOMMENDATION – 2021 PRIORITIZED ACQUISITION LIST

| Nomination Name | Ranking | Future Ownership | Property Description | Ranking Notes / Contingencies |
|---------------------|----------------------------|-------------------|---|---|
| Trolley Trail 08-21 | Administrative Acquisition | City of Spokane | 3.76 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area. | Designated as an "Administrative Acquisition" to resolve long-standing concerns about the Trolley Trail Conservation Area's northern terminus into private property. This acquisition, with ranking contingencies satisfied, will create a publicly accessible northern terminus at 18th Avenue, resolving long-standing trespassing issues. Ranking contingent upon: (1) City of Spokane securing a legal, public trail connection between the Trolley Trail Conservation Area and the nomination via public trail easement or condition of plat approval; and (2) willing seller. |
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| Dishman Hills 02-21 | 6 | Spokane County | 43.5 acre addition to Iller Creek Unit of Dishman Hills Conservation Area. | Unanimously Approved by LEC 10/27/21 |
| Dragoon Creek 04-21 | 7 | City of Deer Park | 100.34 acre property within the Urban Growth Area of the City of Deer Park. | |



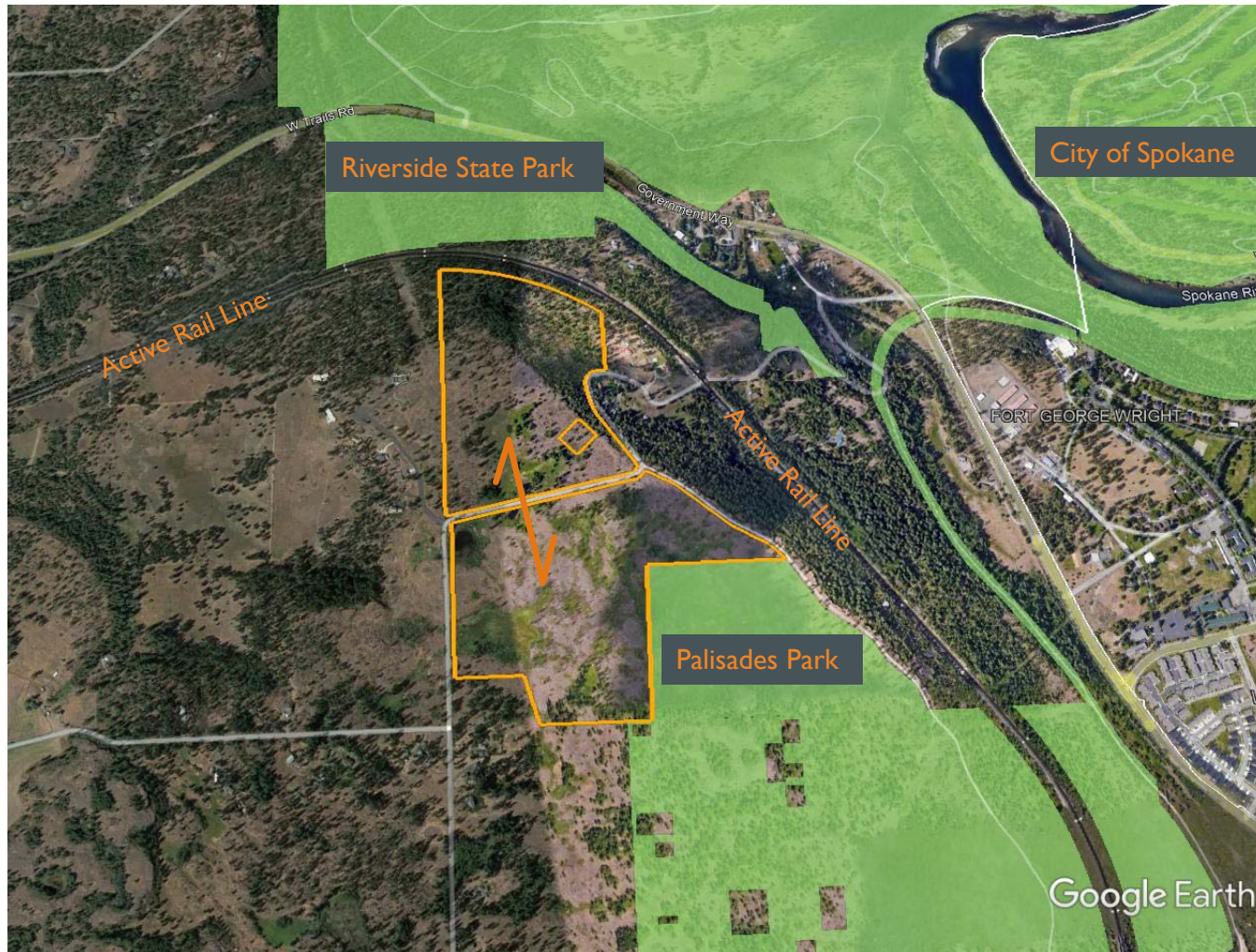
PALISADES 06-21

RANKING: #1



PALISADES
06-21

RANKING: #1



PALISADES 06-21

Vital Stats

117.65 acres.

Expands Palisades Park.

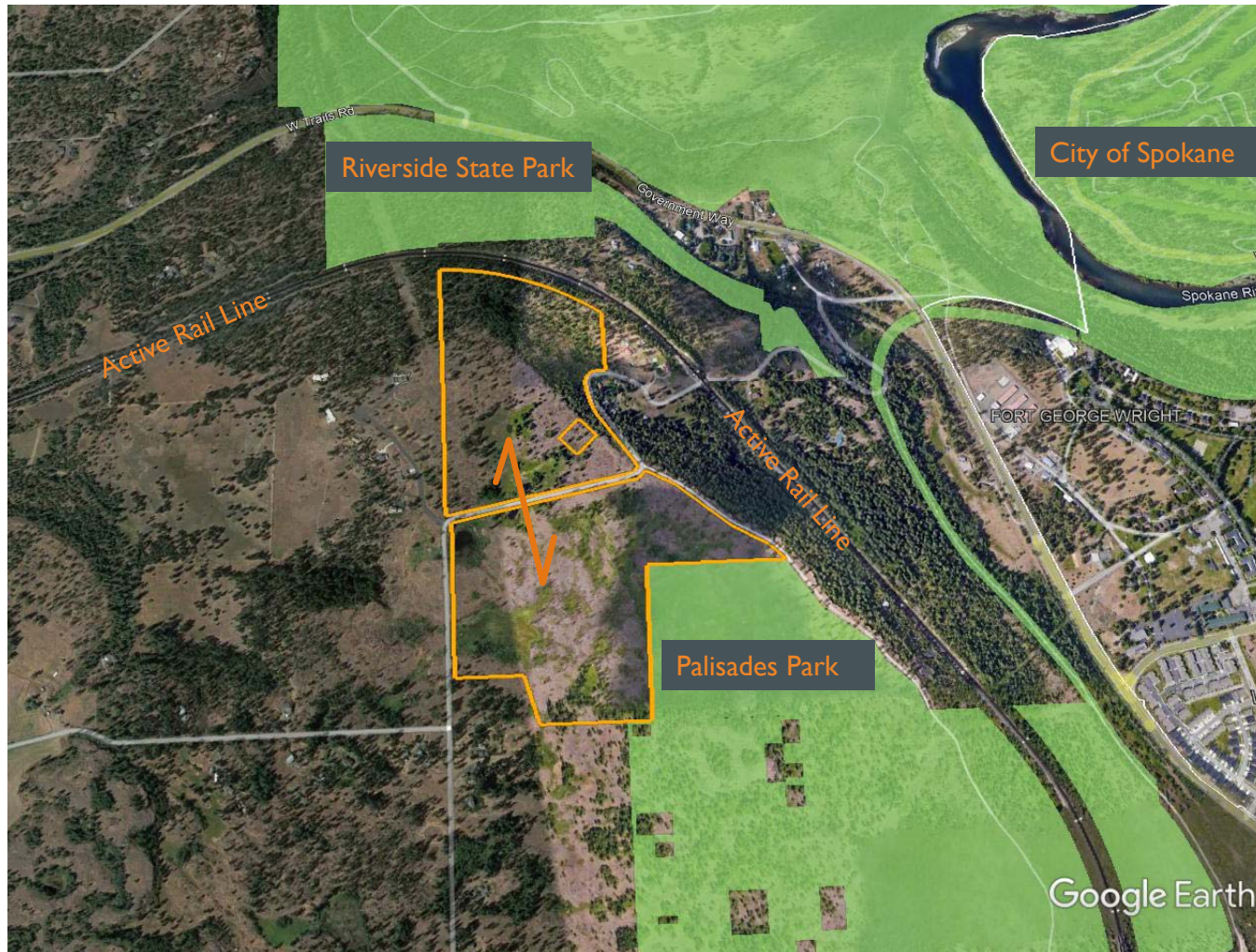
Nearly connects with Riverside State Park.

Pledged \$50K-\$100K Stewardship Fund.

Preserves wetlands

Probable Ownership: City of Spokane

RANKING: #1



RANKING: #1

Ranking Contingencies

(1) Seller's donation of \$50K-\$100K at closing towards a "stewardship" fund to benefit the property.

Spokane Park Board

Briefing Paper



| | | | |
|--|---|---|---|
| Committee | Land Committee | | |
| Committee meeting date | November 3, 2021 | | |
| Requester | Nick Hamad | Phone number: 509-363-5452 | |
| Type of agenda item | <input type="radio"/> Consent | <input type="radio"/> Discussion | <input type="radio"/> Information <input checked="" type="radio"/> Action |
| Type of contract/agreement | <input checked="" type="radio"/> New | <input type="radio"/> Renewal/extension | <input type="radio"/> Amendment/change order <input type="radio"/> Other |
| City Clerks file (OPR or policy #) | | | |
| Item title: (Use exact language noted on the agenda) | Resolution supporting Trolley Trail 08-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures program | | |
| Begin/end dates | Begins: 11/03/2021 | Ends: | <input checked="" type="checkbox"/> Open ended |
| Background/history: | | | |
| Using Spokane County Conservation Futures and a Washington State grant, the City Parks and Recreation Division acquired land to establish the first public section of the Trolley Trail in 2001. | | | |
| In 2021, the Conservation Futures Land Evaluation Committee designated the proposed acquisition of additional property (Trolley trail 08-21) to expand the publicly available Trolley Trail as a 'non-ranked administrative acquisition'. As a result of this ranking, Spokane County desires to proceed with property appraisal and acquisition. As the proposed acquisition is within the City of Spokane, and the City of Spokane owns and maintains the existing portion of the Trolley Trail, it is recommended the City of Spokane accept ownership of the additional lands if acquisition is funded completely by Spokane County Conservation Futures funds. No City Parks funds are required for property acquisition. | | | |
| Motion wording: | | | |
| Motion to approve resolution supporting Trolley Trail 08-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures program. | | | |
| Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No | | | |
| If so, who/what department, agency or company: | | | |
| Name: | Email address: | Phone: | |
| Distribution: | | | |
| Parks – Accounting | Al Vorderbrueggen | | |
| Parks – Pamela Clarke | Paul Knowles (Spokane County) | | |
| Requester: Nick Hamad | | | |
| Grant Management Department/Name: | | | |
| Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue | | | |
| Amount: | Budget code: | | |
| N/A | N/A | | |
| Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor | | | |
| Supporting documents: | | | |
| <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) | <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) | | |
| <input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane | <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) | | |
| <input type="checkbox"/> UBI: _____ | <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability) | | |
| Business license expiration date: _____ | | | |

Resolution # _____

CITY OF SPOKANE PARK BOARD

RESOLUTION

A RESOLUTION supporting Trolley Trail 08-21 Conservation Futures nomination and accepting property ownership if acquired through Conservation Futures.

WHEREAS, under the City Charter, the Spokane Park Board has exclusive jurisdiction and control over city park land and facilities located within and outside the City of Spokane, and

WHEREAS, the Park Board recognizes the outdoor recreational & transportation value of the Trolley Trail area for hiking, trail walking & running, mountain biking, horseback riding, birding, and other recreational activities, and

WHEREAS, the City of Spokane owns land known as the Trolley Trail that has been acquired and funded both through the Spokane County Conservation Futures program, a portion of which is situated inside the city limits of the City of Spokane, and a portion of which is situated outside the city limits of the City of Spokane, and all of which is subject to Park Board control and authority, and

WHEREAS, in 2001 the Park Board previously acquired land to establish the existing section of Trolley Trail for permanent public use, and

WHEREAS, the Park Board desires to acquire additional land & trail easement from willing sellers to ensure one continuous section of the Trolley Trail from S. Assembly Rd. to W. 16th Avenue is permanently open to the public, and

WHEREAS, Spokane County through its Assessor's Office, assesses the voter-supported Conservation Futures Property Tax Levy on property owners throughout Spokane County, as authorized under RCW 84.34.200 et seq, to acquire, preserve, and maintain open land in its natural state for the benefit of public recreation and wildlife, and

WHEREAS, the Park Board recognizes the value in continued partnership with other jurisdictions and organizations to meet the shared community recreation and conservation goals, and

WHEREAS, the Trolley Trail 08-21 property, as recommended by the Conservation Futures Land Evaluation Committee, is designated as a non-ranked administrative acquisition on the proposed Conservation Futures prioritized acquisition list, whereby this property's acquisition can be funded at anytime subject to contingency satisfaction,

NOW, THEREFORE,

BE IT RESOLVED by the City of Spokane Park Board that the Spokane Park Board hereby supports the Trolley Trail 08-21 Conservation Futures nomination and shall accept ownership of the property if acquired through the Conservation Futures program at no cost to the City of Spokane Parks Department.

ADOPTED BY THE PARK BOARD ON _____

Attest:

Park Board President
Approved as to form:

City Clerk

Assistant City Attorney

2021 Conservation Futures Prioritized Acquisition List - Final Recommendation

Please Note: Final Recommendation: The Land Evaluation Committee took into account the results of the evaluation criteria scoring along with public input, their experience on each nominated property, and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. ***Administrative Acquisition:** Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2021 Program Overview pending availability and/or satisfaction of contingencies as described below to resolve critical existing issues related to access and management of existing Conservation Futures-acquired properties.

| Nomination Name | Ranking | Future Ownership | Property Description | Ranking Notes / Contingencies |
|----------------------------|-----------------------------------|--------------------------|---|---|
| Trolley Trail 08-21 | Administrative Acquisition | City of Spokane | 3.76 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area. | Designated as an "Administrative Acquisition" to resolve long-standing concerns about the Trolley Trail Conservation Area's northern terminus into private property. This acquisition, with ranking contingencies satisfied, will create a publicly accessible northern terminus at 18th Avenue, resolving long-standing trespassing issues. Ranking contingent upon: (1) City of Spokane securing a legal, public trail connection between the Trolley Trail Conservation Area and the nomination via public trail easement or condition of plat approval; and (2) willing seller. |
| Palisades 06-21 | 1 | City of Spokane | 118 acre addition to Palisades Park. | Ranking contingent upon: (1) Seller's pledged donation of \$50,000 - \$100,000 at closing to benefit the stewardship and public use of the nomination. |
| Saltese 07-21 | 2 | Spokane County | 54 acre addition to Saltese Uplands Conservation Area. | Ranking contingent upon: (1) sale at 50% of fair market value. |
| Antoine Peak 01-21 | 3 | Spokane County | 188 acre addition to Antoine Peak Conservation Area. | |
| Fancher 05-21 | 4 | Spokane County | 78 acre property adjacent to the Northwoods neighborhood. | Ranking contingent upon: (1) granting of a public trail easement through adjacent HOA-owned property. |
| Dishman Hills 03-21 | 5 | Spokane County | 82 acres adjacent to 240 acres owned by the Dishman Hills Conservancy. | Ranking contingent upon: (1) donation by nominator of \$25,000 towards public access / trailhead improvements. |
| Dishman Hills 02-21 | 6 | Spokane County | 43.5 acre addition to Iller Creek Unit of Dishman Hills Conservation Area. | |
| Dragoon Creek 04-21 | 7 | City of Deer Park | 100.34 acre property within the Urban Growth Area of the City of Deer Park. | |

SUBJECT PROPERTY

Property Acquisition Questionnaire

Trolley Trail Conservation Futures 08-21 – 3.76 acres

Parcel 25252.0025 - 3.56 acres

Parcel 25261.0005 – 0.20 acres

1. Does acquisition have support of neighborhood organizations and citizens? **Yes**

Comments: The acquisition of this property is supported by the Grandview Thorpe Neighborhood Council, the Friends of the Centennial Trail, the local chapter of the Audubon Society and is ranked as the #1 priority of the 2021 Conservation Futures Prioritized Acquisition List. Additionally, the trolley trail corridor is listed on the City of Spokane Bicycle Master Plan, the Spokane County Regional Trails plan, and the Grandview/Thorpe Neighborhood Action Plan.

2. Does acquisition serve unmet needs? **Yes**

Comments: The property would secure permanent public access to the Trolley Trail by acquiring undeveloped private property which currently hosts a portion of the trail. Acquisition would prevent future development which could displace existing trails. Preserving this property also assists in protecting wildlife habitat as noted in below questions.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required):
No city park funding required.

Comments: Acquisition would be funded by Spokane County Conservation Futures program.

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost:)
Yes new maintenance responsibilities would be required. No city park funding required to fund ongoing maintenance or development.

Comments: Maintenance costs would be offset by Conservation Futures maintenance funds. Maintenance activities would be conducted by City of Spokane Park Operations staff as required. Trail would remain 'soft-surface'.

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? Property would appeal to variety of users, including trail users, bird watchers, and nearby residents.

Comments: Property has appeal for trail walking, riding, biking and horseback riding as well as snow showing and cross-country skiing. Trail and path walking is the most popular activity within the Spokane Park system. Primary use is anticipated to be local residents within the Grandview Thorpe Neighborhood, with a small trailhead available for non-resident use.

6. Is acquisition accessible to public? Yes

Comments: Property can be accessed on foot or by bicycle from 18th avenue right-of-way. Resolving long-standing trespassing across private property to reach the trail from 18th avenue. Property acquisition is contingent upon City securing a legal public trail connection between existing trolley trail and this proposed acquisition via easement through the Westwood Hills Development.

7. Does acquisition enhance or benefit existing park land? Yes

Comments: Property acquisition creates a legal connection for the northern terminus of the trolley trail to 18th avenue where no public connection currently exists.

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? **Yes**

Comments: A special characteristic of this property is its historical value in preserving the Trolley Trail rail bed originally built by Washington Water Power from Spokane to Medical Lake. The electric trolley was active from 1907 to 1922 and has been converted into a smooth level foot path roughly 6-8 feet wide. Using this trolley grade's gentle slope for trail makes for an excellent experience. The Property around the trail is steep and heavily wooded with Ponderosa Pine and various other deciduous tree species.

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: **One potential liability as noted below.**

Comments: An abandoned trolley bridge abutment is present at the northern portion of the parcel. Orange traffic cones mark the abutment and alert trail users to the missing bridge. The current trail bypasses this potential hazard. A permanent barrier (fence or barricade) is likely necessary to ensure this risk is mitigated. No other hazardous materials, garbage or debris present on property.

Acquisition is contingent on securing trail easement from adjacent private developments (Canyon Bluffs & Westwood Hills) and future use or development would be restricted to comply with the conservation futures program requirements in perpetuity.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue:) **No new revenues anticipated.**

Comments: There are no identified opportunities for revenue at this time. Purchase through Conservation Futures would limit development and some uses.

11. Is the property within the City limits? **Yes.**

Comments: **N/A**

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? **Yes.**

Comments: Property provides a valuable habitat corridor between the Latah Valley and the West Plains for deer, porcupine, coyote, squirrel, chipmunk and moose and provides permanent habitat for turkey and quail as well as transitory use by owl, eagle, hawk, heron, and osprey. This property represents a valuable connection between lands being actively developed for residential use.

13. Is there potential threat of non-compatible development and loss of public use? **Yes.**

Comments: As privately owned land, public use is not currently permissible. All of the land is currently zoned for residential single-family use and is adjacent land zoned for residential multi-family use. All land could be developed for housing, which could potentially eliminate all trails and outdoor public recreational value on the property, prohibiting future public connection of the existing Trolley Trail to the adjacent neighborhood.

14. Would acquiring property reduce tax revenues? **Yes.**

Assessed land value is currently: \$41,250.

Nominee lists land value as: ~\$200,000.

Comments: Property tax revenues for land range between \$500-\$520 annually.

Other comments, special circumstances, or considerations:

Acquisition of this property is a part of a larger effort to acquire and preserve the Trolley Trail corridor from 16th & Milton to Assembly Road, creating a valuable connection from the neighborhood to the Fish Lake Trail and the regional trail network. In 2001, one mile of Trolley Trail was acquired using Conservation Futures funds in combination with a Washington Wildlife Preservation Grant.

Trolley Trail 08-21



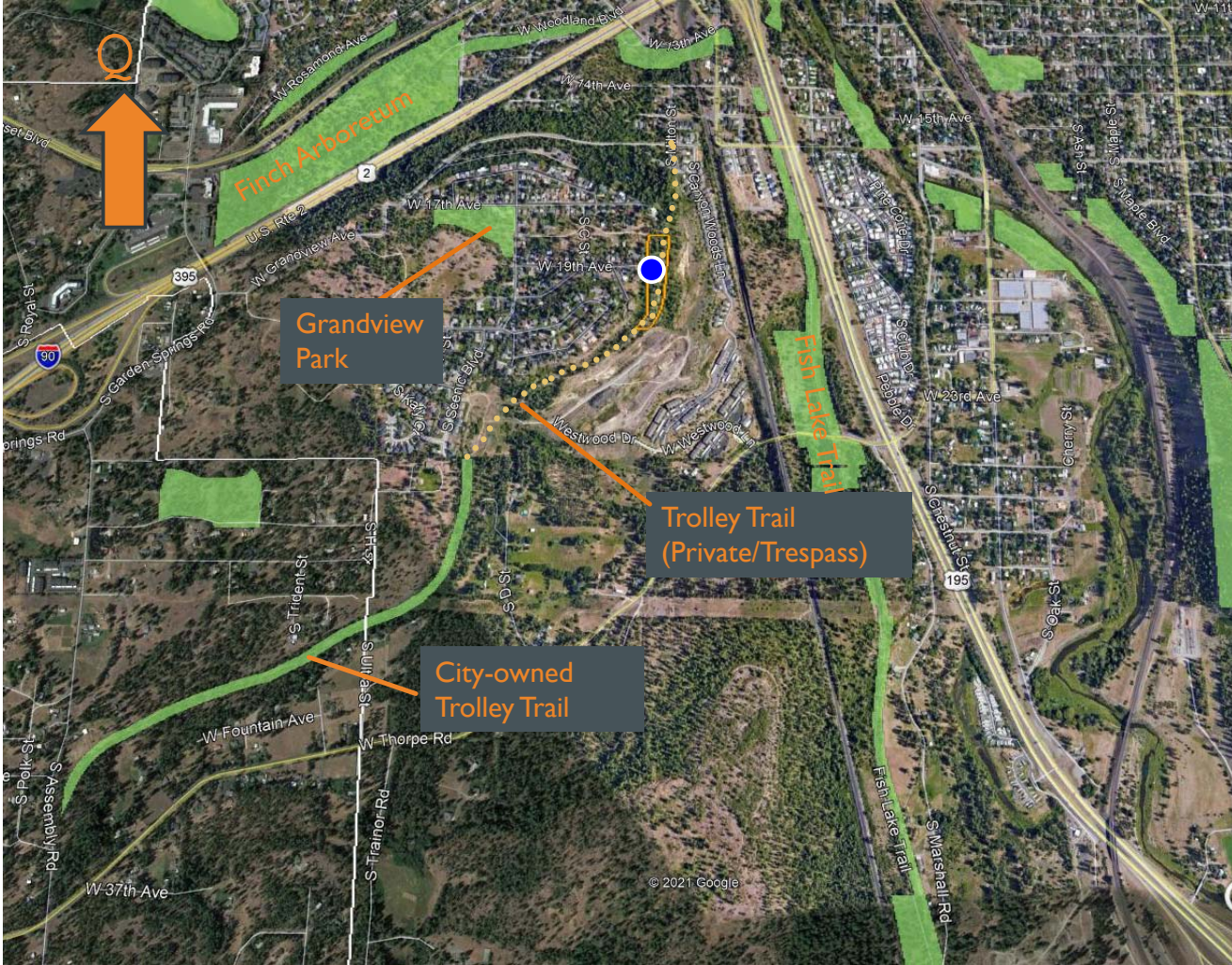
FINAL RECOMMENDATION – 2021 PRIORITIZED ACQUISITION LIST

| Nomination Name | Ranking | Future Ownership | Property Description | Ranking Notes / Contingencies |
|---------------------|----------------------------|-------------------|---|--|
| Trolley Trail 08-21 | Administrative Acquisition | City of Spokane | 3.76 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area. | Designated as an "Administrative Acquisition" to resolve long-standing concerns about the Trolley Trail Conservation Area's northern terminus into private property. This acquisition, with ranking contingencies satisfied, will create a publicly accessible northern terminus at 18th Avenue, resolving long-standing trespassing issues. Ranking contingent upon: (1) City of Spokane securing a legal, public trail connection between the Trolley Trail Conservation Area and the nomination via public trail easement or condition of plat approval and (2) willing seller. |
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| Dishman Hills 02-21 | 6 | Spokane County | 43.5 acre addition to Iller Creek Unit of Dishman Hills Conservation Area. | Unanimously Approved by LEC 10/27/21 |
| Dragoon Creek 04-21 | 7 | City of Deer Park | 100.34 acre property within the Urban Growth Area of the City of Deer Park. | |



TROLLEY TRAIL 08-21

RANKING: ADMINISTRATIVE ACQUISITION



TROLLEY
TRAIL
08-21

RANKING: ADMINISTRATIVE ACQUISITION



TROLLEY TRAIL

08-21

Vital Stats

3.76 acres.

Preserves section of well-used trail.

Potential trail connectivity from existing Trolley Trail Conservation Area to nomination.

Resolves long-standing trespassing issues caused by publicly-owned section of trail.

Proposed Ownership: City of Spokane

RANKING: ADMINISTRATIVE ACQUISITION



Ranking Contingencies

Administrative Acquisition: Can be pursued and funded at anytime outside of ranking.

- 1 Westwood Hills Village Plat being approved with public Trolley Trail through connection accommodated.
- 2 Canyon Bluffs Partners, LLC granting a public trail easement to the City of Spokane connecting Westwood Hills Village Section w/ Nomination.

RANKING: ADMINISTRATIVE ACQUISITION

SHADLE PARK LIBRARY

OCTOBER 28, 2021

ORIGINAL LEASE AREA: 77,000 SF
ADDED LEASE AREA: 3,376 SF
TOTAL AREA: 80,376 SF
(PERCENT INCREASE = 4.38%)



AMENDMENT TO SHADLE LIBRARY BRANCH LAND LEASE AND USE AGREEMENT

This Amendment to the Shadle Library Branch Land Lease and Use Agreement is made and entered into by and between the City of Spokane Park Board (“Park Board”) and the Spokane Public Library Board of Trustees (“Library Board”), individually hereafter referenced as a “party,” and together as the “parties.”

WHEREAS, the parties entered into the Shadle Library Branch Land Lease and Use Agreement (“Agreement”) in July of 2017 to provide for the continued operation and expansion of the Shadle Library as a result of the voter approved bond proposition to finance Spokane Public Library capital improvements, including the expansion and modernization of the Shadle Library Branch; and

WHEREAS, the Agreement provided in part for the Park Board to lease land to the Library Board in order to allow the Library Board to operate and expand the existing Shadle Library Branch located on Park property; and

WHEREAS, the Park land leased to the Library Board includes land for the footprint of the library building, and additional land for required parking, sidewalks, landscaping and other requirements; and

WHEREAS, public works projects typically require a percentage of the project cost to be spent on public art, which for the Shadle Library project includes an art project located outside of the library building; and

WHEREAS, the foundation of the outdoor art project was placed outside of the boundary of the footprint of the lease library site resulting in the need to amend the Agreement to revise the exhibit showing the expanded boundary of the site to encompass the art sculpture.

NOW, THEREFORE, the parties agree as follows:

1) CONTRACT DOCUMENTS.

The Shadle Library Branch Land Lease and Use Agreement, dated July 15, 2017 and July 16, 2017, any previous amendments, addendums and/or extensions/renewals thereof, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2) EFFECTIVE DATE.

This Amendment to the Shadle Library Branch Land Lease and Use Agreement shall become effective upon signature of the parties.

3) AMENDMENT.

1. PURPOSE. The purpose of this Agreement is for the Park Board to lease land to the Library Board in order to allow the Library Board to construct and operate a branch library on property, which is part of Shadle Park and under the care, custody and control of the Park Board. This authority shall include the continued

operation of the Shadle Branch Library as authorized in the July 3, 1995, Agreement as well as the expansion of the Shadle Branch as set forth in Paragraph 2. The lease from the Park Board to the Library Board shall be for fifty years, with an option to renew the lease for an additional fifty years, on the condition that the leased property be used solely by the Library Board for a branch library. The Park Board agrees to lease to the Library Board land adjacent to the existing Shadle Branch library for a branch library building expansion. The total amount of Park land to be leased to the Library Board at Shadle Park will not exceed 80,376 (~~77,000~~) square feet, which shall consist of the footprint of the building, and additional land for required parking, sidewalks, landscaping, and other requirements (hereinafter referred to as the "Branch Site.")

3. PROPERTY. The property to be leased by the Library Board is located on the northwest corner of Shadle Park, on the corner of Belt and Wellesley as depicted in the revised Exhibit B, attached hereto and incorporated by this reference. The Library Board shall have exclusive control of the Branch Site during the time a library branch is maintained on that site. All structures erected on the property shall remain the property of the Library Board as long as the property is used as a branch library.

SPOKANE PARK BOARD

By: _____

_____ Date

(Name) _____

(Title) _____

SPOKANE PUBLIC LIBRARY BOARD

By: _____

_____ Date

(Name) _____

(Title) _____

Approved as to form:

Attest:

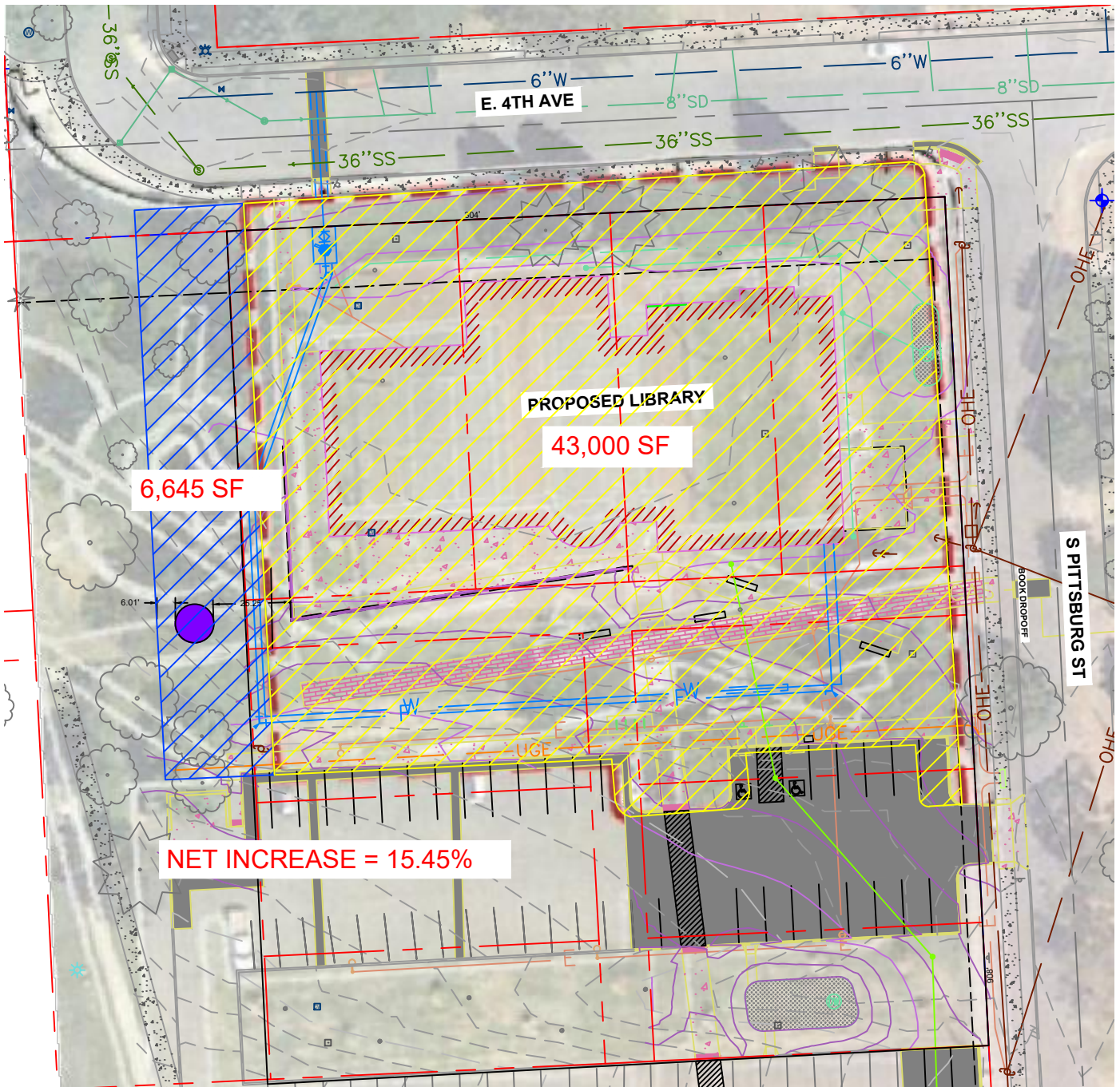
Assistant City Attorney

City Clerk

LIBERTY PARK LIBRARY

OCTOBER 29, 2021

ORIGINAL LEASE AREA: 43,000 SF
ADDED LEASE AREA: 6,645 SF
TOTAL AREA: 49,645 SF
(PERCENT INCREASE = 15.45%)



AMENDMENT TO LIBERTY PARK LIBRARY BRANCH LAND LEASE AND USE AGREEMENT

This Amendment to the Liberty Park Library Branch Land Lease and Use Agreement is made and entered into by and between the City of Spokane Park Board (“Park Board”) and the Spokane Public Library Board of Trustees (“Library Board”), individually hereafter referenced as a “party,” and together as the “parties.”

WHEREAS, the parties entered into the Liberty Park Library Branch Land Lease and Use Agreement (“Agreement”) in July of 2017 to provide for the construction and operation of the Liberty Park Library as a result of the voter approved bond proposition to finance Spokane Public Library capital improvements, including the construction of the Liberty Park Library Branch; and

WHEREAS, the Agreement provided in part for the Park Board to lease land to the Library Board in order to allow the Library Board to construct and operate the Liberty Park Library Branch located on Park property; and

WHEREAS, the Park land leased to the Library Board includes land for the footprint of the library building, and additional land for required parking, sidewalks, landscaping and other requirements; and

WHEREAS, public works projects typically require a percentage of the project cost to be spent on public art, which for the Liberty Park Library project includes an art project located outside of the library building; and

WHEREAS, the outdoor art project has been installed on Park property outside of the boundary of the footprint of the lease library site resulting in the need to amend the Agreement to revise the exhibit showing the expanded boundary of the site to encompass the art sculpture.

NOW, THEREFORE, the parties agree as follows:

1) CONTRACT DOCUMENTS.

The Liberty Park Library Branch Land Lease and Use Agreement, dated July 15, 2017 and July 16, 2017, any previous amendments, addendums and/or extensions/renewals thereof, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2) EFFECTIVE DATE.

This Amendment to the Liberty Park Library Branch Land Lease and Use Agreement shall become effective upon signature of the parties.

3) AMENDMENT.

1. PURPOSE. The purpose of this Agreement is for the Park Board to lease land to the Library Board in order to allow the Library Board to construct and operate a new branch library in Liberty Park. The lease from the Park Board to the Library Board shall be for fifty years, with an option to renew the lease for an additional fifty years, on the condition that the leased property be used solely by the Library

Board for a branch library. The Park Board agrees to lease to the Library Board land at Liberty Park for a new branch library. The total amount of Park land to be lease to the Library Board at Liberty Park will not exceed 49,645 (~~43,000~~) square feet. This 49,645 (~~43,000~~) square feet includes land for a building, required parking, sidewalks, landscaping and other necessary requirements (hereinafter referred to as the "Branch Site").

2. PROPERTY. The property to be leased to the Library Board is located on the northeast quadrant of Liberty Park, on the corner of Pittsburgh St and 4th Ave as depicted in the revised Exhibit A, attached hereto and incorporated by this reference. The Library Board shall have exclusive control of the Branch Site during the time a library branch is maintained on that site. All structures erected on the property shall remain the property of the Library Board as long as the property is used as a branch library.

SPOKANE PARK BOARD

By: _____

_____ Date

(Name) _____

(Title) _____

SPOKANE PUBLIC LIBRARY BOARD

By: _____

_____ Date

(Name) _____

(Title) _____

Approved as to form:

Attest:

Assistant City Attorney

City Clerk

SECOND AMENDMENT TO MEMORANDUM OF UNDERSTANDING REGARDING
REMEDIAION FOR LOCATION OF LIBERTY PARK LIBRARY BRANCH ON PARK
PROPERTY

This Second Amendment to Memorandum of Understanding Regarding Remediation for Location of Liberty Park Library Branch on Park Property (Second Amendment MOU) is between the City of Spokane Park Board (“Park Board”) and the Spokane Public Library Board of Trustees (“Library Board”), jointly referred to as the “parties”.

WHEREAS, the Park Board and the Library Board entered into the Liberty Park Library Branch Land Lease and Use Agreement (“Agreement”) in July of 2019 for the construction and operation of the new Liberty Park Library Branch on current park land at Liberty Park; and

WHEREAS, one of the terms of the agreement required the Library, after consultation with and concurrence from Park staff, to provide remediation for the displacement of existing tennis courts, and to repair any damage to the turf and irrigation system during construction of the library expansion; and

WHEREAS, the parties entered into the original Memorandum of Understanding, which was approved by the Park Board on February 13, 2020 and the Library Board on February 18, 2020; and

WHEREAS, the Park and Library boards revised the terms of the original MOU and increased the remediation amount from \$175,000 to \$225,000 on May 15, 2021 and May 20, 2021 respectively; and

WHEREAS, the parties desire to amend the MOU again to increase the remediation amount by \$35,000 to a total of \$260,000 to reflect an increase to the boundary of the Liberty Park Branch footprint.

NOW, THEREFORE, the previously Amended Memorandum of Understanding Regarding Remediation for Location of Liberty Park Library Branch on Park Property is hereby amended and the parties agree to this Second Amendment as follows:

- 1. DOCUMENTS.** The Amend Memorandum of Understanding Regarding Remediation for Location of Liberty Park Library Branch dated May 15, 2021 by the Spokane Park Board and May 20, 2021 by the Spokane Public Library Board is incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2 **AMENDMENT.** The remediation amount set forth in Section 1 and 2 of the Amend Memorandum of Understanding Regarding Remediation for Location of Liberty Park Library Branch shall be increased by THIRTY-FIVE THOUSAND AND NO/100 DOLLARS(\$35,000.00) for a total remediation amount of TWO HUNDRED AND SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00).

3. **EFFECTIVE DATE.** This second amendment shall become effective upon signature of both the Spokane Park Board and the Spokane Public Library Board.

SPOKANE PARK BOARD

By _____

_____ Date

(Name) _____

(Title) _____

SPOKANE PUBLIC LIBRARY BOARD

By: _____

_____ Date

(Name) _____

(Title) _____

Approved as to form:

Attest:

Assistant City Attorney

City Clerk

Step 1

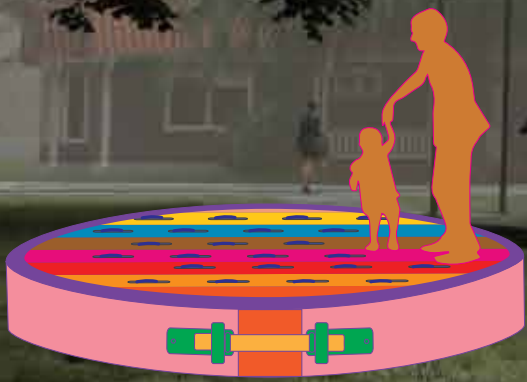
Determine price for square footage already paid to Parks Department.
Original lease agreement for Liberty Park land cites 43,000 square feet.

| | Est Site Cost | Cost/Unit | Sq Ft |
|--------------|----------------------|------------------|--------------|
| Paid in 2021 | \$ 225,000.00 | \$ 5.23 | 43,000 |

Step 2

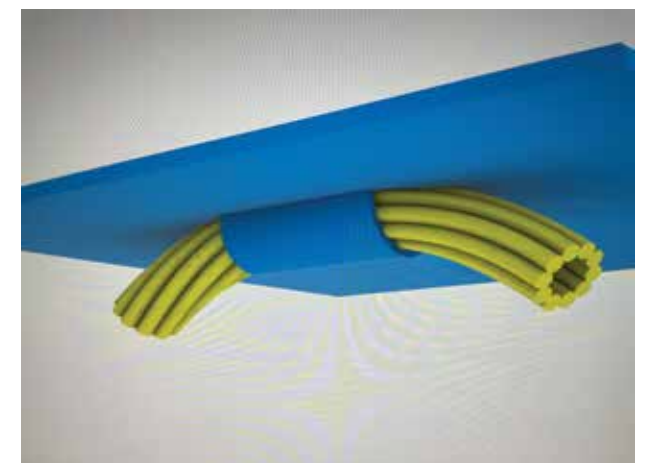
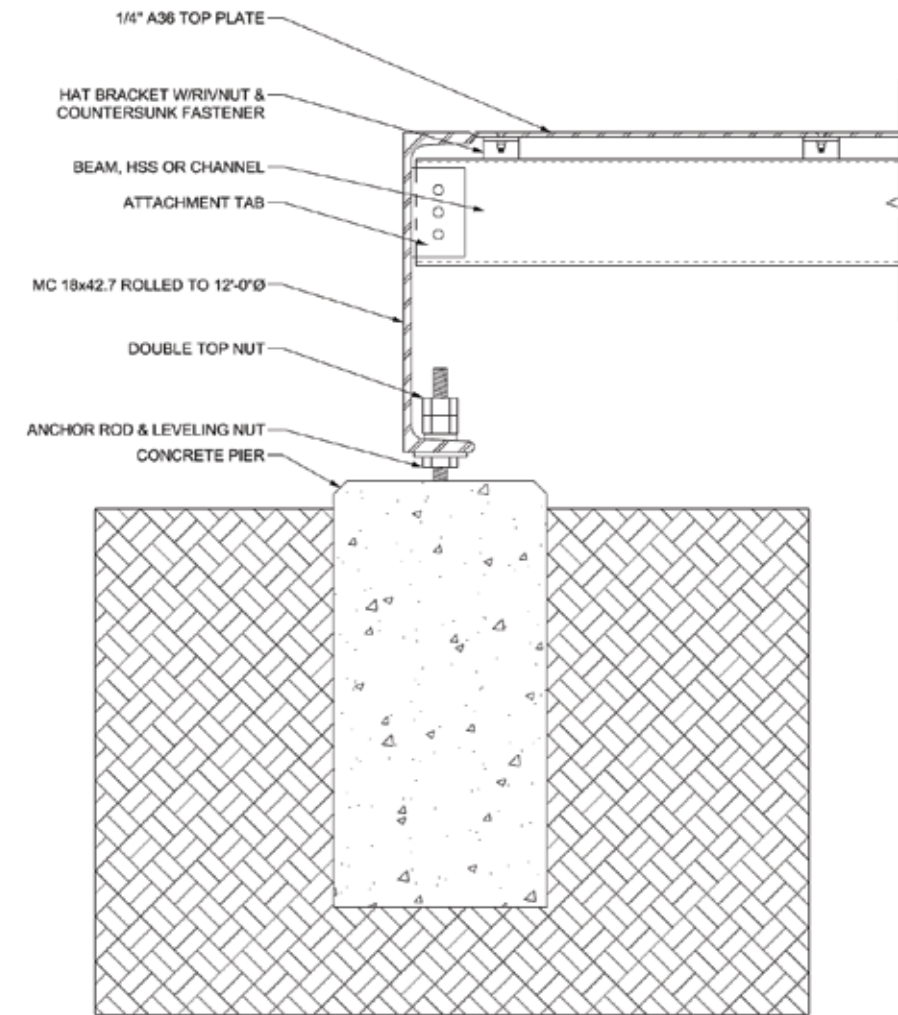
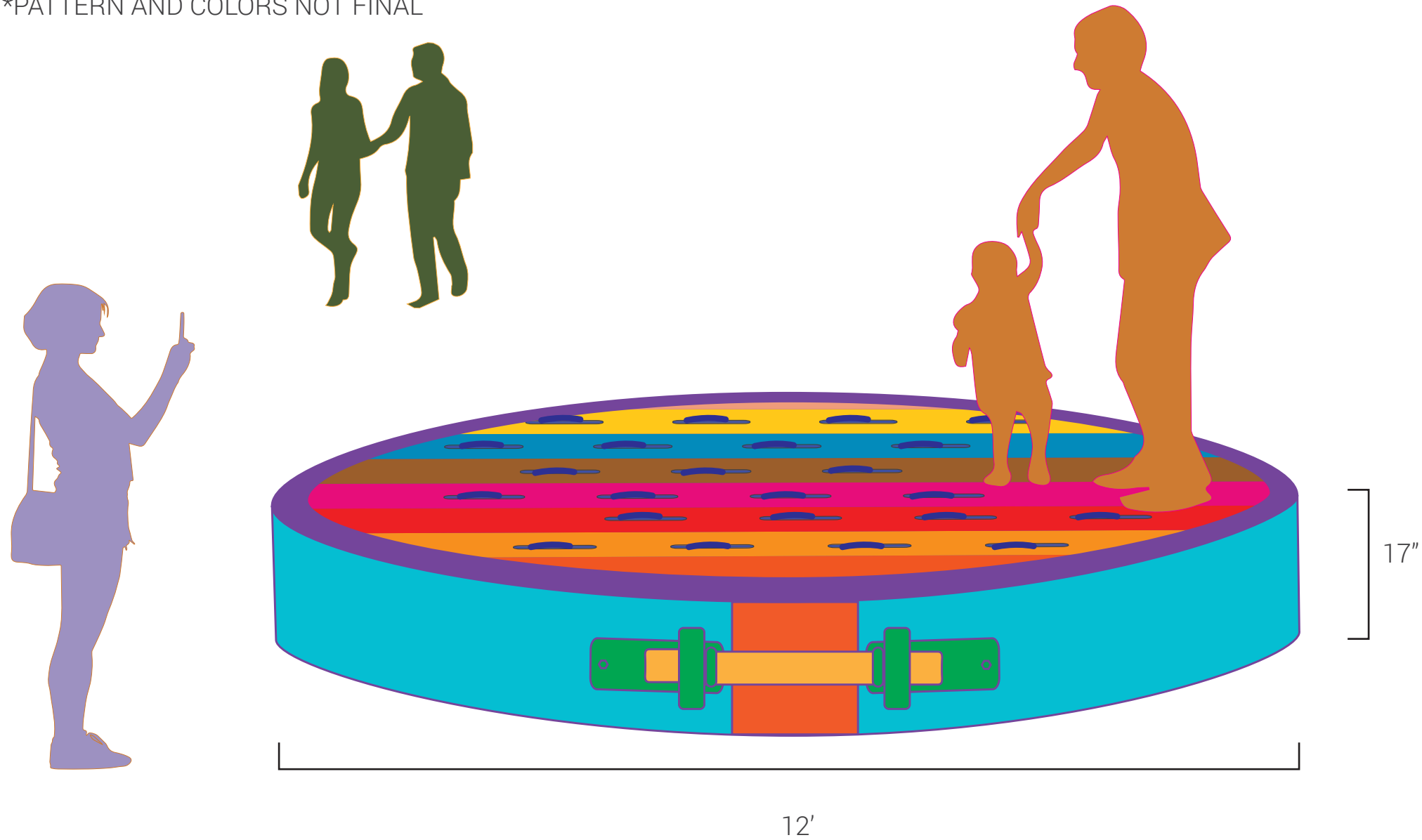
Apply the derived cost per SF to the added strip of land.

| | |
|------------------------------|---------------------|
| Cost per SF | \$ 5.23 |
| Additional SF | 6,645 |
| Additional Amount Due | \$ 34,753.35 |



HOOP

*PATTERN AND COLORS NOT FINAL

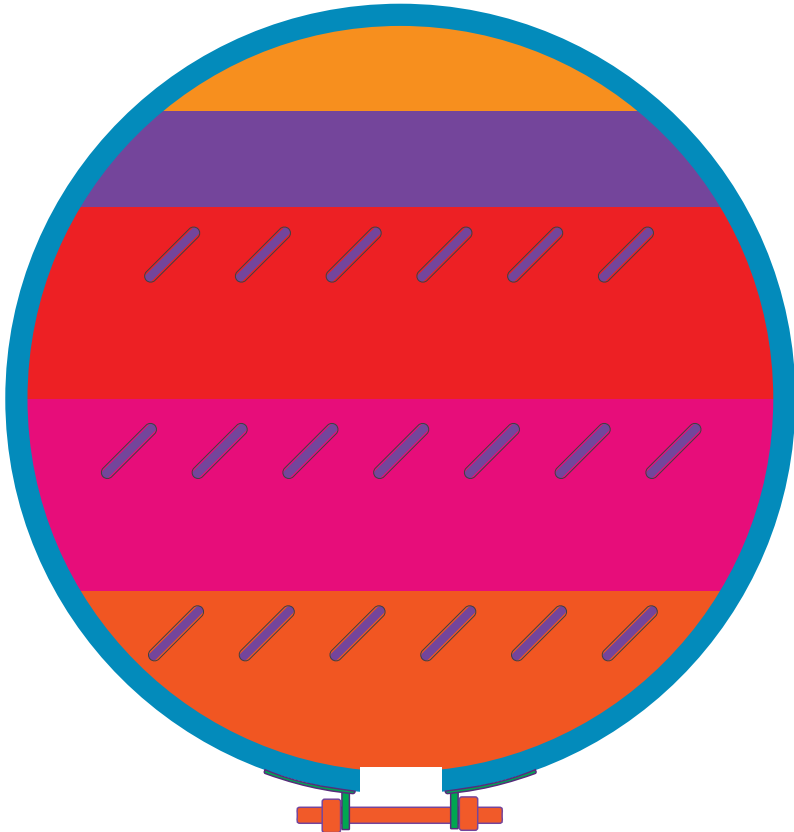


BUILD OUT:

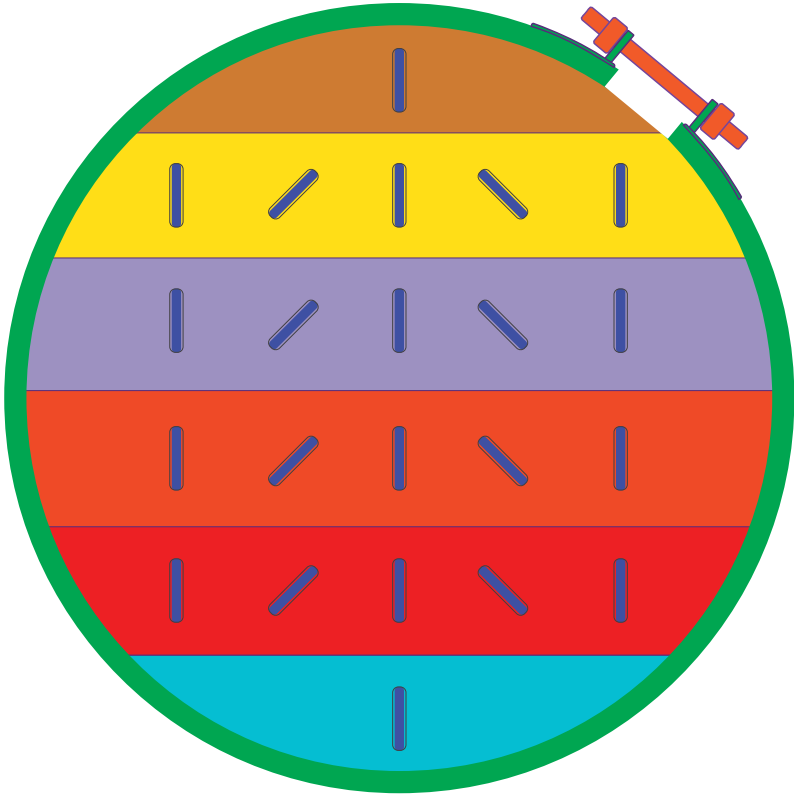
1. 18 X 4" steel channel rolled in two sections. BURLY! Additional edge treatment to make rounded edge for back of knees.
2. Horizontal beams span under top panels and are hung off channel.
3. 1/4" thick steel top panels are flush mounted with paint to match sunken hex screws.
4. 1/8" open 'seam' between panels for drainage and pine needles, etc to fall through.
5. Large 'bolt' using threaded 4" rod.
6. PPG paint (Disneyland uses it on rollercoasters) for longevity and easier maintenance.
7. Panels are able to be individually lifted for any future repair using two people instead of a crane.
8. 1-2" Polyester rope (an ACTUAL textile!) will be a visual texture up close. The install method (shown right) protects rope and reduces tripping hazard.
9. Sono tubes with concrete below ground for footing.
10. Mulch or gravel path circle around.

COLOR AND STITCH PLAY

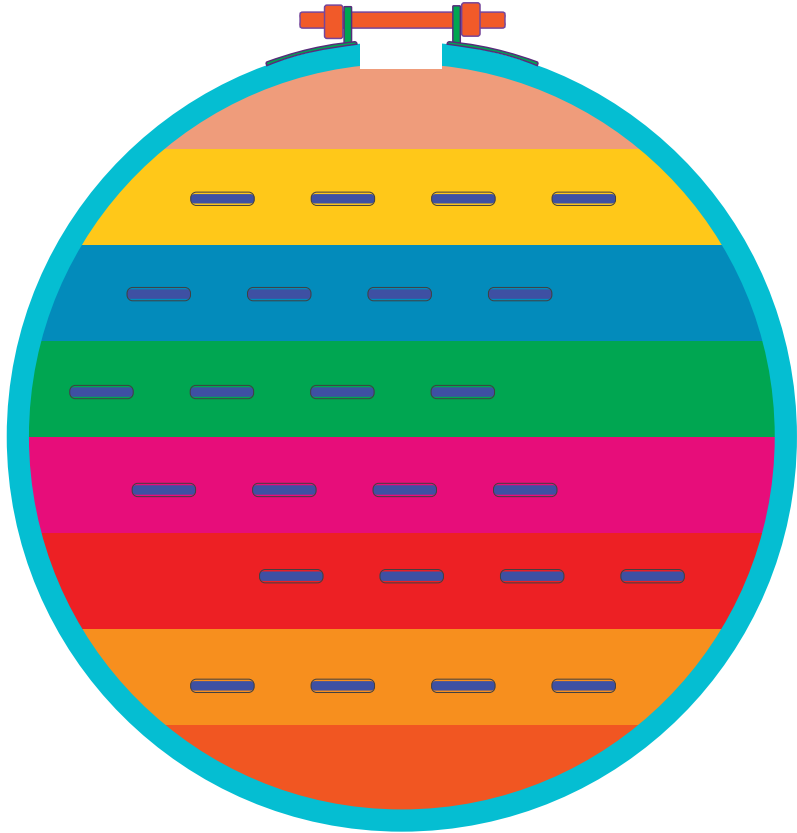
*PATTERN AND COLORS NOT FINAL



RAIN SHOWER STITCH



TREE STITCH



RIVER STITCH

