



Spokane Park Board Land Committee

3:30 p.m. Wed., Oct. 02, 2024

In-person: Conference Room "A"

The Hive, 2904 E. Sprague Ave. Spokane WA 99202

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2488 912 7512

Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair

Sally Lodato

Hannah Kitz

Kevin Brownlee

Doug Kelley

The Land Committee meeting will be held in-person in the **Spokane Public Library, The Hive, Conference Room "A", 2904 E. Sprague Ave. Spokane WA 99202** and virtually via WebEx at 3:30 p.m. Wednesday, Oct. 02, 2024. Committee members, staff, and presenters still have the option to participate virtually via WebEx during all meetings.

The public may listen to the meeting by calling 408-418-9388 and entering access code **2488 912 7512**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. Oct. 02 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 committee members prior to the meeting.

AGENDA

Call to order – Greta Gilman

Public comment – Greta Gilman

1. Fish Lake Trail ([Haught](#) and [Kropp](#))

Action Items:

1. [Place Landscape Architecture Contract Amendment #2 / Meadowglen Park \(\\$100,000 non-taxable service\)](#)– Berry Ellison

Discussion Items:

1. [Access easement request @ 44th Avenue / Fish Lake Trail](#) – Aaron Nolting & Nick Hamad
2. [Access easement request @ 3317 N Wellington Place / Park Boulevard](#) – Andrew Rich & Nick Hamad

Unfinished Business Items:

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. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mLOWmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Hamad, Nicholas

Subject: FW: Easement request over fish lake trail Oct. 2

From: Lunell Haught
Sent: Tuesday, October 1, 2024 10:36 AM
To: Hamad, Nicholas
Cc: traildan
Subject: Re: Easement request over fish lake trail Oct. 2

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Nick
I left you a message and hopefully you can phone me so I can get my facts straight

The parcel number on scout indicates it is owned by the City of Spokane
<https://cp.spokanecounty.org/SCOUT/Map/?PID=24021.0109>

24011.0205		Address	Unassigned Address
View more parcel information		City, State	Spokane, WA
This property is scheduled for inspection between October 2028 and May of 2029		Site Address and Owner Info	
Owner	SPOKANE, CITY OF		
Most-Recent Sale	Excise Number	<i>No recent sale</i>	
	Sale Date		
	Sale Price		
	Transfer Type		
	Property Use	Vacant Land	
Property Info	Tax Code Area	1880	
	Land Size (Acres)	2.06	

This doesn't look exactly like what the request describes.

The opinion I ask you to share with the land committee is that the access for more families is unpersuasive and this increases the potential for vehicular access to the trail, which is already a problem (I live between mile 4 and 5). Getting an easement from the neighbor with the existing easement should be sufficient. The city is responsible for the trail until it connects over the RR tracks between Scribner/Queen Lucas Lake and Fish Lake, at which time it will be under the jurisdiction of the State. I don't know how the state parks people feel about additional easements to the trail authorized by the city, who is the custodian.

I am seriously wondering how someone could own landlocked land without an easement arrangement. For example there is landlocked property next to the FLT but they have access through the neighboring property at Marshall Road.

Thanks for your help with this.

Lunell

On Sep 30, 2024, at 2:33 PM, Hamad, Nicholas wrote:

Hi Lunell,

Good to hear from you and thanks for reaching out!

Parks received a citizen request for an access easement in the immediate vicinity near the 44th ave crossing of the trail. The easement request is not asking for another vehicular crossing of the trail itself, but for the land just east of the trail to access the Union Pacific Land south and east of 44th ave (parcel 24011.0106).

In my review of the request, the requestor could access the parcel desired through existing R.O.W. without utilize park land. That would require a large amount of grading and tree removal, but is legally an option without any action from park board. I will refrain from commenting on whether or not entertaining the request is in the best interest of the trail or park land, as that is a question the park board land committee. One I'm certain they will talk through Wednesday.

The item is listed for 'discussion' at the land, specifically so we could get a sense of whether the board members are supportive of considering such a request and what restrictions or conditions they may place on approval. If they are, staff would facilitate drafting and easement and in a month or two would return requesting action of the board. If they are not supportive, the request would be rejected with no further action required.

The applicant / requestor is planning to make a request Wednesday, and you, INLC, or any interested party are welcome to comment via email or in person on the request. If you send me emails, I'm happy to ensure that gets into the backup for the committee.

Let me know if you have any more questions or comments for me. I will make sure to get everything to the board for the discussion should you wish to share comment but are unable to make the meeting,

Hope all is well,

-nick

From: Lunell Haught

Sent: Monday, September 30, 2024 2:14 PM

To: Hamad, Nicholas Hamad, Nicholas

Cc: traildan Paul Kropp ; Friends

Centennial Trail

Subject: Easement request over fish lake trail Oct. 2

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Nick,

I see there is a request for an easement over the fish lake trail at the next park board land meeting.

Looking at the map, and riding the trail, there is already an easement over the FLT and it looks like the person with that easement could just extend the driveway through their property. We have a property off the Cheney Spokane Road that has done that - work with the landowner who sold them the land to get an easement through their property.

I thought you couldn't sell/buy landlocked property. Can you give more details?

Lunell

Lunell Haught

Lunell Haught

From: [Paul Kropp](#)
To: [Spokane Parks and Recreation](#)
Cc: [REDACTED]
Subject: Fish Lake Trail 44th Ave easement request
Date: Tuesday, October 01, 2024 1:30:59 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

This is for the attention of Land Committee members and staff pertaining to this item on their October 2nd agenda.

I am representing the view of officers of the Inland Northwest Trails Coalition. As you know, the INTC has served for many years in advocacy and stewardship of the Fish Lake Trail.

Having examined the Land Committee's advance agenda and the accompanying mapping and documentation for the request for an "access easement" across park land at approximately W 44th Avenue and the Fish Lake Trail, it is our opinion that granting an easement such as is requested is:

(A) Inconsistent with the goals and policies of the city's parks 2022 Master Plan, in particular Land Goal C "Preserve our Wild" Objective 5 "Enhance Our Natural Lands," because

(B) It would provide no benefit to the public whatsoever, and

(C) Resulting vehicular traffic in the long run could jeopardize the safety of bicyclists and pedestrians using park land thereby adversely affecting the operation and use of an important regional trail facility.

For Jeff Lambert, INTC President, and Lunell Haught, Secretary, who are on the Cc: list for this message.

Thank you for the opportunity to comment!

--

Paul Kropp [pkropp\[at\]fastmail\[dot\]fm](mailto:pkropp@fastmail.fm) Spokane, WA

[REDACTED]

INTC Treasurer

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am seriously wondering how someone could own landlocked land without an easement arrangement. For example there is landlocked property next to the FLT but they have access through the neighboring property at Marshall Road.

Thanks for your help with this.

Lunell

On Sep 30, 2024, at 2:33 PM, Hamad, Nicholas <nhamad@spokanecity.org> wrote:

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Hope all is well,

-nick

From: Lunell Haight <lh1@fastmail.com>

Sent: Monday, September 30, 2024 2:14 PM

To: Hamad, Nicholas <nhamad@spokanecity.org>; Hamad, Nicholas

<nhamad@spokanecity.org>

Cc: traildan <traildan@comcast.net>; Paul Kropp <pkropp@fastmail.fm>; Friends Centennial Trail <friends@spokanecentennialtrail.org>

Subject: Easement request over fish lake trail Oct. 2

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Nick,

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I thought you couldn't sell/buy landlocked property. Can you give more details?

Lunell

Lunell Haught
509.443.1319 (land line/no text)

Lunell Haught
509.443.1319 (land line/no text)

Spokane Park Board

Briefing Paper



Committee	Land	Committee meeting date: Oct 2, 2024	
Requester	Berry Ellison	Phone number: 509 293-6743	
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 type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input checked="" type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)	OPR 2024-0238		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal A, Obj. 1	Master Plan Priority Tier:	First (pg. 171-175)
Item title: (Use exact language noted on the agenda)	Place Landscape Architecture Contract Amendment #2 / Meadowglen Park (\$100,000 non-taxable service)		
Begin/end dates	Begins: 10/10/2024	Ends: 12/31/2025	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>Developing Meadowglen Park was identified in the adopted 2022 Parks and Natural Lands Master Plan as one of the highest community park improvement priorities citywide. After securing (2) large Washington State recreation grants, which partially fund construction, park staff request authorization of additional design work for this project.</p> <p>City Staff previously reviewed proposals from ten design firms and selected Place Landscape Architecture as the firm best suited for this work.</p> <p>Task 1 work was previously completed, and this amendment authorizes the consultant to proceed with Task 2 work as outlined in the initial consultant proposal. Product generated by Task 2 will be of a 30% set of construction documents.</p>			
Motion wording:			
Motion to approve Meadowglen Park Design Contract Amendment #2 in the amount \$100,000 non-taxable service			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No			
If so, who/what department, agency or company: Place Landscape Architecture			
Name: Joshua Tripp		Email address: josh@place-la.com	Phone: 509 293-6743
Distribution:			
Parks – Accounting		nhamad@spokanecity.org	
Parks – Sarah Deatrich		jkconley@spokanecity.org	
Requester: bellison@spokanecity.org			
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
\$100,000.00 non-taxable service		1950-5492-94000-56522-48205	
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)		<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	
<input checked="" 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 checked="" type="checkbox"/> UBI: 603-603-875 Business license expiration date: 3/31/25		<input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	



CITY OF SPOKANE
PARKS AND RECREATION

CONTRACT AMENDMENT NO. 2

Title: **LANDSCAPE ARCHITECTURAL DESIGN
AND CONSULTATION SERVICES FOR
MEADOWGLEN PARK, PHASE ONE**

This Contract Amendment is made and entered into by and between the **CITY OF SPOKANE PARKS AND RECREATION** as (“City”), a Washington municipal corporation, and **PLACE LANDSCAPE ARCHITECTURE LLC**, whose address is 1325 W. First Avenue, Suite 204, Spokane, Washington 99201 as (“Consultant”), individually hereafter referenced as a “party”, and together as the “parties”.

WHEREAS, the parties entered into a Contract wherein the Consultant agreed to provide project feasibility and conceptual design of public park improvements of Meadowglen Park; and

WHEREAS, additional money is needed for Task 2, thus, the original Contract needs to be formally Amended by this written document; and

NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:

1. CONTRACT DOCUMENTS.

The Contract, dated March 27, 2024, any previous amendments, addendums and / or extensions / renewals thereto, 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 Contract Amendment shall become effective on October 10, 2024, and shall run through December 31, 2025.

3. COMPENSATION.

The City shall pay an additional amount not to exceed **ONE HUNDRED THOUSAND HUNDRED AND NO/100 DOLLARS (\$100,000.00)**, and applicable sales tax, for everything furnished and done under this Contract Amendment in accordance with Consultant’s September 9, 2024 Proposal. This is the maximum amount to be paid under this Amendment and shall not be exceeded without the prior written authorization of the City, memorialized with the same formality as the original Contract and this document.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Contract Amendment by having legally-binding representatives affix their signatures below.

PLACE LANDSCAPE ARCHITECTURE LLC

**CITY OF SPOKANE
PARKS AND RECREATION**

By _____
Signature Date

By _____
Signature Date

Type or Print Name

Type or Print Name

Title

Title

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Attachments that are part of this Agreement:

Attachment A – September 9, 2024 Proposal

24-182

September 9, 2024



Mr. Berry Ellison
Project Manager / landscape Architect
City of Spokane Parks & Recreation
808 W Spokane Falls Blvd #5
Spokane, WA 99201
509-625-6276
bellison@spokanecity.org

RE: Landscape Architectural Design and Consultation Services for Meadowglen Park, Task 2

Dear Mr. Ellison:

Per our meeting last Thursday (09/06/2024), please find the following scope of work for landscape architectural design and consultation for Meadowglen Park, Task 2. Unless otherwise stated, the work contained in the Scope of Services will be the responsibility of PLACE LA and our sub-consultant team.

PLACE LA fees are estimated at approximately 10% of the maximum construction costs. A base project cost of 3m is assumed, with potential increase in the range of 3m to 5m, for an all-inclusive MACC of 10m. Final construction costs are determined by the City, as a result of Grant funding and Voter approval.

PLACE LA Anticipates the following delivery timelines (by Major Task)

Task Name/Description	Begin	Target Completion
Task 2 – Design & Engineering (30% DD)	Sep 09, 2024	Dec 18, 2024
Task 2 – Design & Engineering (60% CD)	tbd	tbd
Task 2 – Design & Engineering (90% CD)	tbd	tbd
Task 2 – Design & Engineering (100% CD)	tbd	Nov 14, 2025

As you requested, PLACE Landscape Architecture is very pleased to offer you the following services for the project:

SERVICES

Tasks 2 – Design & Engineering

30% Design Development. develop schematic design utilizing the data and program elements gleaned in the previous task. 30% to include, but is not limited to:

- Refinement of right-of-way improvements, including curb, gutter, and sidewalk; driveway approaches & at-grade pedestrian crossings across N Indian Trail Rd,
- Refinement of vehicular & pedestrian circulation design for parking areas and trails, including preliminary drainage/infiltration swale locations and approximates sizing,
- Refinement of horizontal layout with spot elevations and prepare typical section(s) for improvements requiring retainage of slopes,
- Refinement of layout of playground boundary and proposed play elements,
- Refinement of layout & location for restroom, shelter(s), and other above grade improvements,
- Refinement of location and style, including typeset/format of interpretive panels & kiosks,
- Refinement of limits of construction activity, including clearing, grubbing & tree removal, etc.,
- Refinement of civil & electrical improvements, identifying water, sewer, power sources, and new service location(s),
- Preliminary cut/fill volume estimates.
- Prepare Geotechnical analysis of subsurface conditions limited to the area of proposed improvement. Locations of geotechnical explorations & analysis include proposed infiltration swales, mass excavation, and footings,

- Prepare a detailed itemized project budget with estimated costs for all proposed improvements, including tax, permit fees, and contingency. Submit to City staff for review, comment, and incorporate revisions as necessary to adequately estimate cost of the base bid and alternate(s) for bidding and construction.
- Include recommended updates / alternatives to concept plans,
- Prepare rendered site plan graphics and presentation materials for community engagement meetings and / or electronic sharing (via web and email),
- Attend one (1) community engagement meeting to present updated plans and gather community feedback. Prepare meeting minutes after completion of meeting,
- 30% plans will be considered complete when initial validation / schematic drawings, renderings, & supporting documents, and community engagement meeting minutes are submitted and approved in writing by the City.

Permits anticipated for this project include:

- ✓ SEPA checklist, application & review,
 - ✓ Restroom building permit,
 - Parking lot site permit / grading permit,
- Firms shall include studies and application support as required to apply for and secure all required permits.

FEES, SHEETS OR DRAWINGS, AND ESTIMATED HOURS

We would propose lump sum fees for the work as follows, payable upon presentation of a monthly statement as design and construction progresses:

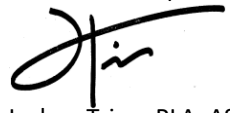
Proposed Total Fee for Task 2: \$100,000.00

Our monthly statements would reflect the percentages of completion indicated in Task 2 above. We usually send out invoices on or about the first of each month and would request payment within 30 days. Please note that we reserve the right to assign, factor, or otherwise collect accounts that are 90 days or more overdue.

If these terms are agreeable to you, please sign a copy of this letter and send it back to us via email or US mail. We will be pleased to begin work promptly upon receipt of our signed copy.

We look forward to working with you, The City of Spokane Parks & Recreation Department, and rest of the design team in the months to come.

With Gratitude,
PLACE Landscape Architecture



Joshua Tripp, PLA, ASLA
Principal Landscape Architect

City's current budget

Design Fee Worksheet		09/10/2024	
Const Budget	Design %	Design Fee	Remaining
\$ 5,000,000.00	10%	\$ 500,000.00	\$ 500,000.00
Validation Phase	10.00%	\$ 50,000.00	\$ 450,000.00
Amd 1	0.76%	\$ 3,800.00	\$ 446,200.00
Phase II-30%	20.00%	\$ 100,000.00	\$ 346,200.00
Phase II-30-100%	65.00%	\$ 325,000.00	\$ 21,200.00
Bidding Assist	1.00%	\$ 5,000.00	\$ 16,200.00
Const Admin	3.00%	\$ 15,000.00	\$ 1,200.00
Total	99.76%	\$ 498,800.00	\$ 1,200.00

This proposal is covered by our General Liability and Professional Practice Insurance Program.

Acceptance of Proposal: I have read the above prices, scope of work, and Exhibit "A"; it is satisfactory and hereby accepted. PLACE is authorized to commence work as specified and agreed to herein. Please sign below and return to our office. We will begin work immediately upon receipt of the signed agreement and the AutoCAD files. A retainer of 0% is required to begin work; services will be billed monthly upon completion.

The undersigned accepts the above agreement.

ACCEPTABLE:

Signature of Authorized Agent

Date of Acceptance

Spokane Park Board


Briefing Paper



Committee	Land	Committee meeting date: Oct 2, 2024	
Requester	Nick Hamad	Phone number: 509 363 5452	
Type of agenda item	<input type="radio"/> Consent <input checked="" type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A
Item title: (Use exact language noted on the agenda)	Discuss access easement request @ 44th Avenue / Fish Lake Trail		
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>A private citizen has requested an access easement across a park land which currently hosts a portion of the fish lake trail (Parcel: 24011.0205). This easement is requested to provide an vehicular access drive to adjacent private property.</p> <p>The purpose of this discussion item is to determine whether the park board land committee believes the proposed request is consistent with the draft 'alternative use' of park land policy and determine if the proposed request results in an apparent 'net benefit to the city park system'.</p>			
Motion wording:			
Discuss access easement request & whether or not it appears it can provide a net benefit to the city park system			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name: Aaron Nolting		Email address: aaronnolting@dextmtb.com	Phone:
Distribution:			
Parks – Accounting		nhamad@spokanecity.org	
Parks – Sarah Deatrich		jkconley@spokanecity.org	
Requester: nhamad@spokanecity.org			
Grant Management Department/Name:			
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue			
Amount:		Budget code:	
Vendor: <input type="radio"/> Existing vendor <input checked="" 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: Business license expiration date:		<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	

From: [Wufoo](#)
To: [Hamad, Nicholas](#)
Subject: Alternative Use on Park Land Form [#3]
Date: Thursday, August 29, 2024 4:06:20 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Name	Aaron Nolting
Email	aaronnolting@dextmtb.com
Address	<input type="checkbox"/> 4821 S LONG LN Greenacres, WA 99016-9769 United States
Phone Number	(509) 822-8934
Parcel number(s)	24011.0205
Approximate area of park property impacted by proposal	11,000 SQFT // 375FT Long by 40 FT W
Park Name (if applicable)	Fish lake Trail
Applicant to Attach a map of the approximate area of park property impacted by the proposal	 easement_location.jpg 149.67 KB · JPG
Proposal Classification / Proposed Type of Alternative Use: Check All That Apply	<ul style="list-style-type: none">• Access across park land – vehicular
What is the proposed time duration for the alternative use	Perpetual
Briefly describe the proposed alternate use on park land, taking care to explain why the usage of park property is required, and the intended benefits to the applicant.	In attempt to access a 36 AC parcel we are looking find a solution with the parks and recreation. We are currently land locked and do not have feasible access to the property. Looking to improve an existing path and be granted an official easement for car access.
Is the proposed action primarily intended to benefit a private use on or near park land, or is it intended to benefit a public use on or near park land, or both? (select one)	Private use
If you selected 'private' or 'both' to the above describe the private use proposed and describe how the proposed alternative use will improve or enhance public park function.	The city will be able to maintain and use the road to address vegetation and be able to park to access the trail.
OR	

If you selected 'public' or 'both' to the above, describe the public use proposed and describe how the proposed alternative use will improve or enhance public park function.

Please summarize how this proposal will result in a 'quantifiable net improvement' to the city's park system (note - improvement of private land adjacent to public park land is not considered net improvement to park) - provide example

A increase in usage getting more families and children to the trail.

What is the appraised value of the subject park land?

\$5,165.28

correction: \$8,970

Will this proposal displace an existing developed park use?

No

Will this proposal disturb or develop existing undeveloped or natural park land?

Yes

If you selected "Yes" to the above, please describe the restoration or compensation proposed by the applicant to ensure offset the loss of free access.

There is currently a road to access a neighboring shop within the park land. I am looking to compensate the city for access to my property using the road that is already preestablished and improving it.

Will this proposal remedy an existing problem within the park, repair a damaged or neglected portion of the park, or enhance the subject park?

Yes

If yes, please describe the specific improvement and how it will enhance public park function.

The road will be improved and the city will be able to access and park to access the trail.

Is the use of public park land required to meet the applicant's desired goal, or can a similar outcome be achieved without the use of public park land?

No, use of park land is required

note: public Right-Of-Way is available to private property adjacent park parcel. it is forested and would require significant grading to create access to the adjacent private land.

TO: AARON NOLTING**FROM:** ANTHONY "TONY" P. VILLELLI – MANAGING COMMERCIAL BROKER**SUBJECT:** EASEMENT VALUE

Hello Aaron,

Per our prior conversation, this memo is to serve as a notice to any parties of the estimated value of the easement across the Fishlake Trail to the benefit of the land currently held by Union Pacific Railroad.

In instances such as this a value will be placed on the property based on its current market value then a percentage of encumbrance on that land to determine a final value of said easement property.

The evaluation of the land in this case is fairly ease as the neighboring property, which had formerly encompassed the property in question, is being sold at \$12,500 per acre. Therefore, it would be logical and extremely fair to value the incumbered land at the same price. An egress easement across the property would make it unsuitable for any use other than vehicle, bike and/or pedestrian traffic. However, it would still present some value to the users and owners of the trail if it were not gated-off as they would still have use of the land for egress purposes including but not limited to maintenance of the Fishlake Trail. With this in mind, it would be my professional recommendation to value the easement at 75% of the total land's value, there for \$9,375 per acre or \$0.2152 per foot.



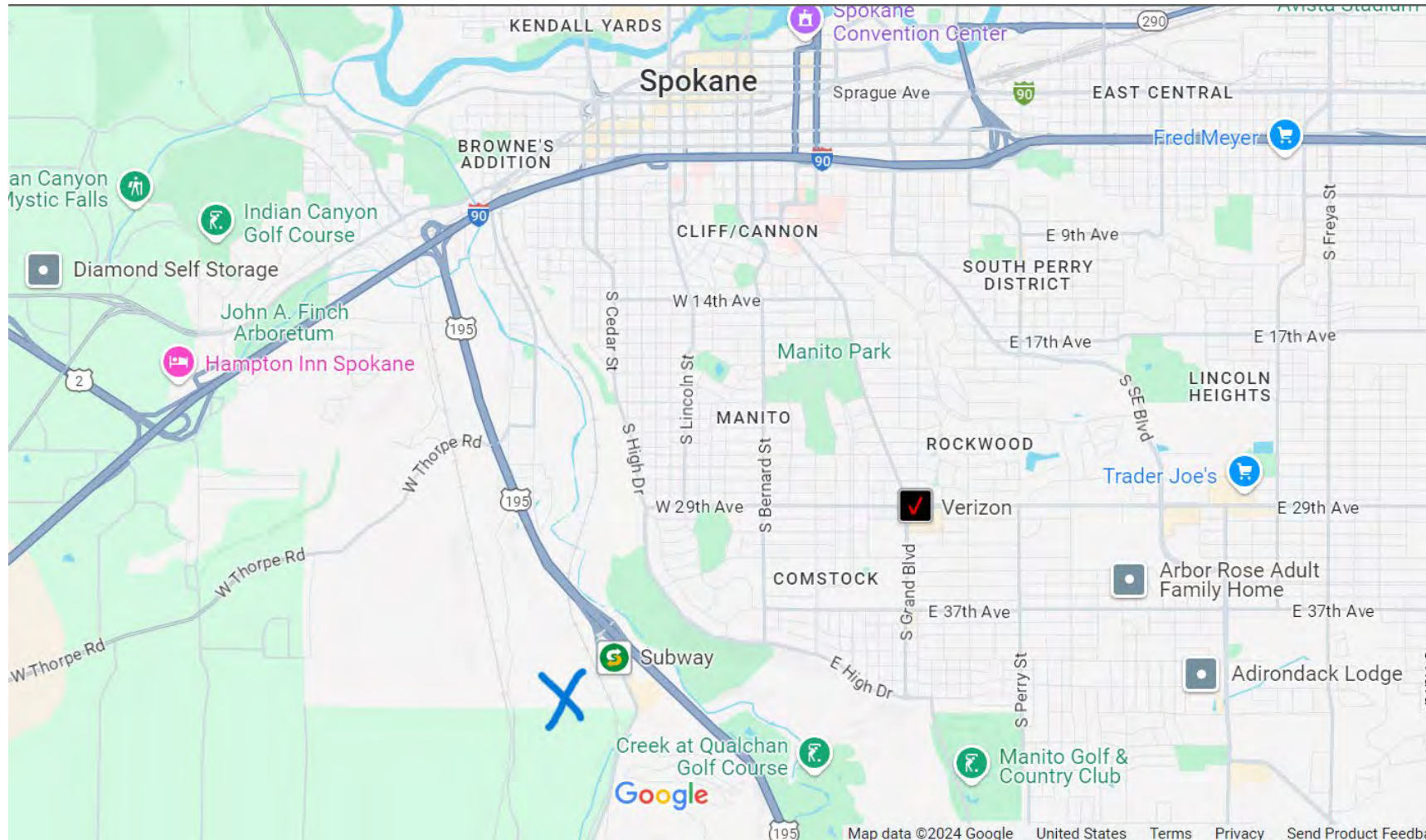
Fish Lake Trail Easement

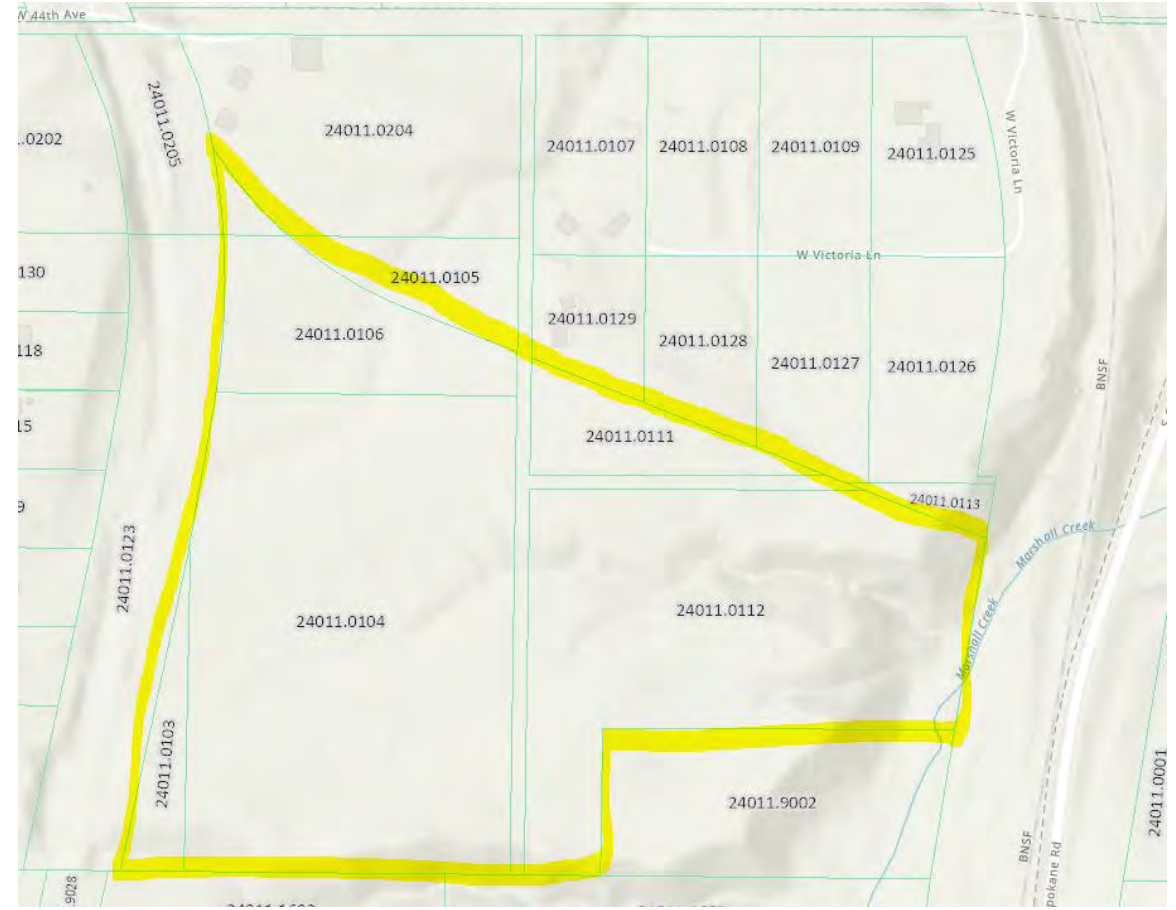
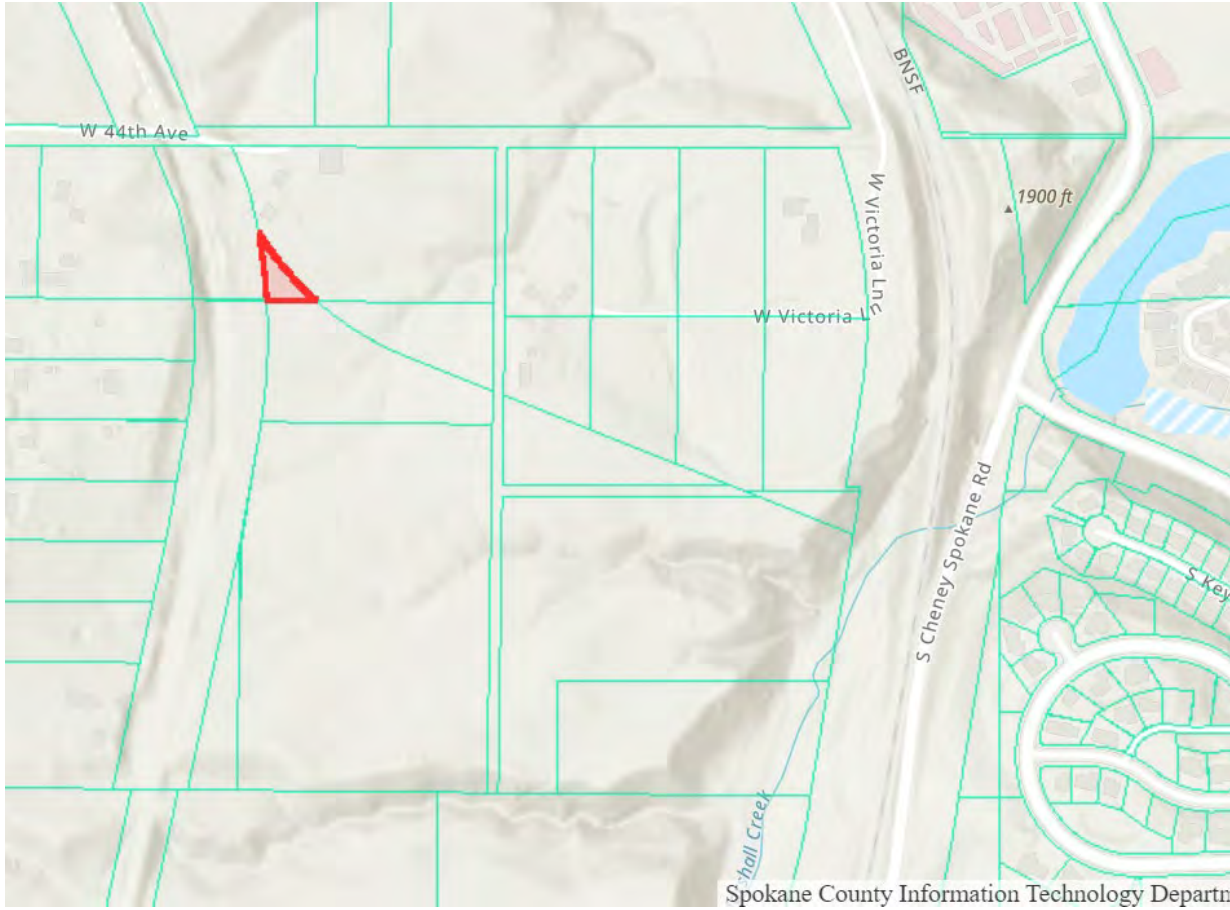
By: Aaron Nolting

Summary

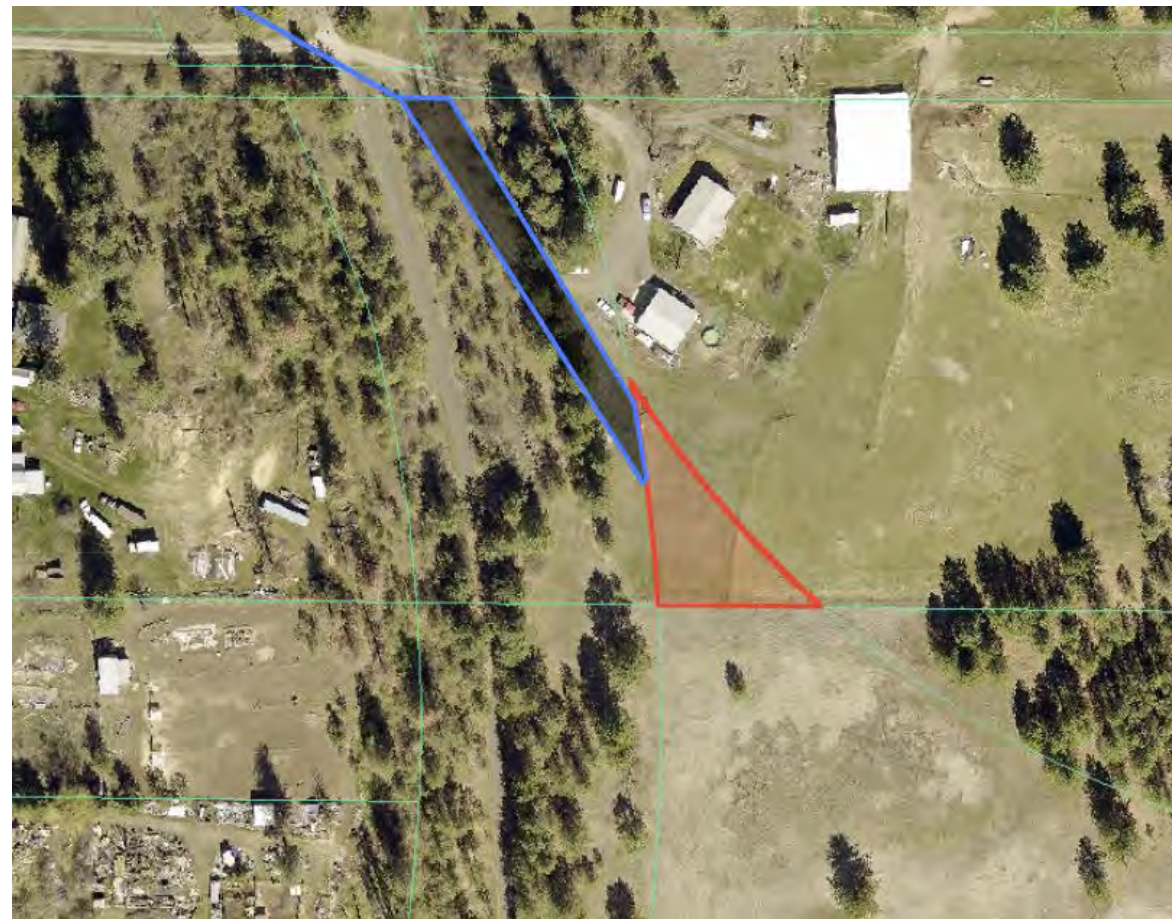
- Fish Lake Trail egress easement to access a land locked property
- Purchase of easement at a professional evaluated fair market value
- Applicant proposes additional possible benefits for City of Spokane

Site Location





Proposed Easement



Easement

- Easement for access to be 40 ft in width and near 350 ft in length
 - Estimated 14,000 SQFT needed for access to 24011.0203
- Purchase of easement at a fair market value
 - Professionally recommended at \$9,375 per AC or around \$3,000
- Easement to serve only vehicle, bike and/or pedestrian traffic
- Easement to possibly serve as access for maintenance of the Fish Lake Trail.

Andrew & Jennifer Rich

3317 N. Wellington Place
Spokane, WA 99205
(650) 270-5863
andrew.rich@gmail.com

August 7, 2024

Department of Planning and Economic Development, City of Spokane

809 W. Spokane Falls Blvd
Spokane, WA 99201

Department of Parks and Recreation, City of Spokane

808 W. Spokane Falls Blvd
Spokane, WA 99201

Dear Spokane Planning and Parks teams,

I am writing to inquire about the feasibility and process of constructing a dry-fit paver stone driveway across the Park Boulevard Parkway green space adjacent to my property at 3317 N. Wellington Place, Spokane.

As part of an upcoming project to landscape our backyard and construct a garage, we have identified the need for a driveway that would facilitate construction activities and provide access. The proposed driveway, built using environmentally friendly dry-fit paver stones, would allow water permeability, minimize disruption to the green space, and provide a sustainable solution to our access needs.

I would like to note that the alley behind our property, shown on the city street plan, was never built. If it had existed, it would have provided the necessary access to our property. The construction of this driveway would address the access issue—our backyard is effectively landlocked—without the need to revisit the unbuilt alley.

I understand that modifications to public land require careful consideration and approval from relevant departments. To this end, I am seeking guidance on the following points:

- **Permitting Process:** What are the specific steps and requirements for obtaining permission to construct a driveway across a public green strip? Are there any particular forms or documents we need to submit?
- **Environmental Impact:** Are environmental assessments or studies required to evaluate the proposed driveway's impact on the green strip and surrounding areas?
- **Design and Construction Standards:** Do we adhere to any design or construction standards for the driveway? If so, could you provide us with the relevant guidelines or specifications?
- **Coordination with Other Departments:** Are there additional city departments or agencies we must coordinate with as part of this process?
- **Community Input:** Is public notice or input from the community required regarding this project? If so, how would this process be facilitated?

I appreciate your attention to this matter and am eager to take all necessary steps to comply with city regulations and maintain the integrity of our community's green spaces. Please let me know a convenient time for a meeting to discuss this proposal further or if you require any additional information from my side.

Thank you for your time and consideration. I deeply appreciate your expertise and the effort you will put into reviewing this proposal. I look forward to your response.

Sincerely,



Andrew Rich

From: [Wufoo](#)
To: [Hamad, Nicholas](#)
Subject: Alternative Use on Park Land Form [#4]
Date: Wednesday, October 2, 2024 10:36:30 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Name	Andrew Rich
Email	andrew.rich@gmail.com
Address	<input type="checkbox"/> 3317 N Wellington Pl Spokane, WA 99205 United States
Phone Number	(650) 270-5863
Site Address	3101 N Park Blvd
Parcel number(s)	25024.4301
Approximate area of park property impacted by proposal	600 sq. ft (10' x 60')
Park Name (if applicable)	Park Blvd Parkway
Applicant to Attach a map of the approximate area of park property impacted by the proposal	 sketch_park_boulevard_access_easement_request.pdf 7.62 MB · PDF
Proposal Classification / Proposed Type of Alternative Use: Check All That Apply	<ul style="list-style-type: none">• Access across park land – vehicular
What is the proposed time duration for the alternative use	Perpetual
<p>Briefly describe the proposed alternate use on park land, taking care to explain why the usage of park property is required, and the intended benefits to the applicant.</p> <p>As part of an upcoming project to landscape our backyard and construct a garage, we have identified the need for a driveway that would facilitate construction activities and provide access. The proposed driveway, built using environmentally friendly dry-fit paver stones, would allow water permeability, minimize disruption to the green space, and offer a sustainable solution to our access needs.</p> <p>I would like to note that the alley behind our property, shown on the city street plan, was never built. It would have provided the necessary access to our property if it had existed. The construction of this driveway would address the access issue—our backyard is effectively landlocked—without the need to revisit the unbuilt alley.</p>	
Is the proposed action primarily	Private use

intended to benefit a private use on or near park land, or is it intended to benefit a public use on or near park land, or both? (select one)

If you selected 'private' or 'both' to the above describe the private use proposed and describe how the proposed alternative use will improve or enhance public park function.

We only seek permission to construct a flat, dry-fit paver stone driveway to access our property. We are not requesting any barriers or restrictions that would impede public access to the parkland or the surrounding area. The proposal will not otherwise alter, disrupt, or inhibit public park function.

OR

If you selected 'public' or 'both' to the above, describe the public use proposed and describe how the proposed alternative use will improve or enhance public park function.

Please summarize how this proposal will result in a 'quantifiable net improvement' to the city's park system (note - improvement of private land adjacent to public park land is not considered net improvement to park) - provide example

To provide a quantifiable net improvement to the affected area of the park, we would consider one or more of the following:

1. Native Plant Installation and Maintenance: We could install and maintain native plants along both sides of the driveway, covering an area of approximately 120 sq. ft. (2 ft. wide strips on each side of the 60 ft. long driveway). This will enhance biodiversity and provide habitat for local wildlife.
2. Public Seating: We could fund and install a durable public bench near the driveway area for park visitors, improving the park's amenities.
3. Educational Signage: We could fund the design, creation, and installation of an educational sign about local flora and fauna in the Park Blvd Parkway.

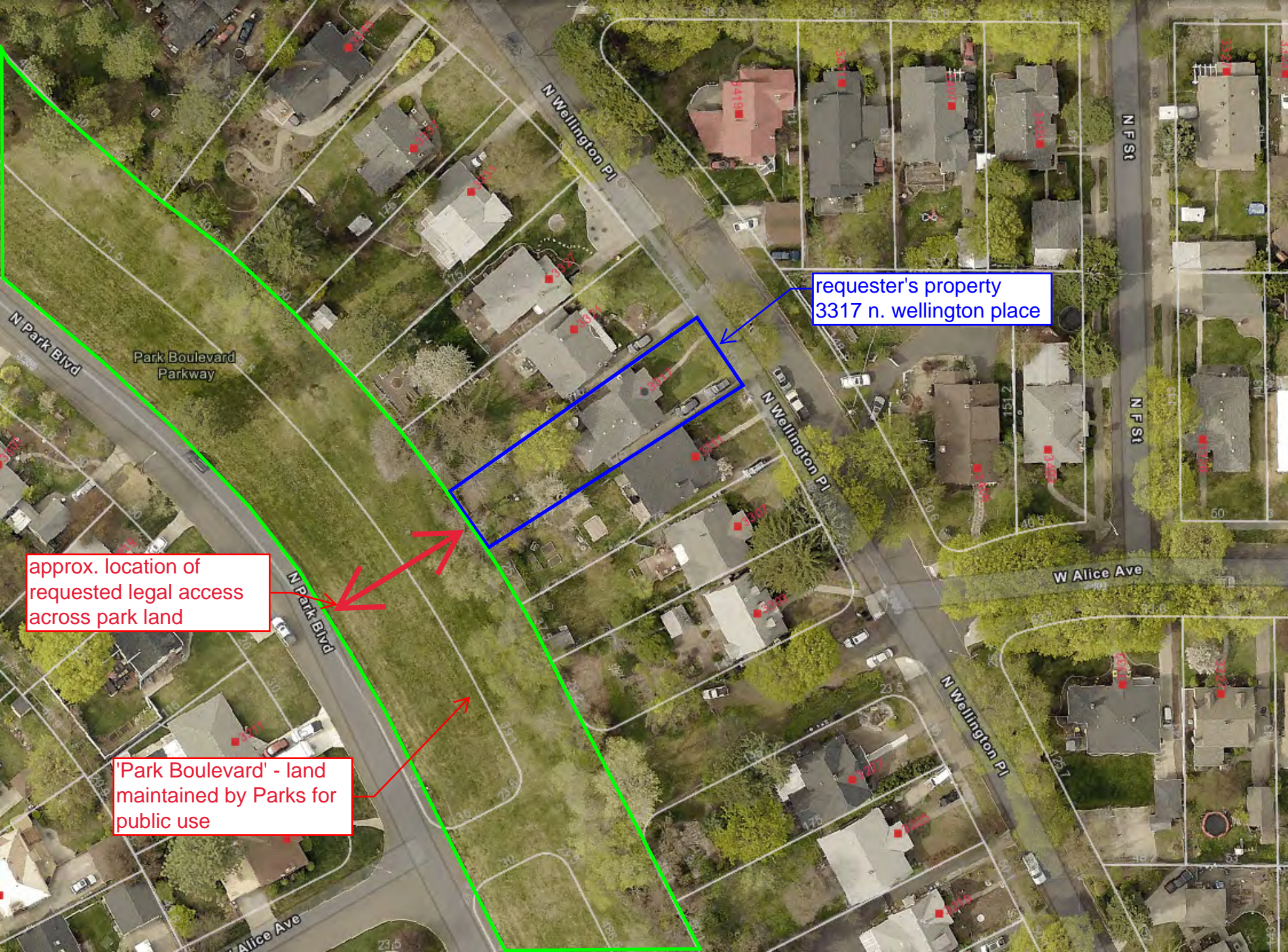
We would certainly be willing to discuss alternative net improvements, as well.

Will this proposal displace an existing developed park use? No

Will this proposal disturb or develop existing undeveloped or natural park land? No

Will this proposal remedy an existing problem within the park, repair a damaged or neglected portion of the park, or enhance the subject park? No

Is the use of public park land required to meet the applicant's desired goal, or can a similar outcome be achieved without the use of public park land? No, use of park land is required



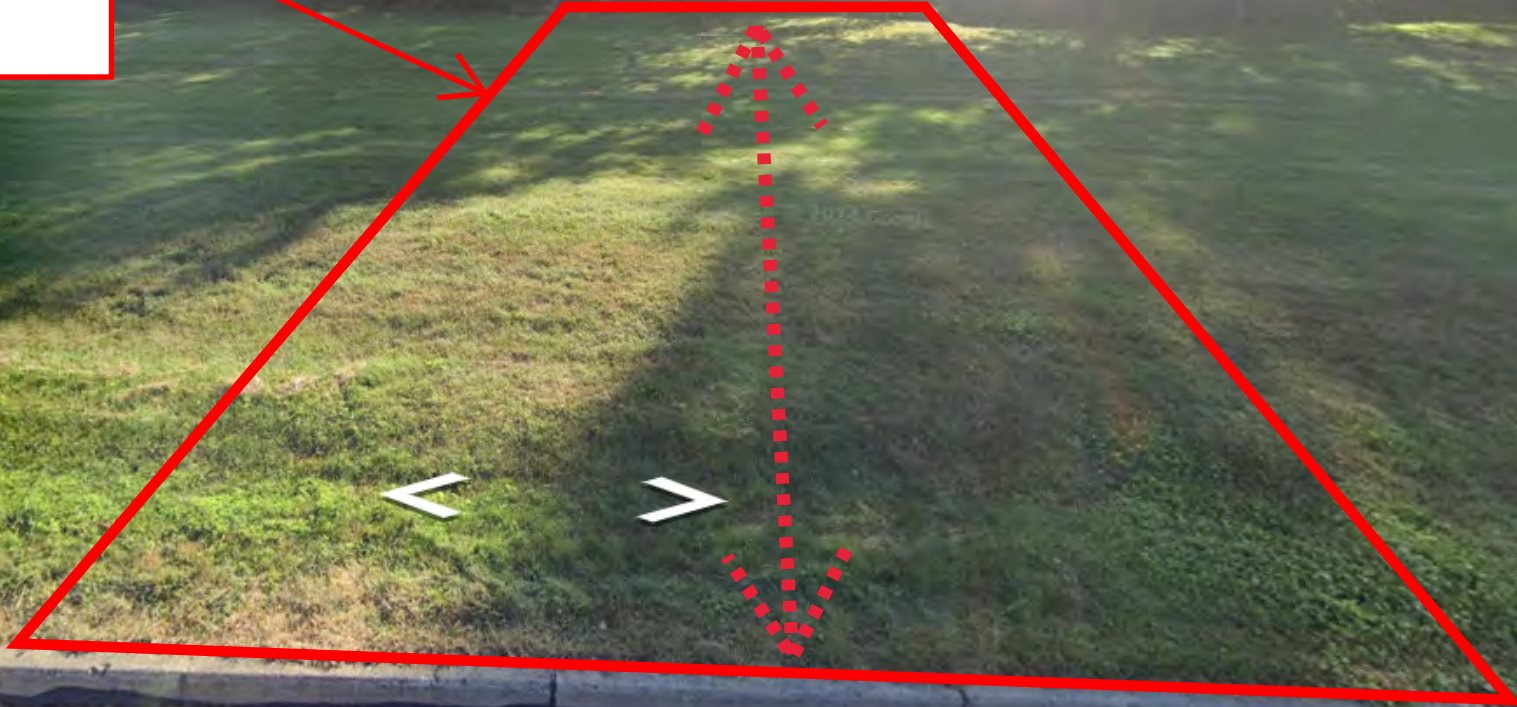
requester's property
3317 n. wellington place

approx. location of
requested legal access
across park land

'Park Boulevard' - land
maintained by Parks for
public use



APPROXIMATE AREA
REQUESTED FOR USE AS
PRIVATE ACCESS DRIVE
ACROSS PARK LAND



3317 n wellington place
(view from wellington place)



existing legal access from
city ROW