



Spokane Park Board Land Committee

3:30 p.m. Wed., Sep. 03, 2025

In-person: Ponderosa Room, Finch Arboretum

3404 W Woodland Blvd, Spokane, WA 99224

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2492 857 6565

Al Vorderbrueggen – Operations Director

Committee Members:

Greta Gilman – Chair

Sally Lodato

Kevin Brownlee

Doug Kelley

The Land Committee meeting will be held in-person in the **Ponderosa Room, Finch Arboretum 3404 W Woodland Blvd, Spokane, WA 99224** and virtually via WebEx at 3:30 p.m. Wednesday, Sep. 03, 2025. 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 **2492 857 6565**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. Sep. 03 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

Action Items:

1. [ALSC Architects / standard park restroom case-study, module design and deployment planning \(\\$73,865.00 nontaxable service\)](#) – Nick Hamad
2. [STA / Upriver Drive Transit Stop easement \(TBD\)](#) – Nick Hamad

Discussion Items:

Alternate Use Requests:

1. High Bridge Park/American Indian Cultural Center

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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@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.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: August 6, 2025	
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/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)	Goal A, Obj 3; Goal K, Obj. 1	Master Plan Priority Tier: (pg. 171-175)	First Tier
Item title: (Use exact language noted on the agenda)	ALSC Architects / Standard Park restroom case-study, module design and deployment planning (NTE \$73,865.00 non-taxable service)		
Begin/end dates	Begins: 09/11/2025	Ends: 08/31/2026	<input type="checkbox"/> 06/01/2525
Background/history: This contract funds park restroom case-study to determine what installations & techniques are most functional nationwide, develops design of several 'restroom modules' for future park restrooms in Spokane, and recommends a deployment strategy for replacing / improvement park restroom improvements within the city. 'Restrooms' were identified in the park and natural lands master plan as the 'highest priority asset to upgrade and add within city parks. The proposed park levy contains significant funding for replacement and enhancement of up to 85 park restrooms citywide. Park staff has completed a detailed condition assessment of all park restrooms and has developed draft guidelines for the improvement of these facilities. This contract is the next step in planning park restroom renovations citywide and is being performed prior to a levy vote to expedite these proposed enhancements.			
Motion wording: Motion to approve ALSC Architects time and materials contract for standard park restroom case-study, module design, and deployment planning not to exceed \$73,865.00			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: ALSC Architects Name: Troy Bishop Email address: tbishop@alscarchitects.com Phone: 509.838.8568			
Distribution: Parks – Accounting Parks – Sarah Deatrich Requester: nhamad@spokanecity.org Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$73,865.00 (non-taxable service) Budget code: 1950			
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input checked="" type="checkbox"/> Business license Expiration date: 12/31/25 <input type="checkbox"/> Insurance Certificate			

SPOKANE

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Spokane Parks and Recreation Restroom Needs

To fully utilize the vast array of parks in Spokane, a simple yet complex need is restrooms. How do you provide a safe, well-lit, accessible restroom to increase hours and elongate seasons of park enjoyment throughout our parks systems?

Problems

Combating nefarious activity in restrooms has driven agencies and businesses to eliminate restroom access for patrons, which in turn has reduced the frequency of facility use throughout Spokane and in other urban areas.

Early 1900s historic park buildings are beautiful relics from another time, with adorned details and the ever-present basalt rock motif. As functional restrooms, these buildings need to be analyzed to determine whether they still serve the needs of a 2025 restroom. The location of current restrooms to other park amenities needs to be assessed to ensure defensible space strategies work intuitively.

Research on how other jurisdictions throughout the United States have addressed restroom challenges will help Spokane Parks avoid developing a new restroom strategy that may have unintended failures and consequences. Learn lessons from the best and disseminate what works specifically for Spokane.

A collaboration between Spokane Parks and ALSC Architects

ALSC is a studio of talented staff who live for creative challenges, such as creating a better public restroom. To design a better restroom, ALSC will look at the element as more than a single function, and a restroom becomes a gateway, an anchor, and a billboard for not only the park it resides in, but for the entire Parks department.

Principle-based design, a hallmark of every ALSC project, guides our team's decisions and eliminates non-essential elements from the overall problem that needs to be solved. From our initial brainstorming session, it is evident that the future of restroom design must be multifaceted, and such aspirations from the team members are as follows:

Heather

Freedom: Enable someone's experience in the park to be a full-send, with no oppressive facilities that turn away any patrons from their park.

Berry

Exciting: A restroom can provide a sense of arrival to the park it resides within. It guides the park's experience through intuitive wayfinding, organizing park amenities.

Gina

Heartbeat: For parks to be the hub of their specific communities, restrooms are a key program element to make a park accessible for all members, seamless with their park experience.

Andrew

Melting Pot: Making a city park where you go as a differed location for all socio-economic and multi-generational community members is the ideal foundation for a perfect park.

Nick

Welcoming: Restrooms need to be very cool. Open architectural expressions make for a safer, more united park message to the community; this is for you, the community member and taxpayer.

Ryan

Rooted: Site and community-specific restroom design will celebrate different neighborhoods; creating a more timeless solution.

Troy

Billboard: The restroom buildings have the opportunity to create parity from one park to the next. By becoming a billboard, each park can have a new, exciting artistic expression that helps park functionality while spreading news about other park events and offerings throughout the Spokane Parks inventory of sites.

Process

Research/Tour

Nation's best, see and research.

Community reconnaissance, understanding various conditions to help define the problem to solve, and bringing site-specific intelligence into module design.

Determine the best-case study park locations to implement the conceptual design.

Modules

Innovation in park restroom design.

Create different scales of restroom facilities, sizes, and facility needs.

Determine the duration of openness throughout seasons and identify different modules varying from seasonal to year-round.

Modernization criteria.

Create a movable module that can be used in a temporary capacity and transported to a new location, as needed.

Engagement

Prepare community engagement kits, including presentation graphics and small models, to aid volunteers and Park Staff in outreach events.

Provide assistance for all materials needed in 2-3 public outreach events*.

*ALSC will be available for volunteer hours at outreach events.

Deployment

Strategize which parks receive new restrooms in a master planning sense, considering both need and overall park parity.

Understand estimated construction duration and methods. Is prefabrication explored here?

Roadmap

Assist in the creation of an overall map with an estimated schedule of restroom improvement throughout the Spokane Parks inventory. Roadmap will diffuse any critique that one park is getting more emphasis than the other. Client will develop and implement strategies.

Cost analysis

Study various modules in cost estimation to know the ballpark figures of costs to understand and make deployment more intelligent.



We bring our clients' stories to life.

TASK	PRIN.	L.A.	P.A.	INTER	DRAFT	SEC.	TOTAL HRS
Owner: Spokane Parks and Recreation							
Phase: Conceptual Restroom Design							
Date: 08/14/2025							
Administrative	4	2				2	8
Meetings with Client							
Visioning Session & Prep	2	2	2	2		1	9
Assume 8 bi-weekly meetings (virtual)	16	16	16	16		4	68
							0
Research/Tour	24	24	24				72
Module Design Studies	8	16	40	8	24		96
Cost Estimate Coordination	1	8	2			2	13
Deployment/Roadmap	2	8	20		20		50
Engagement	8	8			36		52
Final Plans, Renderings, Graphics	2		24				26
Pre-Design Report	2	20			12	2	36
TOTAL HOURS	69	104	128	26	92	11	430
2025 Billing Rates	\$285	\$150	\$155	\$140	\$95	\$80	158.99
COST	\$19,665	\$15,600	\$19,840	\$3,640	\$8,740	\$880	
TOTAL ALSC COST							\$68,365
Consultants							
Cost Estimating (MACC)	\$5,000	1.1					\$5,500
TOTAL CONSULTANTS							\$5,500
TOTAL INCLUDING REIMBURSABLES							\$73,865



PARK RESTROOM IMPROVEMENT GUIDELINES

Siting, Design, and Construction Guidelines for
Public Park Restroom Improvements

*Prepared in July 2025 in preparation for restroom improvement
projects funded by the neighborhood park improvement levy.*





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A NOTE REGARDING ACCURACY

This document is anticipated to be a ‘living document’ within Spokane Parks and Recreation. As a result, it is anticipated this document shall be amended periodically throughout the neighborhood park improvement levy implementation.

GOALS:

- Reliable, clean, safe, well-maintained restrooms open more consistently during the year.
- Park restrooms are available to the public during programmed events within a park.
- Consistent framework for determining restroom improvements throughout the city park system.

OVERVIEW:

- The proposed citywide park levy provides funding improvement to all park restrooms citywide over 20 years. This document serves as the guide for the consistent siting, layout, design and construction of these facilities.
- All existing park restrooms shall receive (1) of (4) improvement options, summarized below and detailed in the “Specific Restroom Improvement Recommendations” section of this document. The four types of restroom improvements are:
 - Complete Replacement (*est. qty 20*)
 - Major Renovation (*est. qty 18*)
 - Minor Renovation (*est. qty 18*)
 - Removal without Replacement (*est. qty 7*)
- New restroom additions will be considered within neighborhood parks where no existing restrooms are present and where activities are programmed.
 - New Additions (*est. qty TBD*)
- Due to the dynamic nature of park restroom operation & maintenance, some variance to the above quantity estimates is both expected & normal.

RESTROOM SITING RECOMMENDATIONS

- Site restroom buildings within parks on site-specific basis, considering the below criteria:
 - Place within close proximity of the most active and used portions of the park (near playgrounds, sport courts, and picnic areas).
 - *When applicable, place within required distance from splash pads – (100 feet max).*
 - Orient restroom doors toward active portion of park & toward adjacent roadway / parking to increase visibility for users and enforcement.
 - *When both are not possible, prioritize orienting door to active portion of park to increase visibility to restrooms entry.*
 - *When possible, orient restroom doors to south / southwest to maximize natural light on building entry & reduce snow/ice buildup near restroom entry.*
 - Site restrooms to minimize length of utility piping / wiring to the greatest extent practical, with specific emphasis on reducing sewer line length.
 - *Note – Prioritize restroom proximity to park amenities over length of utility infrastructure.*
 - When possible, place in location easily accessed by maintenance vehicles & emergency vehicles.
- Evaluate existing restrooms highly prone to vandalism, damage and break-in (attractive nuisance) for relocation within park or removal regardless of physical condition.
- Locking single stall, All-Gender, restrooms are not permitted within parks with 'high' or 'extreme' levels of vandalism.
 - *NOTE - locking restrooms experience significant vandalism and damage which renders these facilities out of service regularly – often weekly.*
- Locking single stall, All-Gender, restrooms may be considered within parks with 'medium' and 'low' levels of vandalism.
 - *NOTE - locking restrooms are generally discouraged within all parks due to vandalism.*

RESTROOM DESIGN & LAYOUT RECOMMENDATIONS

Layout & Sizing

- Restroom interior spatial layout shall meet requirements of all authorities having jurisdiction and provide ADA access.
- New & Replacement restrooms shall be a single structure partitioned into dedicated spaces for Gender-Specific restrooms (ie. 'mens' 'womens').
 - See siting recommendations for notes regarding All-Gender, locking restrooms.
- New & Replacement restrooms shall include a dedicated plumbing chase / storage area.
- Recommended restroom stall count varies by park classification & level of programmed activity within respective park.
 - See stall count matrix below for recommended restroom stall counts.
- If programmed events are regularly expected/planned within neighborhood parks when restrooms are seasonally closed (November-February), or if event attendance exceeds permanent restroom capacity, a concrete pad shall be placed adjacent restroom to support the temporary placement of portable restrooms..
 - Provide ability to secure portable restrooms to fixed object to prevent portable from being overturned.

<i>Permanent Restroom Stall Count Matrix</i>					
<i>Level of Programming</i>	<i>Park Type</i>				
	<i>Regional</i>	<i>Special Use</i>	<i>Community</i>	<i>Neighborhood</i>	<i>Pocket</i>
<i>None</i>	-	-	-	2-stalls	n/a
<i>Low</i>	-	-	-	2-stalls	n/a
<i>Medium</i>	2-stalls +see note 1	4-stalls +see note 1	4-stalls +pad	3-stalls +pad	Pad only
<i>High</i>	4-stalls +see note 1	4-stalls +see note 1	4-stalls +pad	4-stalls +pad	Pad only
<p><i>Note 1 – multiple restroom structures shall be provided in large regional & special use facilities. Structures shall be sited within each ‘unit’ of the park (ie – each trailhead), and sited to ensure all developed park features are located within a 5-minute walk of a restroom building.</i></p> <p><i>Note 2 – stall count listed shall be provided for each gender. ie. if recommended stall count is ‘4-stalls’, restroom shall provide 4 stalls for men and 4 stalls for women (8-stalls total).</i></p>					



RESTROOM DESIGN & LAYOUT RECOMMENDATIONS (CONTINUED)

General Design

- Restrooms within Regional, Special Use, and Community Parks shall be designed and constructed for all-season use.
 - Include insulation, limited heating, and ventilation as required.
- Restrooms within Neighborhood Parks shall be designed for seasonal use, anticipating maximum availability from March-October.
 - *Note – neighborhood parks are not planned as heated / conditioned space at any time.*
- Restrooms (permanent & portable) are not recommended within Pocket Parks.
 - In lieu of restrooms, concrete pads may be considered in rare cases to accommodate intermittent use of portable restrooms.
- Restroom doors shall open to the interior of the restroom in such a manner the door can be 'locked open' or 'locked closed' by park staff.
 - *Note – doors which can be locked by the public are prohibited in all parks with 'high' and 'extreme' vandalism and are highly discouraged in parks with 'low' and 'medium' vandalism.*
- All restrooms with multiple stalls shall have latching partition doors.
- Skylights / lightwells are highly encouraged to provide the greatest amount of daylight within restrooms possible.
- Restroom roof/eave height shall be sufficient to ensure roof is not easily accessed by park users (10' height minimum, no handholds, nearby structures, etc).

Utilities

- All park restrooms within developed parks shall be connected to sewer, potable water, and power.
 - *Exception: if no sewer main is located within 200 feet of the property, vault toilets may be considered (ie. Lincoln Park, etc.).*
- Water and sewer utilities for all restrooms, including seasonal restrooms, shall be buried below frost depth to provide protection against cold weather conditions.
- Placement / installation of park irrigation controls, electrical controls, and plumbing controls within restroom plumbing chase is encouraged.
- Prior to renovating park restrooms, sewer & water lines shall be inspected to determine if replacement or repair is required. Replace damaged & antiquated underground utilities concurrently with restroom renovation.
- Sewer cleanouts to be provided as required by current code or every 100', whichever is less.



ASSEMBLY & MATERIAL RECOMMENDATIONS

- *General Note - Restrooms are commonly subject to intense vandalism and intentional damage. Extremely strong, extremely durable, easily cleaned materials, fixtures, furnishings and equipment are necessary in public park restrooms.*
- Exterior
 - Exterior walls shall be constructed of highly durable, vandal resistant, washable and paintable materials. Examples include cast-in-place concrete, pre-cast concrete, CMU block, steel panels, stone veneer, and brick.
 - Durable veneers cladding building exteriors are encouraged.
 - It is desired that restroom veneer and exterior character match the character of the surrounding neighborhood to reiterate the neighborhood character of the park.
- Interior
 - Interior walls shall be constructed of highly durable, vandal resistant, washable and paintable materials. Examples include cast-in-place concrete, pre-cast concrete, CMU block, steel panels, etc.
 - Do not use decorative ceramic tile, veneer, and plastics within restroom interiors.
 - Interior flooring shall be concrete with light to moderate slip resistance.
 - Do not use
 - Partition walls & doors shall be constructed of highly durable steel frame and paneling and use heavy duty/continuous hinges. (ie. diamond plate, plate steel, etc).
 - *Note – thin gauge metals, plastics, and composite partitions are not suitable for park restrooms and are not acceptable.*
 - *Standard Partition Material Specifications/Model #s TBD*
 -
- Fixtures Furnishings and Equipment
 - All restroom fixtures shall be stainless steel, with physical and mechanical properties suitable for industrial / rugged municipal use.
 - Flush valves, unions and piping shall be placed within plumbing chase / storage rooms.
 - *Avoid exposed piping, valves and fittings to the greatest extent possible.*
 - Do not use automatic or electric flush valves.
 - When Gender-Specific restrooms are provided, changing stations shall be placed in both men's and women's restrooms.
 - When All-Gender restrooms are provided, changing stations shall be placed in at least one locking restroom.
 - Standard Fixture, Furnishings & Equipment Models Listed Below:
 - Toilets: **TBD**
 - Urinals: **TBD**
 - Sinks: **TBD**
 - Mirrors: **TBD**
 - Soap / Sanitizer Dispensers: **TBD**

ASSEMBLY & MATERIAL RECOMMENDATIONS (CONTINUED)

- Toilet Tissue Dispensers: TBD
- Paper Towel Dispensers: TBD
- Disposal Receptacles: TBD
- Entry / Stall Door Signage: TBD
- Electrical
 - TBD

DRAFT



HISTORIC RESTROOM STRUCTURES

- Restroom buildings eligible for the National Register of Historic Places shall be considered Historic Buildings and shall be evaluated/renovated in accordance with the requirements of IEBC Chapter 12.
- Project staff shall make every effort to preserve, renovate and enhance historic restrooms to the greatest extent practical.
- Staff shall coordinate with City of Spokane Historic Preservation Officer (HPO) and Washington Department of Archaeology & Historic Preservation (DAHP) when evaluating structures and determining the appropriate manner of restoration.
- It is anticipated several historic park restrooms may not be suitable for continued use as a public restroom facility.
 - In the event staff determine the restroom shall not be renovated for continued use, site and construct a new structure within the park and decommission the existing structured as a restroom, closing it to the public, while preserving its exterior.
- Minor exterior alterations to historic restrooms as required to improve ADA accessibility, useability and safety are acceptable (ie. widening doorways, removal of wing walls adjacent restroom entries).
- In the event an historic restroom is considered an attractive nuisance and its presence is problematic for the overall function of the park, removal of the structure is acceptable.
 - *Prior to removal, demolition must be authorized by Historic Preservation Office.*

RESTROOM PADS

- The primary use of restroom pads is to provide basic restroom service in neighborhood parks during cold weather months (November-February) when permanent restrooms are closed.
- The secondary use of restroom pads is to provide additional 'flex' restroom capacity for large events in a designated location.
- Restroom pads shall be a reinforced, cast in place concrete slab on grade atop a crushed rock base.
- Pads shall be sized on a site-specific basis, but no smaller than as required to accommodate (2) ADA accessible portable restrooms.
- No covering is required atop slabs. Do not place covering atop pads within parks with 'high' and 'extreme' levels of vandalism. Coverings may be considered atop pads within parks with 'medium' and 'low' levels of vandalism.
- Preferred pad location is directly adjacent restroom building.
- Within large parks, an alternative pad location may be considered within a highly used / programmed portion of the park which is not near a restroom (ie. east ballfield @ Chief Garry)
- Pads shall include a fixed bollard or rail to facilitate locking of restroom to prevent tipover.



SPECIFIC RESTROOM IMPROVEMENT RECOMMENDATIONS

General:

- Restroom Improvement Recommendations are based on detailed condition assessment conducted in 2025 as well as a compliance review with the above sections of this document.
- **Condition Rating 3.75-5.0:** Remove restroom & either complete replacement or decommissioning depending on historic status.
- **Condition Rating 3.25-3.75:** Major restroom renovation, possible replacement.
- **Condition Rating 1.00-3.25:** Minor restroom renovation.
- **Fixtures, Furnishings, & Equipment Upgrades:** Replace all porcelain fixtures, windows & skylights systemwide.
- Remove all attractive nuisance and dilapidated restrooms within pocket parks.

Community / Regional / Special Use Parks

- At least (1) all-weather restroom in each community park. Secondary restrooms may be smaller, seasonal.
- **Complete Replacements – C/R 3.75-5.0 (13 ea):**
 - A.M. Cannon, Audubon, Comstock 1&2, Harmon, High Bridge, Franklin 1&2, Minnehaha, Shadle, Thornton Murphy, Underhill, Riverfront 2.
- **Major Renovations – C/R of 3.25-3.75 (6 ea):**
 - Finch Arboretum, Sky Prairie 1, Manito 1,2&3, Mission.
- **Minor Renovations – C/R of 1.0-3.25 (12 ea):**
 - Dwight Merkel 1,2,3&4, Liberty, Sky Prairie 2, Riverfront 1,3&4, Southeast complex 1&2, Camp Sekani.
- **Removal without Replacement (1):** Fish Lake Trail.
- **Potential New RR Additions (up to 7):** Audubon, High Bridge, People's, Underhill, Dwight Merkel North, Palisades, Edwidge.

Neighborhood / Pocket Parks

- Improvement as required to ensure 'clean, safe, updated' buildings. Size & siting adjusted to meet guidelines.
- **Complete Replacements – C/R 3.75-5.0 (8 ea):**
 - Coeur d'Alene, Courtland, Corbin, Emerson, Grant, Lincoln, Nevada, Rochester.
- **Major Renovations – C/R 3.25-3.75 (12ea):**
 - B.A. Clark, Cannon Hill, Chief Garry, Friendship, Glass, Hays, Loren Kondo, Pacific, Ruth, Webster, Westgate, Whittier.
- **Minor Renovations – C/R 1.0-3.25 (6 ea):**
 - Ben Burr, Byrne, Grandview, Hill n Dale, Indian Trail, Polly Judd.
- **Removal without Replacement (6 ea):**
 - Cowley, Jim Hill, Kehoe, Stone, Parkwater, Peaceful Valley.
- **Potential New RR Additions (up to 4 ea):** Loma Vista, Redband, Wentel Grant, Wildhorse.



List of Locations for Portable Restroom Pads

- Below is a list of parks 'programmed' for organized youth / adult rec. Install concrete pads in appropriate locations within these parks to facilitate convenient placement of portable restrooms when permanent restrooms are winterized, or as needed to support peak use.
- Pad size and location should be determined on a site specific basis, with preferred placement adjacent to restrooms, or in areas not easily served by permanent restrooms.
- **Community / Regional / Special Use Parks (13 parks – locations TBD)**
 - A.M. Cannon Park (near ballfield)
 - Audubon Park (Southern fields)
 - B.A. Clark (NE & SW)
 - Comstock Park (near ballfields / tennis courts)
 - Corbin Park (near ballfield)
 - Grant Park (near ballfield)
 - Liberty Park (near baseball field)
 - Manito (near upper ballfield)
 - Minnehaha Park (near ballfield)
 - Mission Park (Near tennis courts)
 - Underhill (near ballfields)
 - Southeast Sports Complex (several locations)
 - Thornton Murphy Park (ballfields)
- **Neighborhood / Pocket Parks (20 parks – locations TBD)**
 - Ben Burr Park (near ballfield)
 - Cannon Hill (near ballfield)
 - Chief Garry Park (central near ballfields)
 - Courtland Park (near ballfield)
 - Emerson Park (near new restroom)
 - Franklin (near ballfields)
 - Friendship Park (west side near ballfields)
 - Glass Park (near ballfield)
 - Harmon Park (near ballfields)
 - Hays Park
 - Kehoe Park
 - Lincoln Park (near ballfield)
 - Loma Vista (near ballfields)
 - Ruch (near restroom)
 - Redband Park (near ballfield)
 - Rochester Heights (NE near ballfield)
 - Sky Prairie (near south field / north grass)
 - Webster Park (Near ballfield)
 - Wentel Grant (Near playground)
 - Whittier Park (near ballfield)



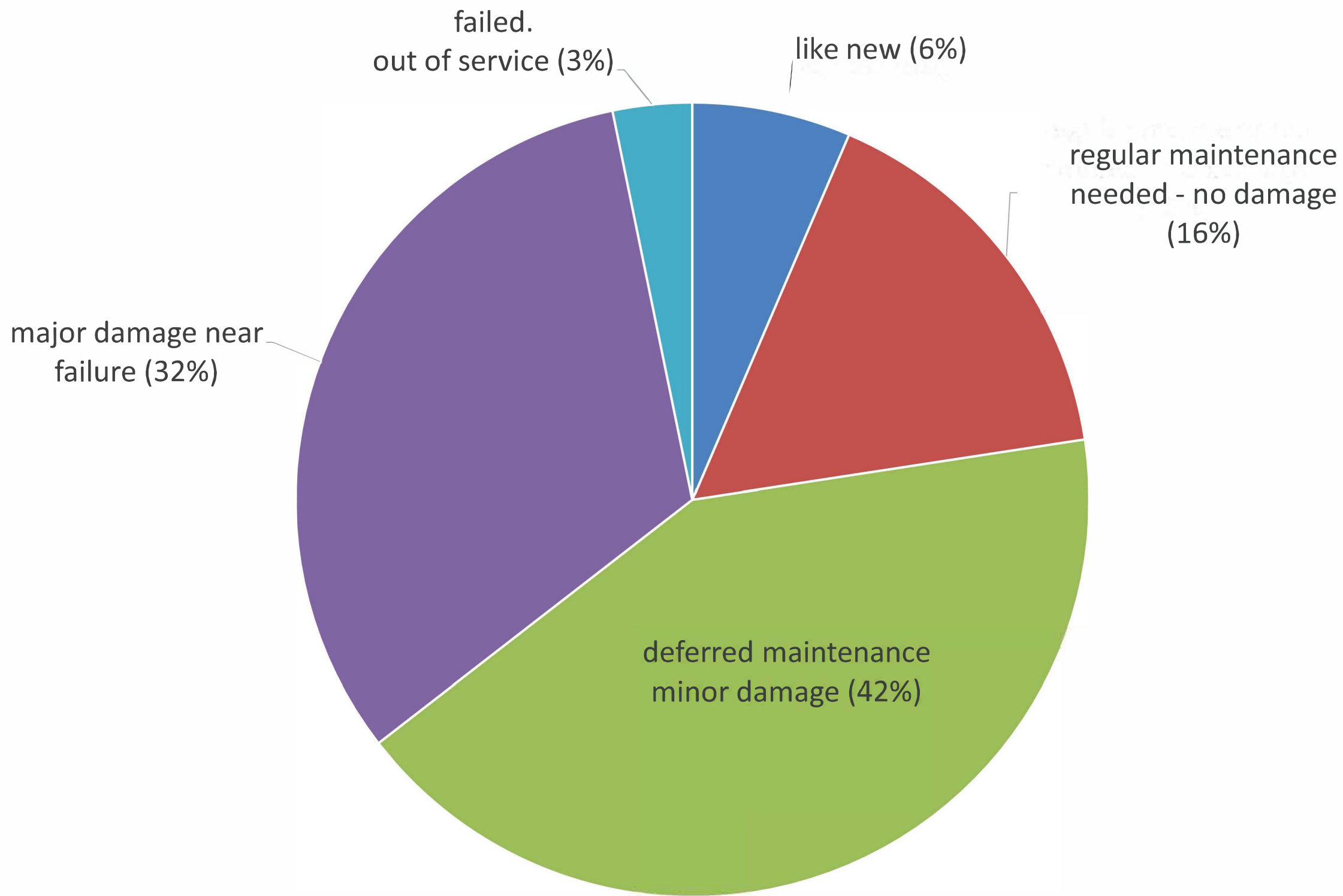
YEAR 1 (2026) PROJECT RECOMMENDATIONS

- Complete Replacements (3 ea budgeted)
 - Harmon Park, District 1
 - Coeur d' Alene Park, District 3
 - Comstock Park, District 2
 - Thornton Murphy Park, District 2
- Major Renovations (6 ea budgeted)
 - B.A. Clark, District 3
 - Westgate Park, District 3
 - Friendship Park, District 1
 - Glass Park, District 1
 - Manito Park 2 – Japanese Garden (District 2)
 - -
- Minor Renovations (3 ea budgeted)
 - Polly Judd Park, District 2
 - Dwight Merkel Sports Complex 1&2, Baseball / Soccer (District 3)
 - -
- Restroom Removals (0 ea budgeted)
 - Cowley Park, District 2
- New Restroom Additions (0 ea budgeted)
 - Loma Vista Park, District 3
- Citywide
 - Remove & replace all porcelain fixtures systemwide (Qty. TBD)
 - New concrete portable restroom pads (+/- 0 to 33 locations)
 -



APPENDIX A - 2025 RESTROOM CONDITION RATING

DRAFT



RESTROOM CONDITION BREAKDOWN



Restroom Renovation Projects

Project #	'Proposed Replacement & Enhancement' Projects	Project District	Restroom Physical Condition Rating	Sewer Pipe Condition	Park Physical Condition Rating (1-5) 1= good, 5 = out of service	Needs	Last Project Type (new / reno)	Date built / reno'd	Park built	Ex. Vandalism Frequency (Low, med, high, extreme)	Location in Social & Environmental Park Equity Zone (0-300) 0 = lowest, 300 = highest	Recommendations	Park Type
	Southeast Sports Complex 2 - Southeast (Freya Entry)	District 2	1.00		overall 2.6	being newly constructed in 2025	new build	2025	2000	-	Low Equity Priority Zone (100)	Minor Renovation.	Special Use Park
	Camp Sekani Park	District 1	1.00		overall 3.8	being newly constructed in 2025	new build	2025	1930	-	Low Equity Priority Zone (100)	Minor Renovation.	Regional Park
	Dwight Merkel Sports Complex 1 - Baseball Quadplex	District 3	1.75		overall 2.4	Fair condition. Minor interior & exterior repair needed.	none	2010	2010	-	Medium Equity Priority Zone (200)	Minor Renovation.	Special Use Park
	Liberty Park	District 2	1.75		overall 4.0	Fair condition. Minor interior & exterior repair needed.	reno - full	2023	1897/	High Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Community Park
	Dwight Merkel Sports Complex 2 - Carson Park / Soccer	District 3	2.00		overall 2.4	Fair condition. Minor interior & exterior repair needed.	none	2010	2010	-	Medium Equity Priority Zone (200)	Minor Renovation.	Special Use Park
	Grandview Park	District 2	2.25		overall 2.0	Fair condition. Minor interior & exterior repair needed.	none	1992	1992	Low Vandalism	Low Equity Priority Zone (100)	Minor Renovation.	Neighborhood Park
	Riverfront Park 1 - Providence Playscape	District 1	2.25		overall 1.25	Fair condition. Minor interior & exterior repair needed.	new build	2023	1974	High Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Special Use Park
	Riverfront Park 3 - Visitor Center	District 1	2.50		overall 1.25	Fair condition. Minor interior & exterior repair needed.	reno - minor	2018	1974	High Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Special Use Park
	Southeast Sports Complex 1 - Northwest (Play Area)	District 2	2.00		overall 2.6	Fair condition. Minor interior & exterior repair needed.	new build	2019	2000	High Vandalism	Low Equity Priority Zone (100)	Minor Renovation.	Special Use Park
	Ben Burr Park	District 2	2.50		overall 2.3	Fair condition. Minor interior & exterior repair needed.	none	1998	1998	Low Vandalism	Low Equity Priority Zone (100)	Minor Renovation.	Neighborhood Park
	Byrne Park	District 1	2.75		overall 2.8	Antiquated historic building in good general condition. Interior in need of repair for continued use.	reno - full	2018	1902	High Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Neighborhood Park
	Polly Judd Park	District 2	2.75		overall 2.2	Fair condition. aging facility, needs interior & exterior renovation.	none	1992	1992	Medium Vandalism	Medium Equity Priority Zone (200)	Minor Renovation.	Neighborhood Park
	Dwight Merkel Sports Complex 3 - BMX Track	District 3	2.75		overall 2.4	Fair condition. Minor interior & exterior repair needed.	none	2010	2010	-	Medium Equity Priority Zone (200)	Minor Renovation.	Special Use Park
	Sky Prairie 2 - Southwest	District 1	2.75		overall 2.2	Small secondary restroom. Fair condition. Minor interior & exterior repair needed.	none	-	1998	Medium Vandalism	Lowest Equity Priority Zone (000)	Minor Renovation.	Community Park
	Mission Park	District 1	3.00		overall 3.0	Fair condition. Minor interior & exterior repair needed. Locking doors are problematic.	new build	2018	1914	High Vandalism	Medium Equity Priority Zone (200)	Major Renovation.	Community Park
	Indian Trail Park	District 3	3.00		overall 2.8	Fair condition. Minor interior & exterior repair needed.	none	-	1958	Low Vandalism	Lowest Equity Priority Zone (000)	Minor Renovation.	Neighborhood Park
	Riverfront Park 4 - North Bank Restrooms	District 1	3.00		overall 1.25	Fair condition. Locking doors are problematic.	new build	2021	1974	High Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Special Use Park
	Cannon Hill Park	District 2	3.25		overall 3.8	Antiquated historic building. Interior in need of repair for continued use.	reno	1988	1909	Low Vandalism	Low Equity Priority Zone (100)	Major Renovation. Historic.	Neighborhood Park
	Hays Park	District 1	3.25		overall 2.4	Antiquated historic building. Interior in need of repair for continued use.	reno	1975	1907	High Vandalism	Medium Equity Priority Zone (200)	Major Renovation. Historic.	Neighborhood Park
	Loren Kondo Park	District 1	3.25		overall 3.0	Fair condition. Minor interior & exterior repair. Fixtures.	none	1998	1998	Extreme Vandalism	Medium Equity Priority Zone (200)	Major Renovation / Removal - eval needed.	Pocket Park
	Pacific Park	District 3	3.25		overall 2.8	Fair condition. Modern structure in need renovation for continued use.	none	1991	1991	Low Vandalism	Lowest Equity Priority Zone (000)	Major Renovation.	Neighborhood Park
	Sky Prairie 1 - Northeast	District 3	3.25		overall 2.2	Fair condition. Modern structure nearing need of renovation for continued use.	none	1998	1998	Medium Vandalism	Lowest Equity Priority Zone (000)	Major Renovation.	Community Park
	Westgate Park	District 3	3.25		overall 2.8	Roof & water damage evident.	none	1979	1979	High Vandalism	Lowest Equity Priority Zone (000)	Major Renovation.	Neighborhood Park
	Whittier Park	District 2	3.25		overall 3.4	Fair condition, aging structure.	-	-	1951	Low Vandalism	Low Equity Priority Zone (100)	Major Renovation.	Neighborhood Park
	Manito Park 1 - Lower (Mirror Pond)	District 2	3.25		overall 2.8	Antiquated building. Aging interior	reno	-	1904	-	Low Equity Priority Zone (100)	Major Renovation.	Regional Park
	AM Cannon Park	District 3	3.50		overall 3.0	CPTED concerns with covered shelter. in fair condition.	-	-	1912	Extreme Vandalism	Medium Equity Priority Zone (200)	Remove. Complete Replacement. Re-site for CPTED.	Community Park
	Finch Aboretum - forested area	District 2	3.50		overall 3.6	Fair but aging condition, light duty use.	-	-	1947	Low Vandalism	Low Equity Priority Zone (100)	Major Renovation.	Special Use Park
	Hill N Dale Park	District 1	3.50		overall 3.6	Fair condition & location. General maintenance needed.	none	1993	1993	Extreme Vandalism	Highest Equity Priority Zone (300)	Minor Renovation.	Pocket Park
	Manito Park 2 - Middle (Japanese Garden)	District 2	3.50		overall 2.8	Roof, siding & sewer damage.	none	1974	1904	-	Low Equity Priority Zone (100)	Major Renovation.	Regional Park
	Shadle Park	District 3	3.50		overall 3.4	Insufficient size for community park. CPTED concerns with siting.	-	-	1945	Extreme Vandalism	Medium Equity Priority Zone (200)	Remove. Complete Replacement. Re-site for CPTED	Community Park
	Riverfront Park 2 - Forestry Pavilion	District 1	3.67		overall 1.25	Intermittently out of service. Antiquated structure, CPTED concerns.	-	-	1974	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete Replacement. Re-Site.	Special Use Park
	Audubon Park	District 3	3.75		overall 3.4	Antiquated block building. Insufficient for community park	reno	1988	1907	Medium Vandalism	Medium Equity Priority Zone (200)	Decommission & preserve. Complete Replacement. Re-site new building.	Community Park
	BA Clark Park	District 3	3.75		overall 3.2	Unique arts & crafts building in need of interior renovation. Covered area is attractive nuisance.	-	2024	1937	Medium Vandalism	Highest Equity Priority Zone (300)	Major Renovation.	Neighborhood Park
	Chief Garry Park	District 1	3.75		overall 2.6	Antiquated historic building in poor interior condition.	reno	1988	1912	High Vandalism	Highest Equity Priority Zone (300)	Major Renovation. Historic. Consider added restroom on east site	Neighborhood Park
	Comstock Park 2 - West Side	District 2	3.75		overall 2.4	Antiquated historic building in poor interior condition. Insufficient for community park.	none	1936	1936	Medium Vandalism	Low Equity Priority Zone (100)	Major Reno / Complete Replacement - eval needed.	Community Park
	Friendship Park	District 1	3.75		overall 2.6	In fair overall condition. in need to renovation.	-	-	1978	High Vandalism	Highest Equity Priority Zone (300)	Major Renovation.	Neighborhood Park
	Glass Park	District 1	3.75		overall 2.8	Antiquated historic building in poor interior condition. CPTED concerns @ wing walls	-	1988	1902	High Vandalism	Highest Equity Priority Zone (300)	Major Renovation.	Neighborhood Park
	Manito Park 3 - Upper (Splash Pad / Playground)	District 2	3.75		overall 2.8	Antiquated historic building in poor interior condition.	-	-	1904	-	Low Equity Priority Zone (100)	Major Renovation / Complete Replacement - eval needed.	Regional Park

	Ruth Park	District 3	3.75		overall 2.4	Aging building in fair condition but in need of renovation.	-	-	1912	Medium Vandalism	Medium Equity Priority Zone (200)	Major Renovation.	Pocket Park
	Webster Park	District 3	3.75		overall 3.0	Aging building in fair condition but in need of renovation.	reno	1970	1945	Low Vandalism	Low Equity Priority Zone (100)	Major Renovation.	Neighborhood Park
	Comstock Park 1 - East Side (by tennis)	District 2	4.00		overall 2.4	Antiquated historic building in poor interior condition. Insufficient for community park.	none	1936	1936	Low Vandalism	Low Equity Priority Zone (100)	Remove. Complete Replacement.	Community Park
	Grant Park	District 2	4.00		overall 4.0	Antiquated building with no interior stall doors.	-	1968	1908	Medium Vandalism	Highest Equity Priority Zone (300)	Remove. Complete Replacement. Re-site in new master plan.	Neighborhood Park
	Kehoe Park	District 1	4.00		overall 2.8	Attractive nuisance within pocket park.	-	1992	1992	Extreme Vandalism	Highest Equity Priority Zone (300)	Removal without replacement - pocket park. Consider RR pad.	Pocket Park
	Stone Park	District 1	4.00		overall 2.4	Attractive nuisance within pocket park.	-	-	-	High Vandalism	Highest Equity Priority Zone (300)	Removal without replacement - pocket park. Consider RR pad.	Pocket Park
	Underhill Park	District 2	4.00		overall 2.8	Antiquated historic building in poor interior condition. CPTED concerns @ wing walls. Insufficient for community park.	-	-	1912	High Vandalism	Highest Equity Priority Zone (300)	Complete Replacement / Major Renovation. Historic - eval needed.	Community Park
	Coeur d'Alene Park	District 3	4.25		overall 3.8	Antiquated historic building in poor interior condition. CPTED concerns @ wing walls.	-	1988	1891	Extreme Vandalism	Medium Equity Priority Zone (200)	Complete Replacement. Decommission & preserve. Re-site new building.	Neighborhood Park
	Corbin Park	District 3	4.25		overall 3.4	Antiquated historic building in poor interior condition. CPTED concerns @ wing walls.	-	-	1907	Medium Vandalism	Medium Equity Priority Zone (200)	Complete Replacement / Major Renovation. Historic - eval needed.	Neighborhood Park
	Courtland Park	District 1	4.25	4.5	overall 4.0	Out of service. Sewer line damaged	-	n/a	1931	High Vandalism	Highest Equity Priority Zone (300)	Complete Replacement. Remove structure. Re-site nearer parking.	Neighborhood Park
	Emerson Park	District 3	4.25		overall 2.6	Often out of service. Leaking roof & associated damage.	-	1997	1983	High Vandalism	Highest Equity Priority Zone (300)	Complete replacement. Removestructure. Re-site for CPTED	Neighborhood Park
	Fish Lake Trail 1 - Government Way	District 2	4.25		-	Often out of service due to vandalism.	new build	-	-	Extreme Vandalism	Low Equity Priority Zone (100)	Major Renovation / Removal - eval needed.	Trailhead
	Franklin Park 2 - SE (near splash pad)	District 3	4.25		overall 3.8	Poor physical condition & visibility. Located too far from splash pad.	-	-	1914	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete Replacement. Re-site nearer splash pad.	Special Use Park
	High Bridge Park	District 2	4.25		overall 4.0	Often out of service. Historic building. Poor physical condition.	reno	1974	1952	High Vandalism	Low Equity Priority Zone (100)	Complete Replacement / Major Renovation - eval needed. Recommend added RR nearer dog park	Regional Park
	Minnehaha Park	District 1	4.25		overall 4.2	Unique historic building, poor physical condition. Insufficient stall count for community park.	reno	1979	1909	High Vandalism	Medium Equity Priority Zone (200)	Complete Replacement. Historic building. Eval needed. Provide complete replacement restroom.	Community Park
	Peaceful Valley Park (under bridge)	District 3	4.25		overall 3.0	Antiquated building in poor condition.	new build	1986	1986	Extreme Vandalism	Medium Equity Priority Zone (200)	Remove without replacement - pocket park. Consider RR pad.	Pocket Park
	Thornton Murphy Park	District 2	4.25		overall 3.4	Antiquated building in community park, poor visibility.	-	-	1934	Medium Vandalism	Medium Equity Priority Zone (200)	Remove. Complete Replacement. Re-site for CPTED.	Community Park
	Franklin Park 1 - Bud Adams Field (Bleacher)	District 3	4.50		overall 3.8	Antiquated building in poor condition.	-	-	1914	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete Replacement. Re-site for CPTED.	Special Use Park
	Nevada Park (Chief Gary School)	District 1	4.50		overall 3.6	Antiquated building. CPTED concerns.	-	1971	1971	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete replacement. Re-site for CPTED	Neighborhood Park
	Harmon Park	District 1	4.75		overall 3.8	Intermittently out of service. Significant wood deterioration.	-	1988	1933	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete replacement. Re-site for CPTED	borhood Park / Communit
	Jim Hill Park	District 1	4.75	4.5	overall 3.8	Out of service. RR not typical in pocket park. Sewer line damaged.	-	-	1924	Extreme Vandalism	Highest Equity Priority Zone (300)	Remove without replacement - pocket park.	Pocket Park
	Lincoln Park	District 2	4.75	5.0	overall 3.2	Out of service. No sewer.	-	-	1913	Extreme Vandalism	Medium Equity Priority Zone (200)	Remove. Complete replacement. New sewer req'd. Sewer / pit toilet eval needed. Consider second restroom serving natural land.	Neighborhood Park
	Cowley Park	District 2	5.00		overall 4.0	Out of service. RR not typical in pocket park. Attractive nuisance impacted security of overall park.	-	1981	1915	Extreme Vandalism	Medium Equity Priority Zone (200)	Remove without replacement - pocket park. Consider RR pad.	Pocket Park
	Parkwater Park	District 2	N/A		overall 4.0	out of service. Removed at request of neighborhood in 2024	new build	1998	1998	Low Vandalism	Medium Equity Priority Zone (200)	Remove without replacement - pocket park.	Pocket Park
	Rochester Heights Park	District 1	5.00		overall 3.2	Intermittent out of service. Poor visibility within park.	-	1970	1970	High Vandalism	Highest Equity Priority Zone (300)	Remove. Complete replacement. Re-site for CPTED. Relocate utilities	Neighborhood Park
	Total Restrooms Rated To Date / Avg Condition Citywide	63	3.56										
								avg date avg facility age	1992 33	1949 76			

Spokane Park Board

Briefing Paper



Committee	Land Committee			Committee meeting date: September 3, 2025
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/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)	Goal B, Obj 2	Master Plan Priority Tier: (pg. 171-175)	Second Tier	
Item title: (Use exact language noted on the agenda)	STA / Upriver Drive Transit Stop Pedestrian Easement (assessed value)			
Begin/end dates	Begins: 09/11/2025	Ends:	<input checked="" type="checkbox"/> 06/01/2525	
Background/history: STA is proposing a new transit stop along Upriver Drive at the Beau Rivage Apartments, located adjacent city parks owned tax parcel #35112.9015. In order to connect this transit stop to the adjacent sidewalk network on private property, STA needs to cross approximately 13 lineal feet of park land (+/-50 square feet). This park property is undeveloped and will remain largely unaffected by this change, while park users and adjacent park lands (minnehaha, beacon hill trailheads) will benefit from increased connectivity to public transit.				
Motion wording: Motion to recommend approval of a pedestrian to STA for the assessed value of the easement area.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Spokane Transit Authority Name: Nick Hanson Email address: nhanson@spokanetransit.com Phone: 509.344.1867				
Distribution: Parks – Accounting nhanson@spokanetransit.com Parks – Sarah Deatrich mkapaun@spokanecity.org Requester: nhamad@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: Budget code: 1950				
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"/> Business license Expiration date: <input type="checkbox"/> Insurance Certificate				



TBM INFORMATION				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
31	266906.32	2500775.74	1918.47	SET MAG WAS
32 *	266729.06	2500666.84	1917.43	SET MAG WAS
33 *	267066.94	2500892.54	1919.82	SET MAG WAS

* NOT SHOWN ON PLAN VIEW


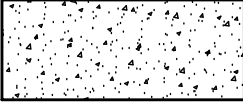






BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.












MONUMENT PRESERVATION NOTE

DISTURBING EXISTING SURVEY MONUMENTS (PROPERTY CORNERS OR KNOWN RECORD MONUMENTS) IS A GROSS MISDEMEANOR PER RCW 58.04.015. CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS. IF ANY MONUMENTS ARE IN AREAS THAT WILL BE DISTURBED, THE CONTRACTOR SHALL RETAIN A PROFESSIONAL LAND SURVEYOR TO FOLLOW WAC 332-120. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.

LEGEND

	PROPOSED STA SIGN
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE ROCK
	PROPOSED ASPHALT
 	PROPOSED SAWCUT
 	PROPOSED LANDSCAPE EDGE

EXISTING LEGEND

	EXISTING CONCRETE SIDEWALK
	EXISTING CONTOUR
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING SIGN
	EXISTING CATCH BASIN
	EXISTING COMMUNICATION MANHOLE
	EXISTING ELECTRICAL BOX
	EXISTING IRRIGATION CONTROL VALVE
	WATER METER

ABBREVIATIONS

TP	TOP OF PAVEMENT
TC	TOP OF CURB
ME	MATCH EXISTING
ROW	RIGHT-OF-WAY

THE EXISTING INFORMATION SHOWN ON THESE
PLANS IS PER THE SURVEY COMPLETED BY:
COFFMAN ENGINEERS
221 N WALL ST #500
SPOKANE, WA 99201
(509)-328-2994
DATED: 03/13/2024.
THE CONTRACTOR SHALL VERIFY EXISTING
SITE CONDITIONS AND CONTACT THE
ENGINEER IF DISCREPANCIES ARE NOTED.

UTILITY STATEMENT
 LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



Know what's below.
Call before you dig.

STA 2024 BUS STOP IMPROVEMENTS - PHASE 2



REV	DATE	DESCRIPTION
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PROJ. NO. 2024-10942

DRAWN DLS

CHECKED AS

DATE 07/18/2025

© COFFMAN ENGINEERS INC.

SHEET TITLE:

UPRIVER DR. &
BEAU RIVAGE

SHEET NO:

C-203

SHEET