



Spokane Park Board Land Committee

3:30 p.m. Wed., Nov. 05, 2025

In-person: Ponderosa Room, Finch Arboretum
3404 W Woodland Blvd, Spokane, WA 99224

WebEx virtual meeting:

Call-in: 408-418-9388; Access code: 2482 678 9905
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 **Ponderosa Room, Finch Arboretum 3404 W Woodland Blvd, Spokane, WA 99224** and virtually via WebEx at 3:30 p.m. Wednesday, Nov. 05, 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 **2482 678 9905**, when prompted.

Written public comment may be submitted via email or mail. Comments must be received no later than 11:30 a.m. Nov. 05 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. [Place Landscape Architecture / contract amendment 5 for Meadowglen Park design task 4 \(\\$116,765.48 plus applicable tax\)](#) – Berry Ellison
2. [Equinox Research & Consulting, Inc. / contract amendment 1 for Meadowglen Park cultural resource assessment \(\\$9,198.68 non-taxable service\)](#) – Nick Hamad
3. [Historical Research Associates / contract amendment 1 for Make Beacon Hill Public Phase 2 Shields Park trailhead monitoring & site avoidance plan \(\\$30,315.00 non-taxable service\)](#) – Nick Hamad
4. [Krueger Sheet Metal Co. / Co Change Order #1 Don Kardong Interpretive Signage Fabrication & Installation \(\\$7,638.99 plus applicable tax\)](#) – Nick Hamad

Discussion Items:

1. Green Area Maintenance update – Carl Strong

Alternate Use Requests:

1. [American Indian Community Center / High Bridge Park](#) – Nick Hamad / Linda Lauch

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: Nov. 5, 2025	
Requester	Berry Ellison	Phone number: 509.625.6276	
Type of agenda item	☐ Consent ☐ Discussion ☐ Information ☒ Action		
Type of contract/agreement	☐ New ☐ Renewal/ext. ☐ Lease ☒ Amendment/change order ☐ Other		
City Clerks file (OPR or policy #)	2024-0238		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal A, Obj. 1	Master Plan Priority Tier: (pg. 171-175)	First
Item title: (Use exact language noted on the agenda)	Place Landscape Architecture / contract amendment 5 for Meadowglen Park design task 4 (\$116,765.48 plus applicable tax) – Berry Ellison		
Begin/end dates	Begins: 11/13/2025	Ends: 12/31/2026	☐ 06/01/2525
Background/history: Meadowglen Park design is a phased project, intended to be bid ready Spring, 2026. Task 1 of the work included site analysis and suitability of new park amenities and concept drawings reflecting a construction base-bid budget of \$5m. The work was used to solidify a full scope of work for final park improvements as well as support grant applications prepared by City staff. Task 2 of the work included 30% design & engineering efforts while also showing additive alternates equaling an additional \$3m worth of improvements, if funds were available. Task 3.1 of the work included 60% design and engineering effort. Task 3.2-3.4 of the work included 90% design and engineering effort, permit/plan check support, bid documents, and bid support. Task 4, the current scope of work includes design and engineering of the new Parks' prototype restroom. The task builds upon concept design previously developed by separate contract. The prototype design will be refined and offered to Park Board for approval as part of this task. If approved, the new prototype will be incorporated in to the Meadowglen Park design with adjustments to the site as required, fixtures, furnishings & equipment, and engineering for mechanical, plumbing, and electrical improvements. Deliverables include Design Development, Cost Estimates, 30%, 60%, and 90% design and engineering effort, permit/plan check support, bid documents, and bid support.			
Motion wording: Motion to approve Place Landscape Architecture Contract Amendment 5 / Meadowglen Park Design Task 4 for \$116,765.48 (plus applicable taxes) from Park Funds.			
Approvals/signatures outside Parks: ☒ Yes ☐ 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 jweathermon@place-la.com Requester: bellison@spokanecity.org Grant Management Department/Name: Parks and Recreation			
Fiscal impact: ☐ Expenditure ☒ Revenue Amount: \$116,765.48 Plus Applicable Taxes Budget code: 1950-5492-94000-56522-48205 Consultant contract, tax applied to reimbursable expenses only. No reimbursable expenses are expected.			
Vendor: ☒ Existing vendor ☐ New vendor Supporting documents: ☒ Quotes/solicitation (RFP, RFQ, RFB) ☐ W-9 (for new contractors/consultants/vendors) ☐ Contractor is on the MRSC Roster - City of Spokane ☐ ACH Forms (for new contractors/consultants/vendors) ☒ UBI: 603-603-875 Business license expiration date: 3/31/26 ☒ Insurance Certificate (min. \$1 million in General Liability)			

November 03, 2025



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, Phase Three – ADD 05

Dear Mr. Ellison:

Following up on our meeting, please find the following Additional Services Request to modify the Phase Three design documents to include the new City of Spokane Parks Prototype Restroom at Meadowglen Park. The restroom design incorporates the work to date by ALSC Architects, and further develops the coordinated conceptual design at an accelerated rate to ensure a constructable design shall be included as part of bid improvements for the park. The restroom design fee is structured around the execution of the design and some limited continued research and development of this prototype.

Electrical/Mechanical/Plumbing will be provided by KWR which is intuitive as they are already working on and understand some of the utility challenges of Meadowglen. Their proposal has both base design services and additional services depending on overall remote controls for the Parks Department. Justin Cook and DCI will provide Structural services. They were chosen for the innovative explorations needed to ensure this structure is durable and stately for 50 years with the possibility of vandalism and abuse. Brian Saylor and MACC will provide two estimates for this restroom design, an early rough order of magnitude estimate followed by a detailed estimate of 50% Construction Documents.

PLACE LA Anticipates the following delivery timelines

Task Name/Description	Target Completion
100% Complete Bid Documents	January 02, 2026

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

FEES

Meadowglen Park - Prototype Restroom Facility			
Provider	Scope	Fee	Notes
ALSC	Project validation, schematic design, contract documents, cost estimation, bidding support, closeout.	\$86,030.00	
TD+H	Revise restroom placement, grading, utility plans, bid item list, and reports.	\$10,600.00	
KWR	Revise site plan, enlarged building plan, specifications.	\$1,000.00	
PLACE	Project management, coordination.	\$3,905.20	(4% Markup of consultants)
PLACE	Revise all 90% deliverable plans and specifications as necessary.	\$15,230.28	
Total		\$116,765.48	

We would propose lump sum fees for the work as follows, payable upon presentation of a monthly statement.

Proposed Total Fee: **\$116,765.48**

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.

With Gratitude,
PLACE Landscape Architecture



Joshua Tripp, PLA, ASLA
Principal Landscape Architect

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. 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			Committee meeting date: Nov. 5, 2025
Requester	Nick Hamad		Phone number: 509.363.5452	
Type of agenda item	☐ Consent ☐ Discussion ☐ Information ☒ Action			
Type of contract/agreement	☐ New ☐ Renewal/ext. ☐ Lease ☒ Amendment/change order ☐ Other			
City Clerks file (OPR or policy #)	OPR 2025-0142			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal A: Objective 1	Master Plan Priority Tier: First (pg. 171-175)		
Item title: (Use exact language noted on the agenda)	Equinox Research & Consulting, Inc. / Contract amendment 1 for Meadowglen Park cultural resource assessment (\$9,198.68 non-taxable service)			
Begin/end dates	Begins: 06/01/2025		Ends: 06/01/2026	☐ 06/01/2525
Background/history: After the consultant completed & submitted the initial Meadowglen Park cultural resource assessment to the National Park Service, National Park staff has required the project cultural resource consultant prepare a project specific 'Monitoring and Inadvertent Discovery Plan'. Contract amendment 1 adds the preparation of the additional plan as required by NPS. Note - this plan is required in order to access the \$2.5M LWCF grant awarded to the city for the Meadowglen Park project				
Motion wording: Motion to approve Equinox Research & Consulting, Inc. contract amendment 1 for the Meadowglen Park cultural resource assessment in the amount of \$9,198.68 non-taxable service.				
Approvals/signatures outside Parks: ☐ Yes ☒ No If so, who/what department, agency or company: Equinox Research & Consulting Inc. Name: Kelly Bush Email address: kelrbush@equinoxerci.com Phone: 360.661.0356				
Distribution: Parks – Accounting nick hamad Parks – Sarah Deatrich berry ellison Requester: Nick Hamad Grant Management Department/Name:				
Fiscal impact: ☒ Expenditure ☐ Revenue Amount: \$9,198.68 non-taxable service Budget code: 1950-54920-94000-56522-48025				
Vendor: ☐ Existing vendor ☒ New vendor Supporting documents: ☒ Quotes/solicitation (RFP, RFQ, RFB) ☐ W-9 (for new contractors/consultants/vendors) ☒ Contractor is on the MRSC Roster - City of Spokane ☐ ACH Forms (for new contractors/consultants/vendors) ☒ UBI: 602172778 Business license expiration date: 11/30/25 ☒ Insurance Certificate (min. \$1 million in General Liability)				



October 1, 2025

Nick Hamad
Park Planning Manager
City of Spokane Parks and Recreation
509.724.3639
nhamad@spokanecity.org

Re: Cultural Resources Monitoring and Monitoring Plan for Meadowglen Park Development Project, Spokane, Washington.

Nick Hamad:

We understand that as part of your Land and Water Conservation Fund (LWCF) Grant, you must develop a monitoring plan with an inadvertent discovery plan. The LWCF instructions also stipulate that all activities within the APE that extend behind 5 feet in depth or in areas under hardscape must be monitored by an archaeologist. We understand that the National Park Service (NPS) is the lead agency for this project for Section 106 processes, and that the Washington State Recreation and Conservation Office (RCO) is administering the grant funding.

Scope

- Develop Monitoring and Inadvertent Discovery Plan (MIDP) and provide the plan for review to RCO and NPS.
- Archaeological monitoring for up to 3 days.
- Report to state and federal standards with up to 4 rounds of revision, submitted within 30-60 days of conclusion of monitoring.

Assumptions:

The attached estimate covers the identification and evaluation of historic properties in these project areas. The following costs are **not** included in this estimate:

- Costs associated with encountering human remains.
- Costs associated with evaluation or documentation of cultural landscapes.
- Costs associated with filling out Historic Property Inventory Forms for any historic buildings that will be affected by this project.
- Costs associated with the additional plan or permit writing required for your project.
- More than 3 days of archaeological monitoring.
- Costs associated with clearing vegetation. We assume survey area is clear of impenetrable vegetation (ex: blackberries).

The team at ERCI is comprised of individuals with strong personal research specialties who pride themselves on efficiency, performance, and integrity. We provide the highest quality product. Please check out our website for additional details www.equinoxerci.com. Thank you for the opportunity to provide excellent cultural resources services for your project, and we look forward to working with you.

Best Regards,



Kelly R. Bush, MA
Equinox Research and Consulting International Inc. (ERCI)

PROPOSED BUDGET:

Planning, Management, and Writing				
Description	Job Classification	Hours	Rate	Cost
Project orientation, meetings, review of documents, and project management. Coordinate with governments of affected Tribes. Consultation with SHPO and agencies.	Principal Investigator	6.00	139.87	839.22
Report editing	Technical editor	2.00	139.87	279.74
Report writing	Senior archaeologist	10.00	83.92	839.20
Report revision (up to 4 rounds)	Senior archaeologist	6.00	83.92	503.52
Any additional background research	Historian	4.00	83.92	335.68
GIS, Graphics, layout	GIS technician	10.00	74.60	746.00
Document control, transcriptions, data entry	Archaeological technician	16.00	68.38	1,094.08
Total				4,637.44
Archaeological Monitoring				
Description	Job Classification	Hours	Rate	Cost
Fieldwork check-ins, supervision	Principal Investigator	4.00	139.87	559.48
Archaeological Monitor (3 days)	Senior archaeologist	24.00	83.92	2014.08
Write Monitoring and Inadvertent Discovery Plan	Senior archaeologist	4.00	83.92	335.68
Travel (12 hours R/T)		12	45.00	540.00
Total				3,449.24
Direct Costs				
Description		Units	Rate	Cost
Accommodations	Three nights	3.00	126.00	378.00
Per Diem	Three days	3.00	86.00	258.00
Mileage (680 miles R/T) 1 vehicle(s)	One round trip	680	0.700	476.00
Total				1,112.00
GRAND TOTAL				9,198.68

24-1898 Cultural Resources Monitoring Plan Instructions for Land and Water Conservation Fund (LWCF) Grants

Grant Information

RCO project #: **24-1898**

LWCF project #: **53-00796**

DAHP/WISAARD #: **2025-01-00304**

Project name: **Meadowglen Neighborhood Park Development – Phase 1**

RCO grant manager: **Allison Dellwo**, allison.dellwo@rco.wa.gov

Project description/scope: **The recipient, Washington State Recreation and Conservation Office, will pass through a subaward/subgrant to the subrecipient, City of Spokane Parks and Recreation, to create Meadowglen Neighborhood Park. This project will: develop 2 playgrounds, 1 multipurpose court to accommodate up to 4 pickleball courts, 1 to 4 bocce courts, 1 restroom, a parking lot and trailhead, asphalt paths, pathway bridges, concrete walkways, soft surface/nature trails, a concrete plaza, lighting, site furnishings, landscaping, and utilities. The grant also includes site preparation, A&E, cultural resources, and permits.**

Tribes that NPS consulted:

Spokane Tribe of Indians

Kalispel Indian Community of the Kalispel Reservation

Coeur d'Alene Indian Tribe

Confederated Tribes of Colville

Nez Perce Tribe

Monitoring Plan Instructions

1. Section 106 is the regulatory context. The Project is receiving funds from a National Park Service (NPS) Land and Water Conservation Fund (LWCF) grant that is being administered through the Washington State Recreation and Conservation Office (RCO). Tribal consultation is being conducted by NPS.
2. All LWCF Monitoring and Inadvertent Discovery Plans (MIDPs) should encompass general RCO inadvertent discovery protocols (RCO's IDP is attached to email) and should give the project proponent/grant sponsor and their contractors clear directions on how to proceed when/if monitoring is necessary and/or inadvertent discoveries occur. They should be easily modifiable by the CRM firm if cultural resources needs changes later in the project. If CRM

staff have any questions about how to proceed with putting together the MIDPs for this project, please email culturalresource@rco.wa.gov and request to set up an LWCF MIDP meeting with Sarah Steinkraus. Please make sure that you provide the RCO project number in your email.

3. A DAHP cover sheet is required for the MIDP.
4. The DAHP, LWCF, and RCO project numbers must be included in the body of the MIDP.
5. All project descriptions/project scope descriptions used *throughout* the MIDP **MUST EXACTLY MATCH** the project scope language in the LWCF grant contract. THIS PROJECT SCOPE AND ITS WORDING CANNOT BE CHANGED WITHOUT TALKING TO THE PROJECT'S RCO GRANT MANAGER. If additional, non-LWCF funded actions are included in the MIDP, it must be clearly expressed that those actions are NOT funded by LWCF. The projects must be VERY CLEARLY delineated or two MIDP's should be used.
6. All project-specific requirements listed below must be included in the body of the MIDP as action items.
 - a. When notification of tribes or agencies of monitoring schedule is required for a project, NPS and RCO are asking that CRM firms send the schedule out directly to the requested tribal, RCO, and NPS staff on the same email for expediency.
7. The APE shown in the MIDP **MUST EXACTLY MATCH** the APE used in the survey report/consultation materials for the project (project-specific CRA Shapefile zipped file is attached to email). This APE **CANNOT** change without talking to the project's RCO grant manager. If additional scope items outside of the LWCF APE will be covered by this MIDP, the LWCF APE must be included in all applicable maps and clearly noted as the LWCF APE boundary and any additional APE area must be called out as non-LWCF APE areas. The projects must be VERY CLEARLY delineated or two MIDPs should be used.
8. If you need to be added to the WISAARD project please email culturalresource@rco.wa.gov to request to be added. Please provide the RCO number, your name as it is shown in the WISAARD database, and your company/agency affiliation in the email.
9. Not following all of the requirements listed here **WILL POTENTIALLY JEOPARDIZE** the project proponent/grant sponsor's federal funding as the project moves forward. If there are any questions at all regarding how to proceed with the creation of this MIDP, please have the project proponent/grant sponsor contact their RCO grant manager.
10. It is recommended that projects budget and schedule for up to four rounds of editing for all cultural resources documents moving forward with this project.

Project-Specific MIDP Requirements

RCO 24-1898/ LWCF 53-00796/ DAHP 2025-01-00304 Meadowglen Neighborhood Park Development Phase I

- The entire APE is subject to a Monitoring and Inadvertent Discovery Plan and an archaeologist shall monitor all activities that will extend beyond 155 cm (5 feet) in depth or areas under hardscape.
- The Recipient shall provide RCO and NPS with the opportunity to review the Monitoring and Inadvertent Discovery Plan prior to ground disturbing activities. RCO will be sent the cultural resources monitoring schedule prior to the commencement of cultural resources monitoring. All tribal cultural resources staff as well as DAHP, RCO, and NPS project staff will be allowed access to the Area of Potential Effect for cultural resources compliance purposes throughout the life of the LWCF grant.
- If Cultural Resources Monitoring is required under the previous stipulations, the Recipient shall furnish a Monitoring Report at project completion prior to final reimbursement and closeout, preferably within 30-60 days of the conclusion of cultural resources monitoring.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: Nov. 5, 2025	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	☐ Consent ☐ Discussion ☐ Information ☒ Action		
Type of contract/agreement	☐ New ☐ Renewal/ext. ☐ Lease ☒ Amendment/change order ☐ Other		
City Clerks file (OPR or policy #)	OPR 2025-0313		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal B Objectives 1&2	Master Plan Priority Tier: (pg. 171-175)	First Tier
Item title: (Use exact language noted on the agenda)	Historical Research Associates / Contract amendment 1 for Make Beacon Hill Public Phase 2 Shields Park Trailhead Monitoring & Site Avoidance Plan (\$30,315.00 non-taxable service)		
Begin/end dates	Begins: 04/17/2025	Ends: 05/01/2026	☐ 06/01/2525
Background/history: National Park Service staff has required additional cultural resource survey and reporting at John H. Shields Park prior to proceeding with construction of the Make Beacon Hill Public Phase 2 project. Contract amendment 1 adds the additional site survey, inventory & reporting as required by NPS. Note - this plan is required in order to access the \$1.0M LWCF grant awarded to the city for the Make Beacon Hill Public project.			
Motion wording: Motion to approve Historical Research Associates contract amendment 1 for the Make Beacon Hill Public Phase 2 Shields Park Trailhead monitoring & site avoidance plan in the amount of \$30,315.00 non-taxable service.			
Approvals/signatures outside Parks: ☐ Yes ☒ No If so, who/what department, agency or company: Historical Research Associates Name: Lynn Compas Email address: lcompas@hraassoc.com Phone:			
Distribution: Parks – Accounting nick hamad Parks – Sarah Deatrich berry ellison Requester: Nick Hamad jason nechanicky Grant Management Department/Name:			
Fiscal impact: ☒ Expenditure ☐ Revenue Amount: \$30,315.00 non-taxable service Budget code: 1950-54920-94760-56301-48082			
Vendor: ☒ Existing vendor ☐ New vendor Supporting documents: ☒ Quotes/solicitation (RFP, RFQ, RFB) ☐ W-9 (for new contractors/consultants/vendors) ☒ Contractor is on the MRSC Roster - City of Spokane ☐ ACH Forms (for new contractors/consultants/vendors) ☒ UBI: 601180083 Business license expiration date: 6/30/26 ☒ Insurance Certificate (min. \$1 million in General Liability)			



Scope of Work: Beacon Hill Phase II – Shields Park Pictograph Recordation and Additional Survey

Historical Research Associates, Inc. (HRA), is pleased to submit the following scope of work (SOW) and cost proposal to the City of Spokane Parks & Recreation Department (Spokane Parks) for continued cultural resources support for the Make Beacon Hill Public Phase II Project (the project). The project is on public land within the City of Spokane, Washington, and is receiving National Park Service (NPS) Grant Funding administered by the Washington Recreation and Conservation Office (RCO). The Department of Archaeology and Historic Preservation (DAHP), RCO, and NPS are requesting that a pictograph be recorded in Shields Park. They also recently expanded the Area of Potential Effects (APE) by approximately 1.75 acres and requested that additional survey be conducted within the expanded portion of the Shields Park APE.

The APE contains two previously recorded archaeological sites, 45SP217 and 45SP1066 (the pictograph). The additional survey will be documented in an addendum to the previous cultural resources technical report. Site 45SP217 was recorded in 1989. Per RCO's instructions the site is to be relocated and the site record is to be updated and included with the addendum survey report.

Notice to proceed to record 45SP1066 was given by Nick Hamad, via email on April 17, 2025. HRA recorded the site and prepared the memo for the pictograph 45SP1066 which was submitted to RCO and NPS. However, due to a contracting issue, HRA has not been paid. The scope and costs associated with recording Site 45SP1066 are included with this amendment. The following details are the tasks, assumptions, and schedule based on HRA's current understanding of the project.

Task 1. Project Management

Project management includes those items necessary for completion of tasks such as project setup and closeout, internal and client planning meetings and communications, review of invoicing, and updates on progress to the client. HRA values open communication with our clients, which is essential to establishing and meeting expectations throughout a project.

Task 2. Background Research

HRA will update the background research for shields park in preparation for the additional survey. The research will include a brief review of DAHP's online database (WISAARD) to identify any additional previously recorded sites and studies within the research buffer.

Task 3. Record Pictograph

HRA recorded the pictograph located within the expanded APE.

Task 4. Prepare Pictograph Memo

HRA prepared a brief addendum to the cultural resources report for the project that includes documentation for the pictograph (including a resource form), and the methods used to record the resource. This task also provides for background research.

Task 5. Conduct Additional Archaeological Survey

Methods Memo

Prior to field investigations, HRA will prepare a methods memo outlining the methods that will be used to conduct background research, field work, and reporting. The methods memo will also include a map(s) showing the APE, and proposed locations of shovel probes. The memo will be reviewed by RCO and NPS.

Health and Safety Plan

As part of HRA's on-going commitment to our employees, HRA's Safety Manager will update the Health and Safety Plan previously prepared for the project for those conducting field work to follow while on the job site. The Health and Safety Plan will include specific guidelines to limit staff exposure and community spread of COVID-19.

Utility Locates

Prior to archaeological fieldwork, HRA's archaeologists will arrange for utility locates as per the requirements of Washington's Underground Utilities regulations (RCW 19.122). This requires obtaining a locate survey for any kind of excavation on public and private property that will exceed 12 inches in depth. A locate service must be notified by the excavator (HRA) at least five (5) business days before digging, and the area of proposed excavation must be marked with paint as described in RCW 19.122.030. HRA will mark the area in paint and will provide the locate service with adequate documentation (maps and a text description) to complete the survey.

Archaeological Survey

A Secretary of the Interior (SOI) qualified archaeologist, accompanied by a second archaeologist, will conduct an archaeological pedestrian survey within the expanded APE (approximately 1.75 acres). The archaeologists will systematically walk transects spaced no more than 20 meters across all unpaved areas. They will examine exposed soils for evidence of cultural materials.

As noted earlier, the total expansion area APE comprises approximately 1.75 acres. The APE is considered to be located in high-risk areas for containing archaeological resources. As a result, a subsurface survey (i.e., shovel probes) will be conducted. Up to 20 shovel probes will be excavated

within the expanded APE for the project. The purpose will be to assess the probability for and identify buried cultural materials. Probe placement will be up to the judgment of the field supervisor based on the proposed design, topographic circumstances, and other field observations. Excavated sediment will be screened through ¼-inch mesh. Sediment observed in each shovel probe will be documented on standard HRA shovel probe forms.

Observations include but are not limited to sediment grain size, presence of gravels, evidence of disturbance, and presence of cultural materials. Cultural materials found in each shovel probe will be photographed using a digital camera and analyzed in the field. No artifacts will be collected.. Shovel probes will be filled upon completion of documentation and their location will be noted using a Global Position System (GPS) instrument. If an archaeological site is identified, and it cannot be recorded during the time allotted in the field under this budget, the cost estimate will be revised to cover the additional time needed for recordation.

The expanded portion of the APE includes precontact Site 45SP217. This site was recorded in 1989. Per RCO's instructions the site will be relocated and the site record will be updated and included with the survey report. The estimate includes up to an additional 5 shovel probes that will be used to delineate the boundary of the site.

Task 6. Prepare an Addendum to the Primary Survey Report.

HRA will prepare an addendum memo to the original cultural resources technical report that meets DAHP standards and guidelines and incorporates the results of the archaeological survey. Minimally, the report will include a DAHP coversheet, management summary, introduction and project description, background research update, methods, results of the field investigations, conclusions and recommendations, and an assessment of project effects on historic properties (to the extent possible). The report will also include resource forms, and appropriate maps, figures, and photographs.

Deliverables

HRA submitted draft and final memos for 45SP1066 and expects no additional comments from RCO or NPS.

HRA will submit electronic versions of the draft addendum survey memo for review, one in Word (.docx) and one in Adobe (.pdf) format. Upon receipt of Spokane Parks and RCO comments, HRA will provide one (1) electronic (.pdf) draft survey report for RCO's submittal to NPS. Upon receipt of NPS comments a HRA will provide a final copy of the final documents, inclusive of all appropriate SHPO data (report cover sheet, GIS shapefiles, and resource forms).

Final Deliverables: 1 electronic copy in Adobe (.pdf) format
1 SHPO cover sheet in Adobe (.pdf) format
GIS shapefiles for SHPO submission

Schedule

HRA will complete a draft report and submit the final technical addendum within four weeks of receiving comments on the draft.

Cost and Assumptions

HRA's total cost for tasks outlined in this scope of work (SOW) is \$30,315.00 to be billed on a time and materials basis.

A breakdown of the costs is shown in the following table.

Table 2. Costs.

Task	Labor	Directs	Total
Task 1: Project Management	\$5,231	\$12	\$5,243
Task 2: Background Research	\$1,2800	\$0	\$1,2800
Task 3: Record Pictograph	\$1,834	\$105	\$1,939
Task 4: Prepare Pictograph Memo	\$7,532	\$0	\$7,532
Task 5: Conduct Additional Archaeological Survey	\$7,260	\$1,340	\$8,600
Task 6: Prepare Addendum to the Primary Survey Report	\$5,722	\$0	\$5,722
Total	\$28,859	\$1,456	\$30,315

HRA's cost proposal is made with the following assumptions in mind, deviations from which may require a scope or cost modification:

- The survey area measures approximately 1.75 acres.
- The services included in this SOW are for survey-level investigations. Identified archaeological resources may require additional investigations to determine their NRHP eligibility and/or the project's potential impacts; such work would require a scope and cost modification.
- The project will be completed in 2025 using current 2025 labor rates. If the project extends into the 2026 calendar year, a cost modification may be required. HRA rates will automatically adjust each calendar year.

- This cost estimate and schedule is valid for up to 30 days. Any delays in accepting the bid and executing a contract could result in changes to the cost estimate and schedule.
- If requested, HRA will inform the appropriate Tribes of our schedule, and invite them to participate in the survey. HRA's tribal notifications do not constitute consultation under 36 CFR Part 800; consultation is the responsibility of the lead agency.
- Spokane Parks will provide access to the property, coordinate safe access to the project area, clear any modern debris that obscures the ground surface, and provide a line of communication with safety personnel while HRA conducts field efforts, as needed and appropriate.
- Field investigations associated with shovel probes will require utility locates. HRA will coordinate public utility locates only.
- Field investigations may necessitate special accommodations to ensure the health and safety of our staff, including requiring staff to travel in separate vehicles, providing appropriate cleaning supplies for equipment, and enacting protocols and procedures by the Field Director and HRA's Health and Safety Manager. HRA reserves the right to delay field investigations for a reasonable amount of time due to health and safety-related impediments beyond our control, for example, extreme weather, mandates restricting travel, or outbreaks of contagion in the project area that put our staff at elevated health and safety risks. HRA will remain in close contact with Spokane Parks throughout the fieldwork planning and execution stages to ensure any potential delays are communicated early, thoroughly, and with complete transparency.
- Soils and sediments in the project vicinity are not known to have increased likelihoods of containing regulated hazardous materials. As a result, this SOW assumes that no HAZWOPER training is required; that personal protective equipment (PPE) beyond basic Level D protection is not required; and that a HAZWOPER-level Health and Safety Plan (HASP) will not be necessary. If conditions change and/or these items are required, HRA will approach Spokane Parks for a change order and will be given up to 10 days to prepare a HAZWOPER HASP. If a HAZWOPER HASP is needed, Spokane Parks will furnish all information necessary for HRA's contracted industrial hygienist to prepare the document within 5 days.
- HRA will delineate the boundary of and update the site record for one known resource (45SP217).
- If additional archaeological sites are identified, the cost estimate may need to be adjusted to cover additional costs associated with documenting the resource..
- HRA will excavate up to 25 shovel probes.

- No artifacts will be collected. If identified , artifacts will be photographed, analyzed in the field, and placed in bags and returned to the shovel probe that it came from.
- HRA’s investigations do not include identifying Traditional Cultural Properties (TCPs), Traditional Cultural Landscapes, and/or Historic Properties of Religious and Cultural Significance (HPRCST).
- There will be no in-person meetings, except for on-location meetings that may occur during monitoring. Consultation meetings with Tribes or SHPO will be virtual.
- No human remains, archaeological resources, or potential archaeological resources requiring additional investigations, permits, or treatment will be investigated under this contract. Should such resources be identified during monitoring activities, all work in the immediate vicinity will stop until the potential impact can be resolved. Any additional archaeological investigation that may be needed to resolve the project’s potential impact will require a contract modification or new contract.

Spokane Park Board

Briefing Paper



Committee	Land Committee			Committee meeting date: Nov. 5, 2025
Requester	Nick Hamad		Phone number: 509.363.5452	
Type of agenda item	☐ Consent ☐ Discussion ☐ Information ☒ Action			
Type of contract/agreement	☐ New ☐ Renewal/ext. ☐ Lease ☒ Amendment/change order ☐ Other			
City Clerks file (OPR or policy #)	OPR 2025-0549			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal K, Objective 4	Master Plan Priority Tier: Third (pg. 171-175)		
Item title: (Use exact language noted on the agenda)	Krueger Sheet Metal Co. / Change Order #1 Don Kardong Interpretive Signage Fabrication and Installation (\$7,638.99 plus tax)			
Begin/end dates	Begins: 10/06/2025	Ends: 01/31/2026	☐ 06/01/2525	
Background/history: The initial project bid required contractor to remove existing bridge guardrail panels and re-use the tamper resistant fasteners when in installing interpretive guardrail panels. Upon mobilization to site, it was determined the existing fasteners were difficult to remove and unable to be re-used. Change order #1 funds the additional labor required to remove 'tamper-proof' bolts and provide new tamper resistant bolts for the new interpretive panels.				
Motion wording: Motion to approve Krueger Sheet Metal Co. change order #1 for the Don Kardong Interpretive Signage Fabrication and Installation project in the amount of \$7,638.99 plus tax.				
Approvals/signatures outside Parks: ☐ Yes ☒ No If so, who/what department, agency or company: Krueger Sheet Metal Company Name: Paul Hagan Email address: paul@kruegersheetmetal.com Phone: 509.418.2681				
Distribution: Parks – Accounting nick hamad Parks – Sarah Deatrich al vorderbrueggen Requester: Nick Hamad Grant Management Department/Name:				
Fiscal impact: ☐ Expenditure ☒ Revenue Amount: \$7,638.99 plus tax Budget code: 1950-5492-94760-56522-48205				
Vendor: ☐ Existing vendor ☒ New vendor Supporting documents: ☐ Quotes/solicitation (RFP, RFQ, RFB) ☐ W-9 (for new contractors/consultants/vendors) ☒ Contractor is on the MRSC Roster - City of Spokane ☐ ACH Forms (for new contractors/consultants/vendors) ☒ UBI: 328043922 Business license expiration date: 7/31/26 ☒ Insurance Certificate (min. \$1 million in General Liability)				



CITY OF SPOKANE
PARKS AND RECREATION

CONTRACT AMENDMENT

Title: **DON KARDONG BRIDGE
INTERPRETIVE SIGNAGE
FABRICATION AND INSTALLATION**

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 **KRUEGER SHEET METAL COMPANY**, whose address is 18420 E. Garland Avenue, Spokane Valley, Washington 99027 / Mailing: PO Box 2963, Spokane, Washington 99220, as ("Contractor"), individually hereafter referenced as a "party", and together as the "parties".

WHEREAS, the parties entered into a Contract wherein the Contractor agreed to provide fabrication and installation of new wayfinding and interpretive panels atop the Don Kardong Bridge; and

WHEREAS, additional funds are needed to pay for services being provided, 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 August 7, 2025, 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 6, 2025 and shall run through January 31, 2026.

3. ADDITIONAL WORK.

The Scope of Work in the original Contract is revised to include additional work set forth in Quote No. 32553, attached hereto.

4. COMPENSATION.

The City shall pay an additional amount on a time and materials basis not to exceed **SEVEN THOUSAND SIX HUNDRED THIRTY-EIGHT AND 99/100 DOLLARS (\$7,638.99)**, plus applicable sales tax, for everything furnished and done under this Contract Amendment. 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.

KRUEGER SHEET METAL COMPANY

**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 - Contractor's Quote

25-211

ATTACHMENT A

From: [Paul Hagan](#)
To: [Hamad, Nicholas](#)
Cc: [Guy Michaelsen](#); [Matt Martenson](#); [Belle Miller](#)
Subject: Fasteners Quote
Date: Wednesday, September 17, 2025 8:24:25 AM
Attachments: [Quote.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello

In Speaking to Save at Star Stainless Fastener (who supplied the fasteners to Burley Products on the original job) these fasteners are not only tamperproof but are also a deformed nut, so removal will result in a destroyed nut and bolt. This proposal is to weld a tab to each nut so we can stop them from spinning while we remove the bolt. This method will not damage the existing galvanizing and powder coat as requested by Nick

Thanks

Krueger Sheet Metal Co.
Paul Hagan
18420 E Garland Ave
Spokane Valley, WA 99027
Office: (509) 489-0221 Ext: 113
Direct: (509) 418-2681

Mailing Address:
P.O. Box 2963
Spokane, WA 99220

KRUEGER SHEET METAL COMPANY

Sheet Metal Fabricators Roofing Contractors
Industrial, Commercial
18420 E. Garland Ave
SW Corner of Barker & Garland
Spokane Valley, WA 99027-5110

(509) 489-0221
Fax (509) 489-6539

QUOTE # 32553

Wednesday, September 17, 2025

SPOKANE, CITY OF
808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201

Attention: Nick

Subject: Remove fasteners without damage to panels

Thank you for the opportunity to quote the following item.

Please note that we have included the following: Delivery, Installation, Field Dimensions.

Please note that we have NOT included the following: Washington State sales tax.

FOB Bridge

Have Seen Addenda # 0

Price valid for 30 Days from the date of this quote.

Lead Time: 30 Days.

	Description	Quantity	Order Size	Price per	Extended Price
# 1	ADDED LABOR TO REMOVE FASTENERS	1	Lot	\$7,638.99	\$7,638.99
				Total:	\$7,638.99

Sincerely,

Krueger Sheet Metal

BY: _____
Paul Hagan

Mailing Address:
P.O. Box 2963
Spokane, WA 99220

KRUEGER SHEET METAL COMPANY

Sheet Metal Fabricators Roofing Contractors
Industrial, Commercial
18420 E. Garland Ave
SW Corner of Barker & Garland
Spokane Valley, WA 99027-5110

(509) 489-0221
Fax (509) 489-6539

QUOTE # 32553

DETAIL SHEET

Subject: Remove fasteners without damage to panels

Item #1 ADDED LABOR TO REMOVE FASTENERS

Labor to weld square bar to nuts to be able to
remove without damaging existing finishes
please note these nuts are designed to destroy
both nut and bolt upon removal so all
fasteners will need to be replaced

this cost includes new fasteners

Mailing Address:
P.O. Box 2963
Spokane, WA 99220

KRUEGER SHEET METAL COMPANY

Sheet Metal Fabricators Roofing Contractors
Industrial, Commercial
18420 E. Garland Ave
SW Corner of Barker & Garland
Spokane Valley, WA 99027-5110

(509) 489-0221
Fax (509) 489-6539

NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no. KRUEGSM35609, and has posted with the state a bond or deposit of \$12,000 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is May 20, 2025.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000 that you and other customer's suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT.

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: Nov. 5, 2025	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	☐ Consent ☒ Discussion ☐ Information ☐ Action		
Type of contract/agreement	☒ New ☐ Renewal/ext. ☐ Lease ☐ Amendment/change order ☐ Other		
City Clerks file (OPR or policy #)	OPR 2023-0047		
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)		Master Plan Priority Tier: (pg. 171-175)	
Item title: (Use exact language noted on the agenda)	Alternative use request (ground lease) / American Indian Community Center at High Bridge Park		
Begin/end dates	Begins:	Ends:	☐ 06/01/2525
Background/history: After the approved 2023 LOI for a proposed American Indian Community Center within High Bridge Park, the AICC and their agents have completed a full pre-design study and have submitted an alternative use request for a proposed ground lease of approximately 2.25 acres within an undeveloped portion of High Bridge Park. There is potential for the proposed lease / community center to provide a new community amenity while also providing a quantifiable net benefit to High Bridge park. The quantifiable net improvement proposed includes: public use of the new facility, development of a playground and restroom south of the proposed facility, and remedy of the illicit activity within the area proposed for development.			
Motion wording: Discuss Alternative Use Request (Ground Lease) at High Bridge Park and whether or not it can provide a quantifiable net benefit to the city park system.			
Approvals/signatures outside Parks: ☐ Yes ☒ No If so, who/what department, agency or company: American Indian Community Center Name: _____ Email address: _____ Phone: _____			
Distribution: Parks – Accounting karen@aiccinc.org Parks – Sarah Deatrich lindal@aiccinc.org Requester: Nick Hamad garrett jones Grant Management Department/Name: _____			
Fiscal impact: ☐ Expenditure ☒ Revenue Amount: _____ Budget code: _____			
Vendor: ☐ Existing vendor ☒ New vendor Supporting documents: ☐ Quotes/solicitation (RFP, RFQ, RFB) ☐ Contractor is on the MRSC Roster - City of Spokane ☐ UBI: _____ Business license expiration date: _____ ☐ W-9 (for new contractors/consultants/vendors) ☐ ACH Forms (for new contractors/consultants/vendors) ☐ Insurance Certificate (min. \$1 million in General Liability)			

From: [Wufoo](#)
To: [Hamad, Nicholas](#)
Subject: Alternative Use on Park Land Form [#8]
Date: Tuesday, October 14, 2025 11:18:49 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Name	Linda Lauch
Applicant Organization (if applicable)	AMERICAN INDIAN COMMUNITY CENTER
Email	lindal@aiccinc.org
Address	☐ 1025 W. Indiana Avenue Spokane, WA 99205 United States
Phone Number	(509) 535-0886
Site Address	212 S. A Street Spokane, WA 99224
Parcel number(s)	25231.2505
Approximate area of park property impacted by proposal	2.25 acres
Park Name (if applicable)	High Bridge Park
Proposal Classification / Proposed Type of Alternative Use: Check All That Apply	• New construction – Permanent Structure
What is the proposed time duration for the alternative use	50 years

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.

This proposal seeks approval for the construction of a new ~22,066 square foot American Indian Community Center, and site improvements—including public parking, an outdoor amphitheater, walkways, utilities, and landscaping—on approximately 2.25 acres of undeveloped land within High Bridge Park, located at the corner of A Street and Riverside Avenue.

The selection of this site is intentional and deeply meaningful. High Bridge Park holds unique historical and cultural significance for tribal communities, offering a location that honors Indigenous heritage while providing convenient access to transportation infrastructure. The proposed development presents a rare opportunity to create shared value for both the American Indian Community Center and Spokane Parks, fostering cultural revitalization, community engagement, and public benefit.

First, as outlined in the Park Board Resolution, adopted in January 2023, the AICC has been displaced 11 times since its founding in 1967. A permanent location will create measurable improvements in community health services and increase AICC's internal capacity to serve more clients annually. The Park Board's previous adoption of a resolution to partner with the AICC to

achieve a mutual benefit through this project represents the best opportunity to secure the real estate needed to develop this “Forever Home.”

Second, this property lies on a profoundly significant portion of the ancestral lands of the Spokane Tribe of Indians—near the confluence of the Spokane River and Hangman Creek. Historically, the Tribe camped at this site during seasonal fish harvests, which were so abundant that they welcomed other regional tribes to join in the gathering. This tradition fostered intertribal connections and celebrations rooted in the generosity of the land.

As recently as the 1970s, tribal communities held powwows in High Bridge Park to honor their enduring relationship with this sacred space. The site's proximity to both the creek and river reflects the deep spiritual bond between tribal peoples and these waterways. Establishing the AICC here carries far greater meaning than any other potential locations—it is a return to a place of cultural gathering, sustenance, and ceremony.

Third, this location offers exceptional accessibility by both car and public transportation. Visitors can reach the site quickly from I-90, the Sunset Highway, downtown Spokane, and surrounding neighborhoods. For many individuals served by the AICC who do not own a vehicle, the availability of reliable public transit is essential. Spokane Transit Authority (STA) buses stop at this location at regular 20-minute intervals, ensuring consistent and convenient access.

Additionally, the site is well-suited for freight deliveries, allowing for efficient stocking and re-stocking of supplies and food for the food bank. This ease of access—whether for community members, staff, or logistical support—makes the location not only practical but also inclusive and responsive to the needs of those we serve.

Fourth, we hold deep respect for this land and recognize its potential to thrive through the community-centered improvements and ongoing programming we envision. Currently, the site remains largely unimproved and is often occupied by campers, who unfortunately, have contributed to the degradation of the space. Through thoughtful development and consistent, positive activity throughout the week, the AICC will revitalize this portion of High Bridge Park—transforming it into a vibrant, welcoming environment.

Simply put, this location offers more than convenience—it offers meaning. It will provide the AICC with a culturally grounded, easily accessible place where healing, celebration, and community can flourish.

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)

Public 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.

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.

The proposed use is a publicly accessible community center. While it is named the American Indian Community Center, services are available to all members of the community. This facility will house

vital social services—including a food bank, Indian Child Welfare, Family Services, and holistic case management—under one roof. It will also serve as a cultural hub where people can gather for meetings, powwows, weddings, funerals, and ceremonies that preserve traditions and strengthen intergenerational bonds. Additionally, the site will function as an outdoor learning and recreation space—a place where knowledge, healing, culture, and community meet.

This proposal directly enhances the public function of High Bridge Park—starting with safety. While recent improvements to the dog park have elevated the park’s appeal, the northern end continues to host illicit activity and camping and remains under-maintained compared to other city parks. As a result, many community members feel hesitant to use this portion of the park. Further investment is needed to restore a sense of safety and belonging.

By physically improving a relatively neglected area and establishing a consistent, positive presence, the AICC will help transform the space. Staff will be on-site daily from 8:30 a.m. to 5:00 p.m., actively monitoring the facility and surrounding grounds. This regular activity will deter misuse and encourage broader public engagement—building on the success of the dog park and continuing the revitalization of High Bridge Park.

Most important, the AICC Forever Home creates a new indoor community space—at no cost to the Park Board. The facility will be available for public use, including meetings, classes, and appropriate indoor programming. It does not displace any existing park functions; rather, it augments and expands the park’s offerings, making it more inclusive, functional, and welcoming for all.

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

Per adopted park policy, for any alternative use on park land to be approved by the Park Board, the proposal must demonstrate the Alternative Use will provide a Quantifiable Net-Improvement to Park Land, and/or recreational offerings as determined by the Park Board. If no quantifiable net improvement is offered, the application may be rejected outright or requested to be revised to include such an improvement prior to consideration by the Park Board.

If accepted by the Park Board, this proposal would deliver several net benefits to High Bridge Park and the broader park system in this part of the city.

First, the American Indian Community Center would add a publicly accessible community facility—at no cost to Parks. Currently, the annual cost allocated to each city-operated community center is approximately \$X,XXX–\$X,XXX. This new center would offer comparable services, including social support and cultural programming, without drawing from the Parks budget.

Second, we propose to collaborate with Parks on the development of two highly valued amenities immediately south of the AICC site: a playground and a public restroom. These features would be open to all park users and maintained by Parks but developed as part of—or in tandem with—the AICC project. According to park staff, playgrounds and restrooms are among the most requested amenities, and both are currently absent from this location. Their inclusion would enhance the experience for both community center visitors and general park users, creating shared value and reinforcing the site’s role as a vibrant public space.

If accepted by the Park Board, this proposal would deliver several net benefits to High Bridge Park and the broader park system in northwest Spokane --- including the proximity to the Centennial

Trail link and the potential to service those users.

What is the appraised value of the subject park land?	\$833,000.00
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If applicable, what is the estimated increase in value of the applicant's property as a result of an approved alternative use application.	\$0.00
--	--------

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.

This area is currently 'undeveloped', though it was previously enhanced and utilized during Expo 74 as a campground facility to accommodate visitors to the fair. Those enhancements have all been removed. The AICC improvements will be completely open to the public, including the parking and structure, so there is no loss of free community access anticipated. The proposed AICC building is sited on a steep embankment / slope and will feature an entry from both the top and the bottom of the slope. This maximizes accessibility and minimizes disruption of the surrounding park area. As a part of the AICC development, we also propose improving the landscape around the building site to cultivate native plants and restore the landscape.

Lastly, we propose park enhancements in area surrounding the AICC building --- as noted in the previous response to the quantifiable net-benefit question above.

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.

As previously noted, the area within High Bridge Park proposed for the AICC development is currently underutilized and faces persistent challenges. It is frequently occupied by illegal car and RV campers, hosts recurring illegal activities, and is often littered with garbage. These conditions create an atmosphere of unease for park users—particularly those visiting the dog park, disc golf course, and boat launch. The overgrowth of dense, low-lying trees and shrubs further obstructs sight lines, compounding the sense of isolation and insecurity.

The AICC development offers a meaningful solution. By introducing consistent, positive activity and community presence, the project will displace illicit use and activate a neglected portion of the park. This revitalization will complement recent dog park improvements and significantly enhance the overall sense of safety within High Bridge Park.

In addition, the development will improve the park's visual appeal along the roadway and provide a

new indoor space for public use—supporting meetings, cultural events, and community programming. This is not just a building; it’s a catalyst for healing, connection, and renewed public engagement.

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

LOCATION MAP



The Basalt Tower Concept

Inspired in character by the formations of basalt rocks and cliff edges that occur throughout Washington.



SE PERSPECTIVE



NE PERSPECTIVE

DUALITY



- CONFLUENCE
- WALKING IN TWO WORLDS
- FLEXIBILITY/ ADAPTABILITY

RESILIENCE



- CONNECTS W/ NATURE
- SUSTAINABLE
- REGENERATIVE
- UNBROKEN CYCLES

SEPARATION OF ACCESS & FUNCTION



- WELCOMING
- SAFE
- SECURE
- PRIVATE

INTERDEPENDENCE



- IT TAKES A VILLAGE
- STRENGTH OF CONNECTIVITY
- MULTI-CULTURAL

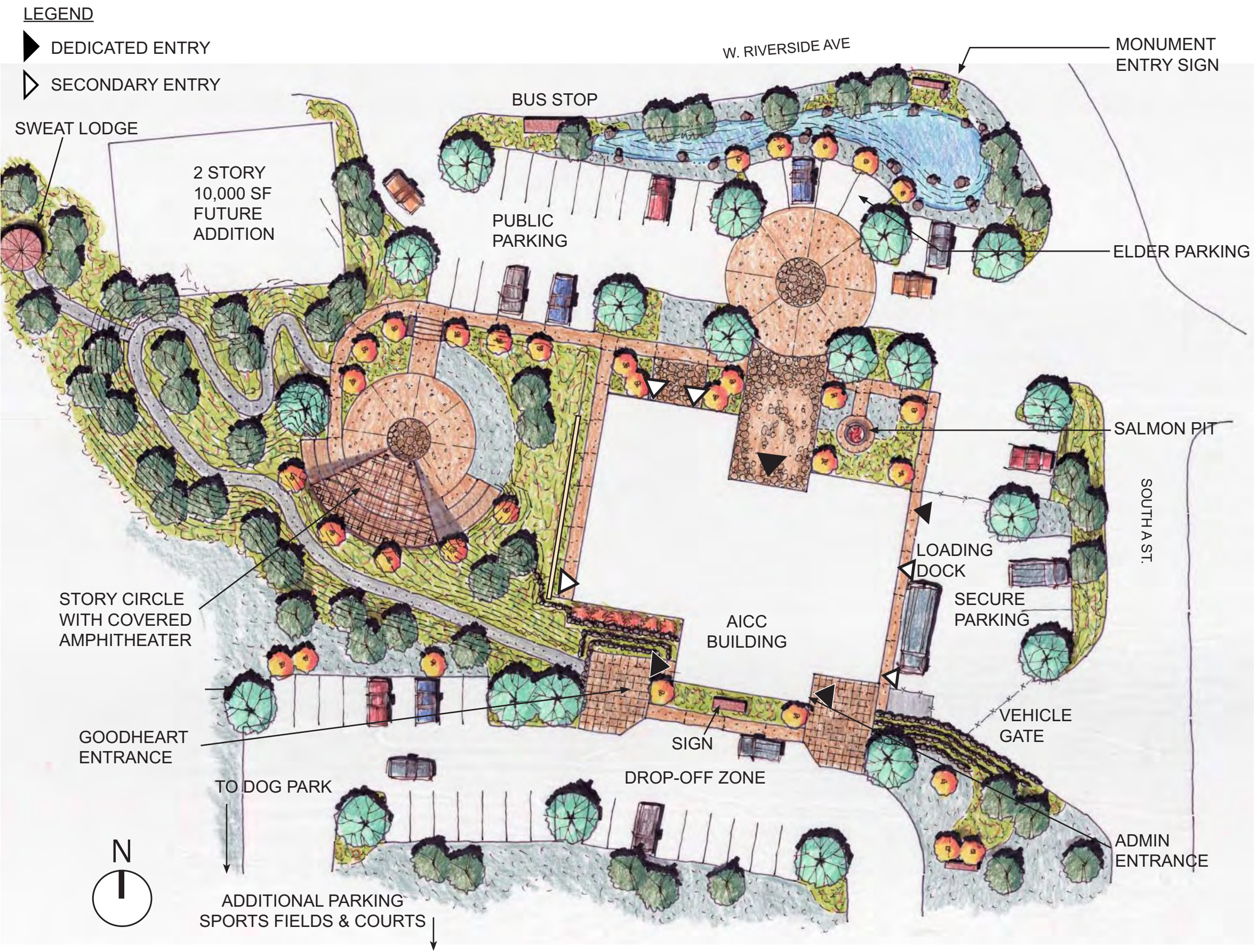
LANDSCAPE NARRATIVE

Inspired by the natural beauty of Spokane’s basalt rock formations and river edges, the landscape concept aims to create a welcoming community space along the riverside. The design centers around a circular vehicular courtyard with an art installation, which can be adapted for events while maintaining efficient parking. Key features include a spacious outdoor area for gatherings and a covered story circle to support cultural activities, hoping to foster a sense of community and tradition. In an effort to honor and integrate Native culture, the design incorporates elements such as a salmon pit for cooking and a sweat lodge located discreetly up a trail for privacy.

Practical needs are addressed through dividing the site on two levels - a higher portion of the site to the south with dedication entries for the administration and Good Heart areas. The lower area to the north has the back of house function spaces and the community focused food bank and event and learning center. Accessible intrepertive trails and landscaping connect the two halves of the site the inclusion of a bus shelter for easy access to the AICC. A bus stop provides public transit access on the north edge of the site.

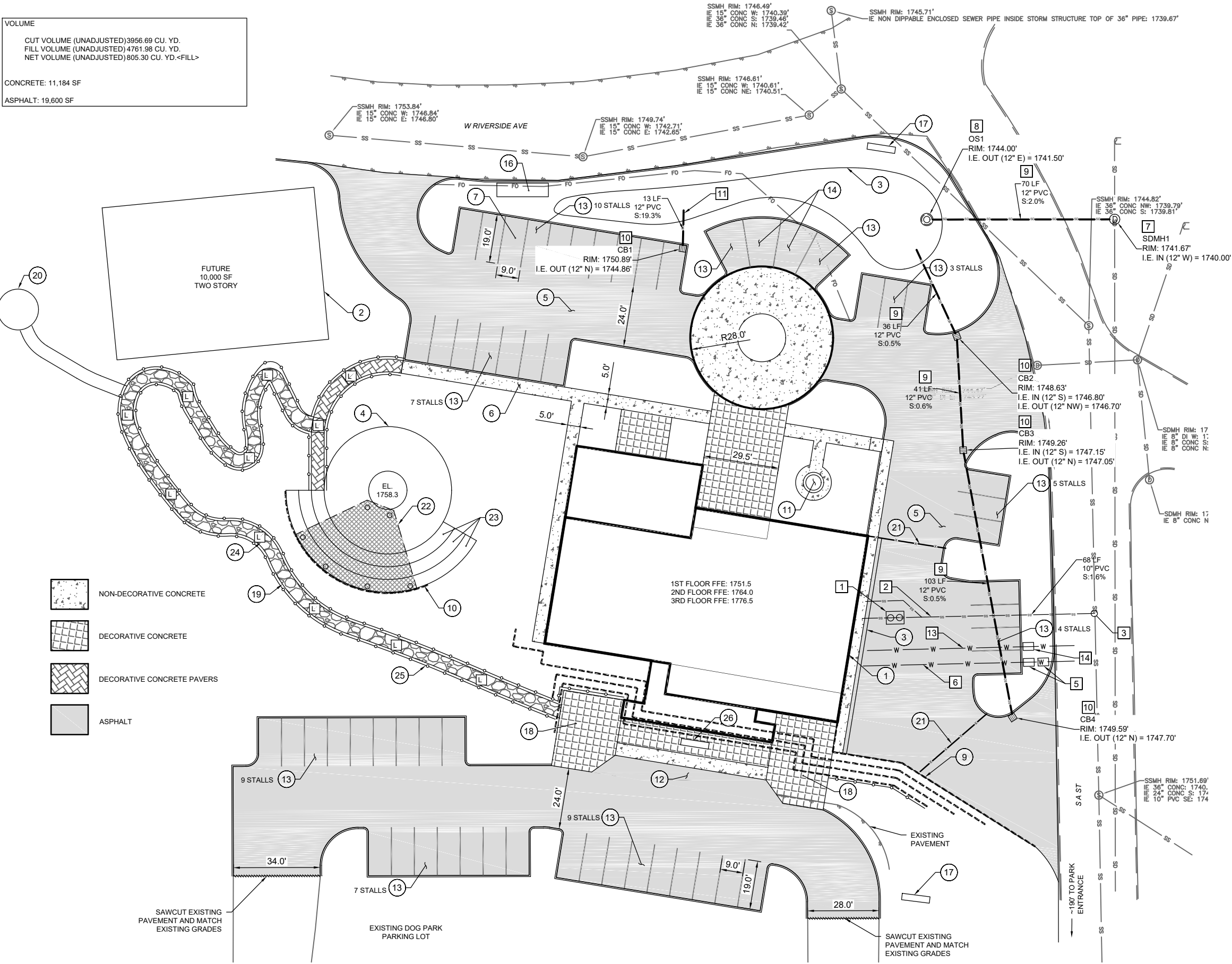
The site plan balances these cultural and functional elements with the site’s natural features. While the landscape plan strives to create a versatile and culturally rich space that can accommodate various community events and activities, its true value will be determined by how it serves and is embraced by the community.

PARKING: NORTH - 19 STALLS
SOUTH - 25 STALLS



VOLUME
CUT VOLUME (UNADJUSTED) 3956.69 CU. YD.
FILL VOLUME (UNADJUSTED) 4761.98 CU. YD.
NET VOLUME (UNADJUSTED) 805.30 CU. YD. <FILL>

CONCRETE: 11,184 SF
ASPHALT: 19,600 SF



- NON-DECORATIVE CONCRETE
- DECORATIVE CONCRETE
- DECORATIVE CONCRETE PAVERS
- ASPHALT

KEYNOTES

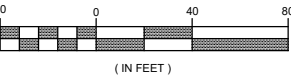
- 1 MAIN BUILDING
- 2 FUTURE BUILDING
- 3 ROLLED CURB
- 4 STORY CIRCLE
- 5 ASPHALT AREA, TYP
- 6 SIDEWALK, TYP
- 7 STANDARD PARKING STALL, TYP
- 8 ADA PARKING STALL, TYP
- 9 RETAINING WALL
- 10 CIRCLE RETAINING WALL
- 11 SALMON PIT
- 12 AICC DROP-OFF ZONE.
- 13 PUBLIC PARKING: 25 STALLS LOWER, 25 STALLS UPPER
- 14 ELDER PARKING: 2 STALLS
- 15 SECURE FLEET PARKING: 4 STALLS
- 16 BUS STOP
- 17 MONUMENT SIGN
- 18 PATIO
- 19 INTERPRETIVE TRAIL
- 20 SWEAT LODGE
- 21 SECURITY GATE
- 22 SHADE STRUCTURE
- 23 STORY CIRCLE TIER
- 24 ADA LANDING
- 25 36" HIGH HANDRAIL, 920 LF
- 26 DIRECTIONAL SIGN

UTILITY NOTES

- 1 5'X7' SANITARY GREASE INTERCEPTOR
- 2 4" PVC SEWER
- 3 CONNECT 4" SEWER TO EXISTING 36" SEWER MAIN. APPROXIMATE I.E. OF NEW SERVICE: 1742.8'
- 4 2 1/2" PVC WATER SERVICE
- 5 2 1/2" PVC WATER METER AND DOUBLE CHECK VALVE
- 6 NEW WATER SERVICE TO CONNECT TO FUTURE WATER MAIN
- 7 NEW STORMWATER MANHOLE OVER EXISTING STORMWATER LINE
- 8 OVERFLOW STRUCTURE FOR POND DISCHARGE
- 9 12" PVC STORMWATER
- 10 CATCH BASIN
- 11 POND INLET
- 12 CURB CUTS TO ALLOW RUNOFF TO SHEET FLOW TO POND
- 13 4" FIRE PROTECTION SERVICE
- 14 DOUBLE CHECK VALVE



SITE PLAN
SCALE: 1"=40'



06/30/2025
C101

SITE PLAN



AMERICAN INDIAN
COMMUNITY CENTER
PRELIMINARY SCHEMATIC DESIGN



Broker Opinion of Value

**212 S A St,
Spokane, WA**

Prepared for:
City of Spokane
September, 2025



Jones Lang LaSalle Broker age, Inc. RE LIC. #01856260

Property Overview

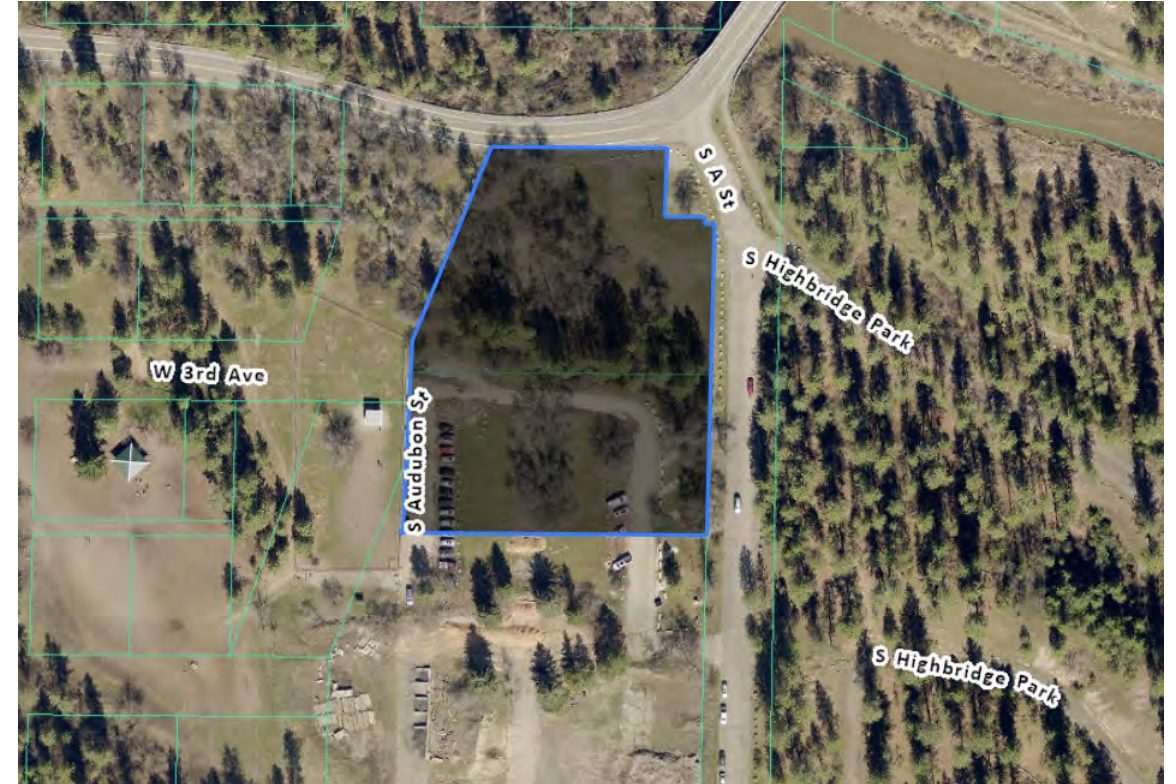
Introduction

212 S A St, Spokane, WA 99224

Overview:

We are pleased to present our opinion of value for this 2.42-acre piece of land in Spokane, WA (hereafter “Property”). This report is intended for informational purposes only and we encourage Client to seek out additional resources to better understand the ultimate value of this Property.

The Opinion of Value provided herein is exclusively a Broker's Opinion of Value, as permitted under Chapter 18.85 RCW. This document is distinct from and should not be interpreted as an appraisal, which is governed by Chapter 18.140 RCW. While Real Estate Brokers operating under Chapter 18.85 RCW are authorized to furnish Broker's Opinions of Value, they are not certified real estate appraisers as defined by Chapter 18.140 RCW. This distinction is fundamental to the proper understanding and use of the information contained within this document





Summary:



Strengths

- Proximity to Latah Creek and Spokane River
- Easy access from West Riverside Avenue
- No Competing Alternatives
- Unique location
- Upper elevations offer scenic views
- Natural Drainage: Slopes provide gravity-fed stormwater management



Challenges

- Flat Area: Northeast portion provides less than 1 acre of easily developable land
- Steep Slope: Southern boundary features severe slope climbing 30 feet
- Western Boundary: More gradual slope but still rises the full 30-foot elevation gain
- Higher build cost
- Impact from vagrancy
- Potential change of use required

While the architectural plans were based on the available 1.6-acre site, our analysis assumed utilization of the full 2.42-acre parcel due to the limited flat, developable area on the original site. The recommended value ranges for 212 S A St, Spokane, WA were determined through a multi-faceted analysis that reconciles the property's market potential with its physical and regulatory limitations.

Recommended Sale Value: \$843,320 to \$948,735 (\$8.00 - \$9.00/SF)

This valuation positions the property in the mid-to-upper tier of the local land market.

1. Premium Placed on Unique Strengths The \$8.00 - \$9.00/SF range gives significant weight to the property's prime location and features. Its proximity to Latah Creek and the Spokane River, coupled with scenic views from its upper elevations, are high-value attributes not found in typical inland parcels. The lack of directly competing alternatives means a potential buyer is acquiring a one-of-a-kind site, justifying a price point above generic land sales.

2. Acknowledgment of Development Hurdles : The R1 zoning limits its use primarily to residential purposes, and the steep topography, which includes a 30-foot slope, will require a substantial investment in site work. These factors are the primary justification for why the property is not valued at the peak market average. This price range represents a calculated discount to compensate a buyer for taking on these development risks and costs.

Recommended Asking Lease Rate: \$0.60 - \$0.72/SF/Year (Ground Lease)

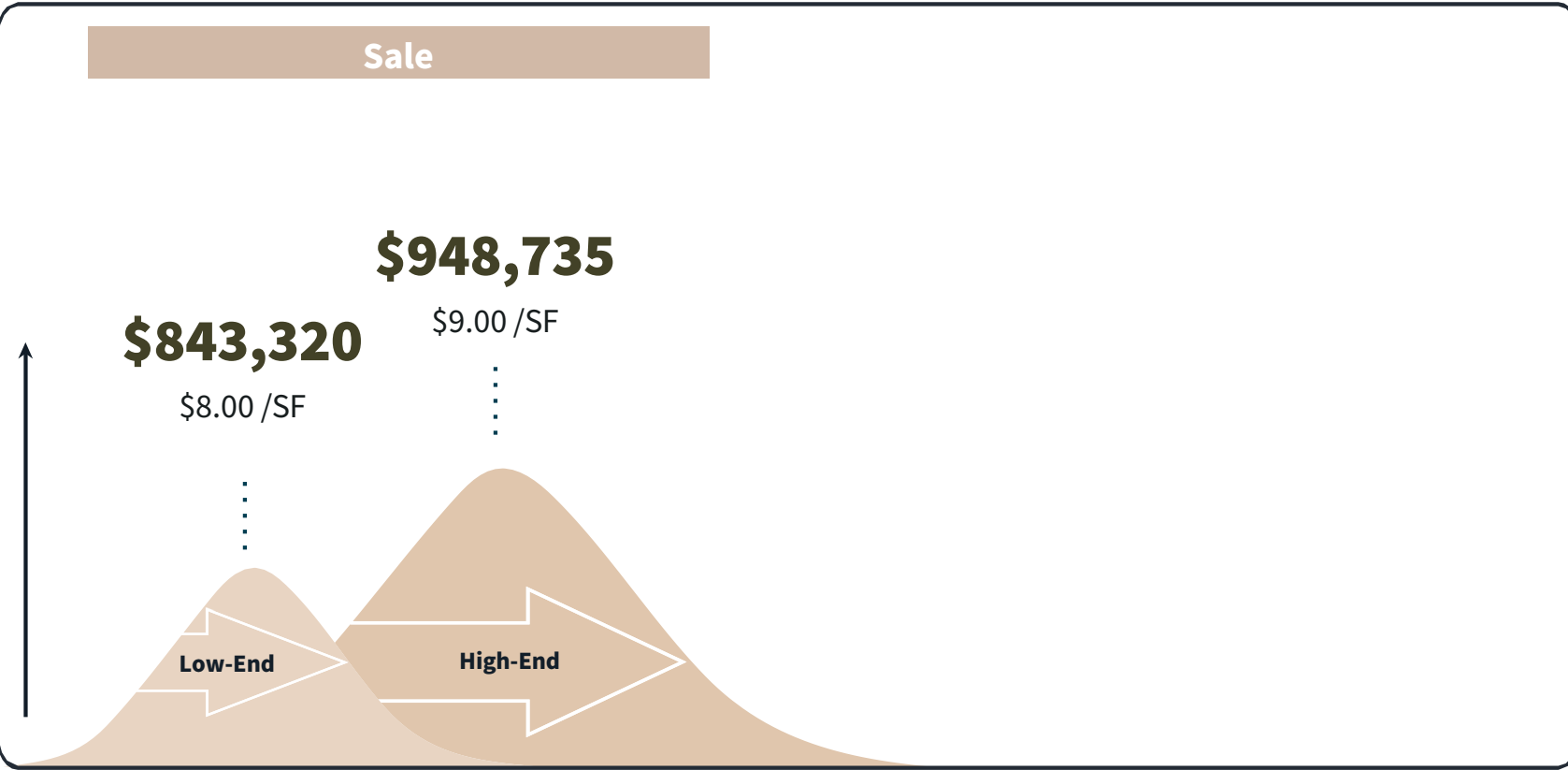
This lease rate is derived from the recommended sale value using the Income Capitalization Approach. This method ensures that the income from a lease is financially aligned with the property's established market value.

1. Establishing a Market Capitalization (Cap) Rate To align the recommended sale value of \$8.00-\$9.00/SF with the target lease rate of \$0.60-\$0.72/SF, an implied market capitalization rate between 7.5% and 8.0% is used. This is a reasonable and appropriate rate for a unique land asset, reflecting the security and long-term appeal of its location to a potential tenant.

Overview:

Address:	212 S A St, Spokane, WA 99224
Parcel number:	25231.2505 & part of 25231.3801
Site Size AC:	2.42 AC
Site Size SF:	105,415 SF
Zoning:	R1

Summary of Property Value:



Project Overview

Executive Summary

- **Project:** The American Indian Community Center (AICC) "Forever Home"
- **Location:** 1.6-acre site near Riverside Drive and Latah Creek in Spokane, Washington
- **Scope:** Three-story, 22,066 SF community center with mixed-use occupancy (Group B and A-3)
- **Total Cost:** Estimated at \$15,018,599 with a June 2026 start date
- **Cost Metrics:** Building cost of \$428.28 per SF; Sitework cost of \$21.63 per SF

Building Design

- **Construction:** Type V-B, fully fire-sprinklered
- **Structure:** Steel-framed with wood and timber accent framing
- **Exterior:** A mix of stone veneer, engineered wood siding, and a standing seam metal roof
- **Layout:** Three stories with entries on both the ground and third floors due to the steep site
- **Integration:** Designed to be built into the slope, utilizing retaining walls

Site Development

- **Topography:** A steep site that requires extensive grading and retaining walls
- **Parking:** Two-level system with 44 total stalls (25 upper, 19 lower) plus elder and fleet parking
- **Amenities:** Story circle, covered amphitheater, sweat lodge, salmon pit, and an interpretive trail
- **Stormwater:** Managed on-site via a bio-retention/infiltration pond

Building Systems

- **HVAC:** Split-system heat pumps paired with energy recovery ventilators
- **Plumbing:** Central electric water heater, low-flow fixtures, and a grease interceptor for the kitchen
- **Electrical:** 1600-amp service, LED lighting, a 15kW PV system, and an emergency generator
- **Fire Protection:** Fully covered by an NFPA 13 sprinkler system

Programming

- **Level 1 (7,690 SF):** Food bank, event center, and commercial kitchen
- **Level 2 (7,386 SF):** Offices, classrooms, and gallery space
- **Level 3 (6,990 SF):** Administrative offices, wellness center, and Good Heart program
- **Total Occupancy:** 265 people (131 in Assembly spaces, 134 in Business spaces)

Code Compliance

- **Building Code:** Adheres to the 2021 International Building Code with Washington State amendments
- **Accessibility:** Fully ADA compliant design
- **Energy Code:** Meets Washington State Energy Code, including the requirement for a PV system

Geotechnical Findings

- **Soil Composition:** Site consists of alluvial deposits (sand and gravel)
- **Hazards:** No geologic hazards were identified per Spokane County ordinances
- **Bearing Capacity:** Presumptive bearing capacity is 2,000 PSF
- **Seismic:** Classified as Seismic Design Category C with very low liquefaction risk
- **Next Steps:** Recommendations for a detailed survey and infiltration testing



AMERICAN INDIAN COMMUNITY CENTER

PRELIMINARY SCHEMATIC DESIGN - JUNE 30, 2025



LOCATION MAP



PROJECT DIRECTORY

OWNER
AMERICAN INDIAN COMMUNITY CENTER

1025 W Indiana Avenue
Spokane, WA 99205

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