City of Spokane Park Board
Land Committee Meeting

3:30 p.m. Wednesday, Oct. 02, 2024
Hybrid in-person and WebEx virtual meeting
Al Vorderbrueggen – Park Operations Director

Committee members	Parks staff	Guests
X Greta Gilman – Chair	Al Vorderbrueggen	Aaron Nolting
X Hannah Kitz	Berry Ellison	Tony Villelli
X Sally Lodato (arrived 3:42)	Nick Hamad	Jeff Lambert
X Kevin Brownlee	Fianna Dickson	Dan Schaffer
X Doug Kelley	Kris Behr	

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
    - Place Landscape Architecture Contract Amendment #2 / Meadowglen Park ($100,000 non-taxable service) – consent agenda item
- Two easement proposals were presented to the committee for discussion.
- The Catalyst Project (Catholic Charities) easement was reevaluated.
- Al Vorderbrueggen provided an update on the Greenspace (ROW) project.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Nov. 06, 2024.

MINUTES

The meeting was called to order at 3:32 p.m. by committee chair Greta Gilman.

Public Comments:

1. Fish Lake Trail (two letters attached) plus two in-person guests.

Action items:

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

   Berry presented the landscape architect's renderings of the proposed Meadowglen Park, which may include amenities such as pickleball, trailheads, basketball, playground, restrooms and ample parking, both in a parking lot and streetside. There will also be open space for large events and/or activities such as soccer. The intent is to have these designs and preliminary work completed and ready for groundbreaking at the end of 2025. If the levy passes, this timeline will be accelerated. Nick Hamad explained that of the $100,000 fee, $75,000 will be funded by the Department of Commerce.

   Motion #1 – Greta Gilman moved to recommend Place Landscape Architecture Contract Amendment #2 / Meadowglen Park ($100,000 non-taxable service)

   Hannah Kitz seconded. The motion passed unanimously (5-0 vote).

   The committee agreed to present this recommendation as a consent agenda item on the October 10 Park Board meeting agenda.

Discussion Items:

1. Access easement request @ 44th Avenue / Fish Lake Trail – Aaron Nolting & Nick Hamad

   a. Aaron is pursuing the purchase of undeveloped property off Marshall and 44th Ave. adjacent to the Fish Lake Trail. There is a right-of-way to the subject property, however it is financially unfeasible for him to pursue. It would be about 14,000 feet long involving grading, bridges and tree removal. According to the broker, Tony Villelli, the cost to build a driveway on the right of way would be twice the cost of the land alone. A neighboring property owner has a circular driveway near Fish Lake Trail, and his intent is to add about 350 feet onto that driveway to his property. Since this driveway is already established, there would be limited disturbance to trees or vegetation. The easement could also serve as a maintenance access for Fish Lake Trail.

   b. Aaron noted regardless of where he accesses his property (an easement or the right-of-way) there would be additional vehicular traffic across the trail as there is legal potential for up to 6 homes on this 36-acre parcel. If a profitable developer were to purchase the property and go through the right-of-way, the possibilities for development could erupt. Aaron's option would allow Parks to keep the development to a minimum. Aaron would be willing to provide cash compensation for the use of the easement. The compensation would be used specifically for the maintenance and/or improvements to the Fish Lake Trail. Nick suggested an alternative to the density issue would be to grant an easement for a single dwelling. If Aaron chooses to develop in the future, the easement issue for other property owners could be dealt with at that time. Aaron stated that if discussions continue, he will object to an easement for one single family dwelling because of the development potential. He also stated he would use the neighboring driveway regardless of whether an easement were given.

   c. In addition to the letters of Public Comment, Dan Schaffer, an avid trail bike rider, stated he does not feel the trail would be disturbed; however, he is concerned with the traffic increase if

the parcels are developed. Jeff Lambert, president of the Inland Northwest Trails Coalition, primary advocate for the Fish Lake Trail, is questioning whether this request complies with the Parks Master Plan, in respect to keeping the area wild; he does not see any benefit to the public or to Parks by granting this access. Jeff, a retired Public Works engineer, has knowledge the area to the east near Inland Empire Way and 44th Ave. has already been rough graded for significant development. He, too, is concerned with increased traffic.

d. After Aaron brought this easement to the Planner's attention, it was discovered the neighboring property was not authorized to use Park Land for this driveway. The committee agreed the property owner should be contacted and the situation be rectified as soon as possible. Nick will work with the Legal Department and issue a cease-and-desist letter.

e. Nick polled the committee: Doug Kelley agreed to continue the discussion but would like a broader view of the area in question; Hannah Kitz is concerned putting a price on park land and would rather landowners use the right-of-way. She would prefer to postpone the discussion until the unlawful driveway has been dealt with; Sally Lodato concurs with Hannah and is also concerned with future development. She would like to see restrictions put on an easement; Kevin Brownlee would have been open to discussing further but is troubled to learn the neighboring landowner is illegally using Park land to access his property; Greta would like to investigate an easement strictly for a single-family dwelling. She is concerned about future development where Parks may need to construct a bridge for a safe crossing over 44th Ave., which could cause complications with an easement. She would like to continue discussions as this would be a perfect case study for the easement policy.

2. Access easement request @ 3317 N Wellington Place / Park Boulevard – Andrew Rich & Nick Hamad

   Andrew Rich is a landowner in the Audubon/Park Boulevard neighborhood. There are several single-family homes adjacent to the Park Boulevard, which is a nicely turfed and landscaped area. Mr. Rich is requesting a permanent easement to access a structure behind his home. He is proposing a concrete and stone driveway and curb-cut across the turf to the rear of his property. He currently has access to his home from N. Wellington. Park Board members vocally opposed this proposal upon hearing the request. Parks staff is opposed to this easement as it would set a precedent and there is no benefit to Parks or the public. The committee agrees and will not pursue this request any further.

Unfinished Business:

Kevin is concerned with liability issues regarding the Finch Arboretum easement granted to Catholic Charities. There was a discussion about transferring that area to them permanently. Nick is not aware that any land has been conveyed. Jason Conley is discussing the lease arrangements with them as it is due to expire soon. He is proposing a perpetual lease. Nick will speak with Jason and email the committee later this week.

Standing Reports:

Al stated the Right of Way green space effort is coming along well and have been making strides. They have received many compliments. There are plans to continue the arrangement into 2025.

Adjournment: The meeting was adjourned at 4:55 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Nov. 06, 2024.

Return to Minutes

Spokane Park Board Briefing Paper

City of Spokane PARKS & RECREATION

Committee	Land	**Committee meeting date**: Oct 2, 2024	
Requester	Berry Ellison	**Phone number**: 509 293-6743	
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 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 #2 / Meadowglen Park ($100,000 non-taxable service)		
Begin/end dates	Begins: 10/10/2024	Ends: 12/31/2025	☐ 06/01/2525

Background/history:

Developing Meadowglen Park was identified in the adopted 2022 Parks and Natural Lands Master Plan as one of the highest community park improvement priorities citywide. After securing (2) large Washington State recreation grants, which partially fund construction, park staff request authorization of additional design work for this project.

City Staff previously reviewed proposals from ten design firms and selected Place Landscape Architecture as the firm best suited for this work.

Task 1 work was previously completed, and this amendment authorizes the consultant to proceed with Task 2 work as outlined in the initial consultant proposal. Product generated by Task 2 will be of a 30% set of construction documents.

Motion wording:

Motion to approve Meadowglen Park Design Contract Amendment #2 in the amount $100,000 non-taxable service

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 jkconley@spokanecity.org

Requester: bellison@spokanecity.org

Grant Management Department/Name:

Fiscal impact: ◉ **Expenditure** ◯ **Revenue**

Amount: $100,000.00 non-taxable service

Budget code: 1950-54920-94000-56522-48205

Vendor: ◉ Existing vendor ◯ New vendor

Supporting documents:

- ☑ Quotes/solicitation (RFP, RFQ, RFB)
- ☑ Contractor is on the City's A&E Roster - City of Spokane
- ☑ UBI: 603-603-875 Business license expiration date: 3/31/25
- ☐ W-9 (for new contractors/consultants/vendors
- ☐ ACH Forms (for new contractors/consultants/vendors
- ☑ Insurance Certificate (min. $1 million in General Liability)

LEGEND

1. ARRIVAL MONUMENT AT IMPROVED INTERSECTION
2. TRAIL NETWORK THROUGH EXISTING PINE FOREST
3. SIDEWALK IMPROVEMENTS ALONG INDIAN TRAIL
4. STA BUS LINE TERMINAL IMPROVEMENTS
5. ENTRY MONUMENT INTO MEADOWGLEN PARK
6. (64) STALL PARKING LOT WITH INTEGRATED STORMWATER SWALES
7. NEW TRAILHEAD TO EXISTING PUBLIC NATURAL LAND
8. (4) REGULATION PICKLE BALL COURTS WITH FENCE & LIGHTS
9. ROLLING PAVED LOOP WITH BOARDWALKS AND BRIDGES OVER SWALES AND DRY STREAM BEDS
10. CONNECTION TO EXISTING PUBLIC NATURAL LAND TRAIL SYSTEM
11. CONNECTION TO ADJACENT NEIGHBORHOOD
12. HYDROSEEDED MEADOWS WITH BERMING & EVERGREEN SCREENING TO NEIGHBORING LOTS
13. STREET TREE IMPROVEMENTS & SIDEWALK ACCESS TO PARK
14. 9 V. 9 SPORT FIELD
15. MOWED TURF GREAT LAWN
16. FOREST PLAYGROUND
17. MEADOWGLEN PLAYGROUND
18. PARK PLAZA
19. PARK DROP OFF LOCATION WITH TURN AROUND
20. PICNIC SHELTER WITH RESTROOMS & MAINTENANCE FACILITIES
21. LAWN GAME COURTS
22. BASKETBALL COURT

MEADOWGLEN PARK

SCHEMATIC DESIGN PLAN *07.10.2024*

City of Spokane PARKS & RECREATION

PLACE LANDSCAPE ARCHITECTURE

LEGEND

1. ARRIVAL MONUMENT AT IMPROVED INTERSECTION
2. TRAIL NETWORK THROUGH EXISTING PINE FOREST
3. SIDEWALK IMPROVEMENTS ALONG INDIAN TRAIL
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15. MEADOWGLEN PLAYGROUND
16. PARK PLAZA
17. PARK DROP OFF LOCATION WITH TURN AROUND
18. RESTROOMS & MAINTENANCE FACILITIES
19. LAWN GAME COURTS
20. UNDISTURBED NATIVE MEADOW

MEADOWGLEN PARK

PHASE 1 SCHEMATIC DESIGN PLAN *07.10.2024*

City of Spokane PARKS & RECREATION

PLACE LANDSCAPE ARCHITECTURE

PHASE 1

MEADOWGLEN

PARK

PLACE

LANDSCAPE ARCHITECTURE

PHASE 1

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PHASE 1

PLACE
LANDSCAPE ARCHITECTURE

September 9, 2024

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

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

Dear Mr. Ellison:

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

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

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

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

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

SERVICES

Tasks 2 – Design & Engineering

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

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

- ĀPrepare a detailed itemized project budget with estimated costs for all proposed improvements, including tax, permit fees, and contingency. Submit to City staff for review, comment, and incorporate revisions as necessary to adequately estimate cost of the base bid and alternate(s) for bidding and construction.
- ĀInclude recommended updates / alternatives to concept plans,
- ĀPrepare rendered site plan graphics and presentation materials for community engagement meetings and / or electronic sharing (via web and email),
- ĀAttend one (1) community engagement meeting to present updated plans and gather community feedback. Prepare meeting minutes after completion of meeting,
- Ā30% plans will be considered complete when initial validation / schematic drawings, renderings, & supporting documents, and community engagement meeting minutes are submitted and approved in writing by the City.

<u>Permits anticipated for this project include:</u>
SEPA checklist, application & review,
Restroom building permit,
Parking lot site permit / grading permit,
Firms shall include studies and application support as required to apply for and secure all required permits.

FEES, SHEETS OR DRAWINGS, AND ESTIMATED HOURS

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

Proposed Total Fee for Task 2: **<u>$100,000.00</u>**

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

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

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

With Gratitude,
PLACE Landscape Architecture

Joshua Tripp, PLA, ASLA
Principal Landscape Architect

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

The undersigned accepts the above agreement.

ACCEPTABLE:

_____ _____
Signature of Authorized Agent Date of Acceptance

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Spokane Park Board
Briefing Paper

City of Spokane PARKS & RECREATION

Committee	Land	**Committee meeting date**: Oct 2, 2024	
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 #)			
Master Plan Goal,Objective,Strategy (Click **HERE** for link to the adopted plan)	N/A	**Master Plan Priority Tier**: (pg. 171-175)	N/A
Item title: (Use exact language noted on the agenda)	Discuss access easement request @ 44th Avenue / Fish Lake Trail		
Begin/end dates	Begins:	Ends:	☐ 06/01/2525

Background/history:

A private citizen has requested an access easement across a park land which currently hosts a portion of the fish lake trail (Parcel: 24011.0205). This easement is requested to provide an vehicular access drive to adjacent private property.

The purpose of this discussion item is to determine whether the park board land committee believes the proposed request is consistent with the draft 'alternative use' of park land policy and determine if the proposed request results in an apparent 'net benefit to the city park system'.

Motion wording:

Discuss access easement request & whether or not it appears it can provide a net benefit to the city park system

Approvals/signatures outside Parks: ◯ Yes ◉ No

If so, who/what department, agency or company:

Name: Aaron Nolting Email address: aaronnolting@dextmtb.com Phone:

Distribution:

Parks – Accounting nhamad@spokanecity.org
Parks – Sarah Deatrich jkconley@spokanecity.org
Requester: nhamad@spokanecity.org
Grant Management Department/Name:

Fiscal impact: ◯ **Expenditure** ◉ **Revenue**

Amount: Budget code:

Vendor: ◯ Existing vendor ◉ New vendor

Supporting documents:

- ☐ Quotes/solicitation (RFP, RFQ, RFB)
- ☐ Contractor is on the City's A&E 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)

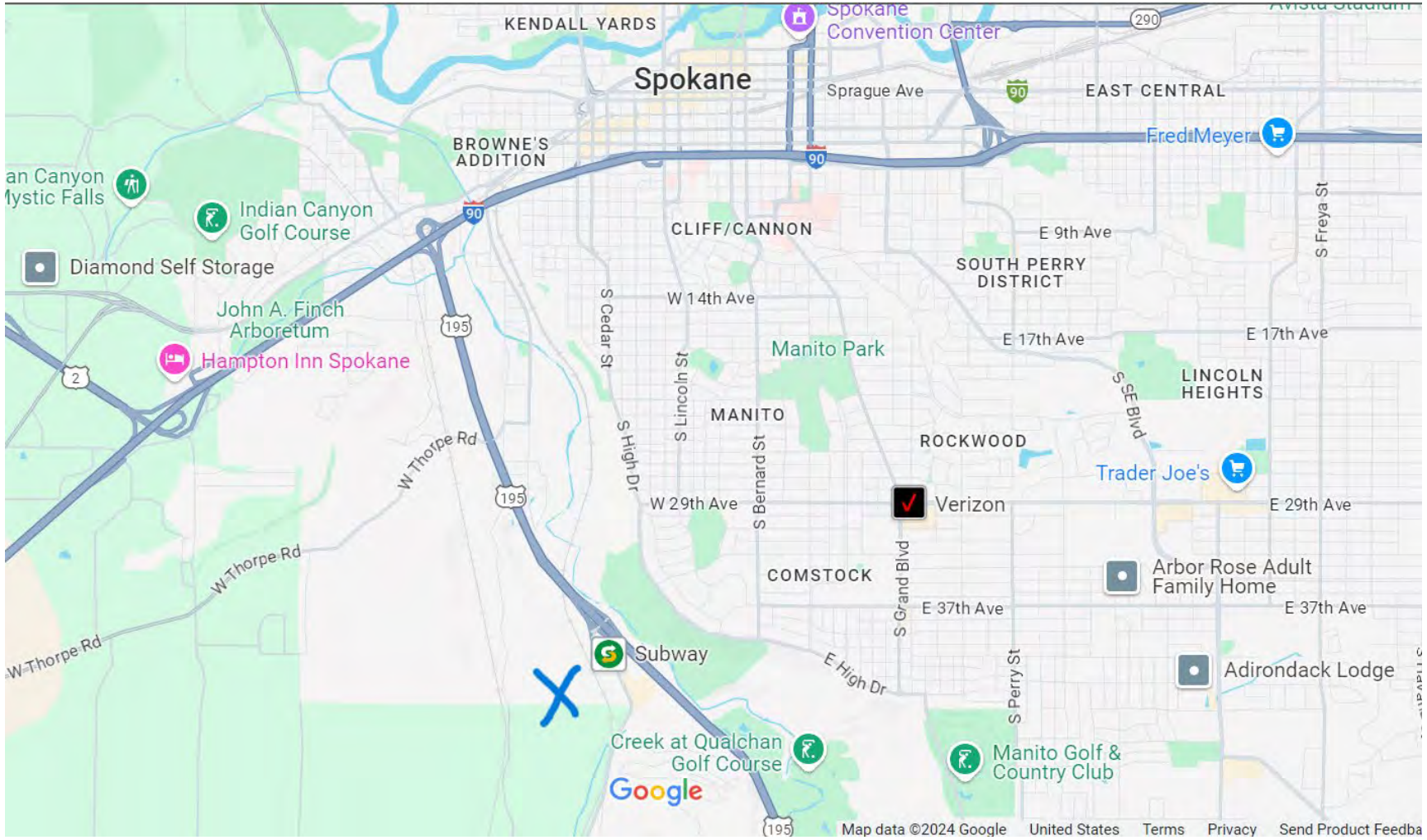
Fish Lake Trail Easement

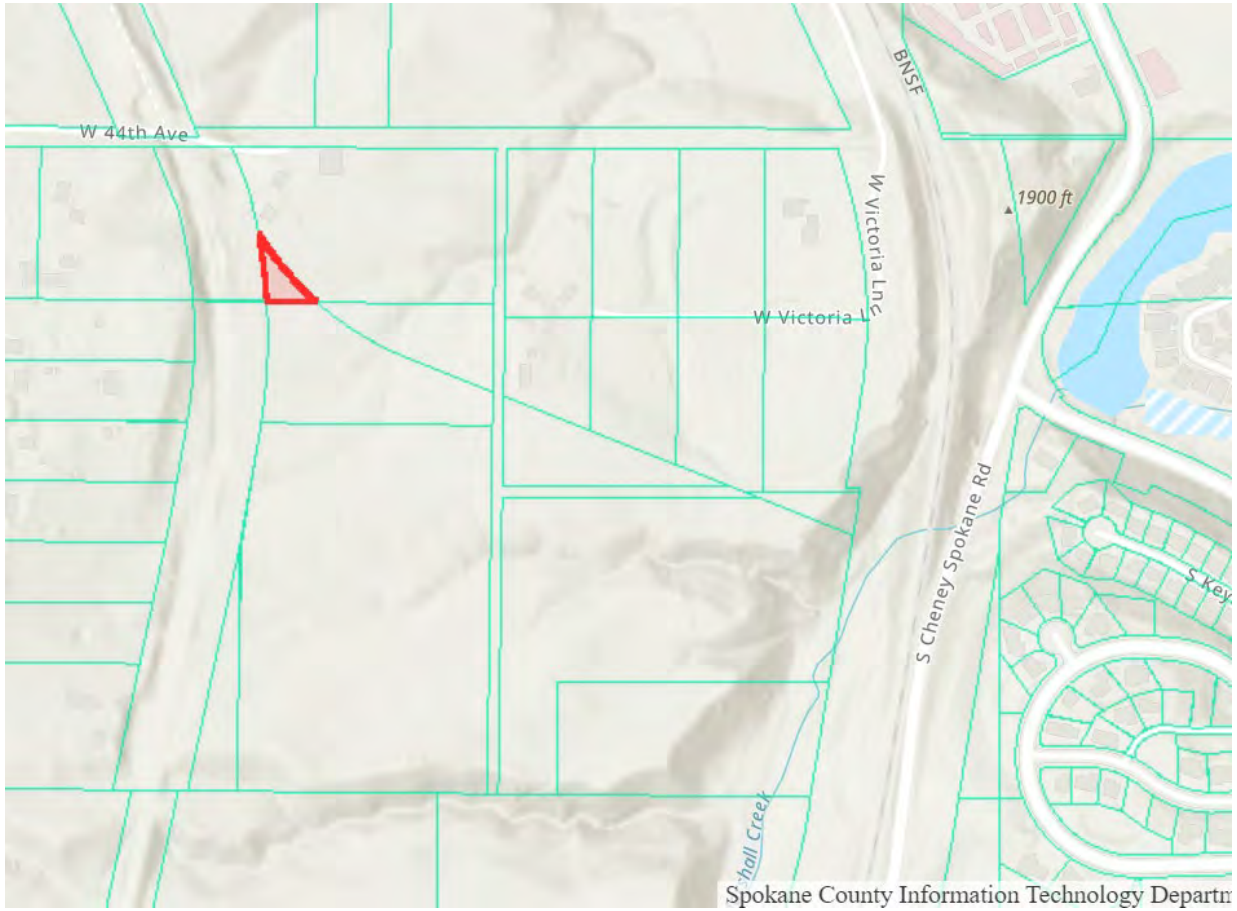
By: Aaron Nolting

Summary

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

Site Location




W 44th Ave
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W Victoria Ln
1900 ft
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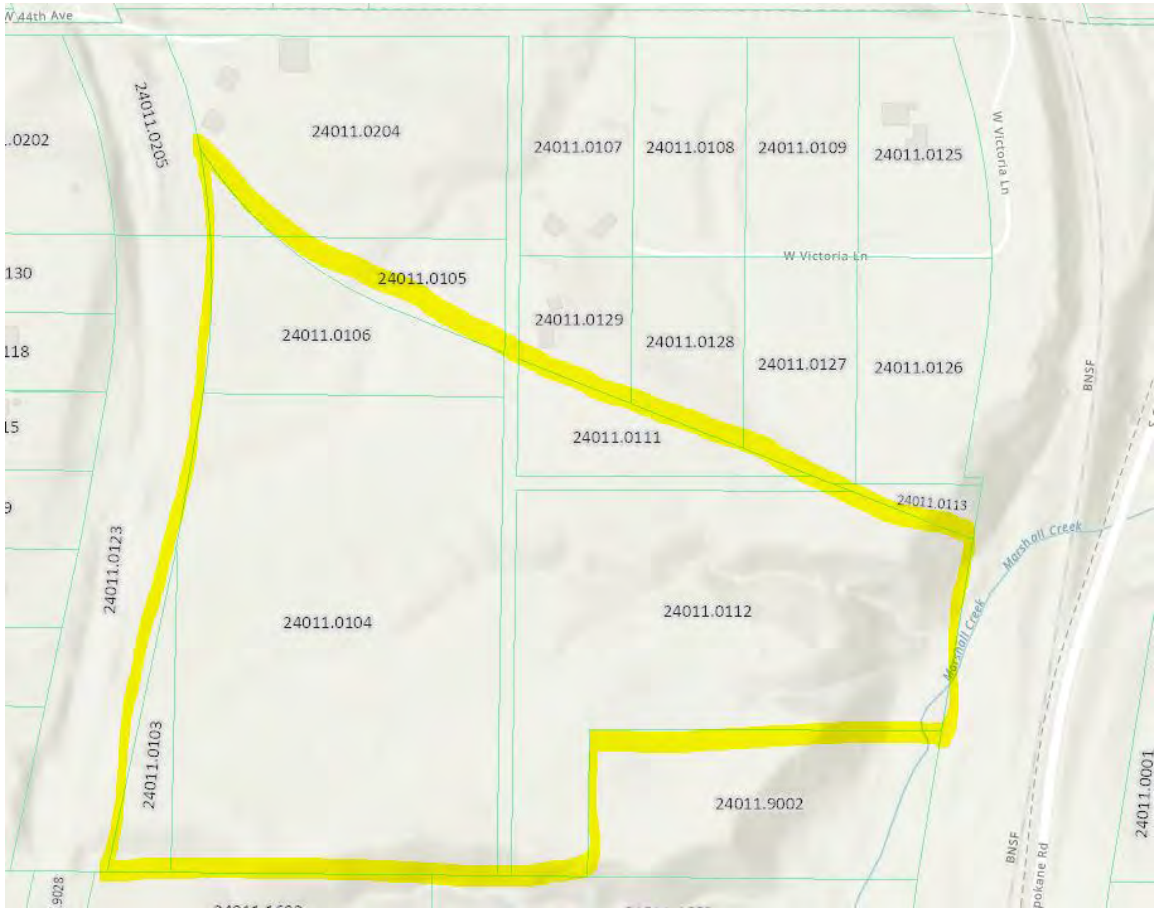
S Cheney Spokane Rd
Spokane County Information Technology Departm


W 44th Ave
24011.0205
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24011.0113
BNSF
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Marshall Creek
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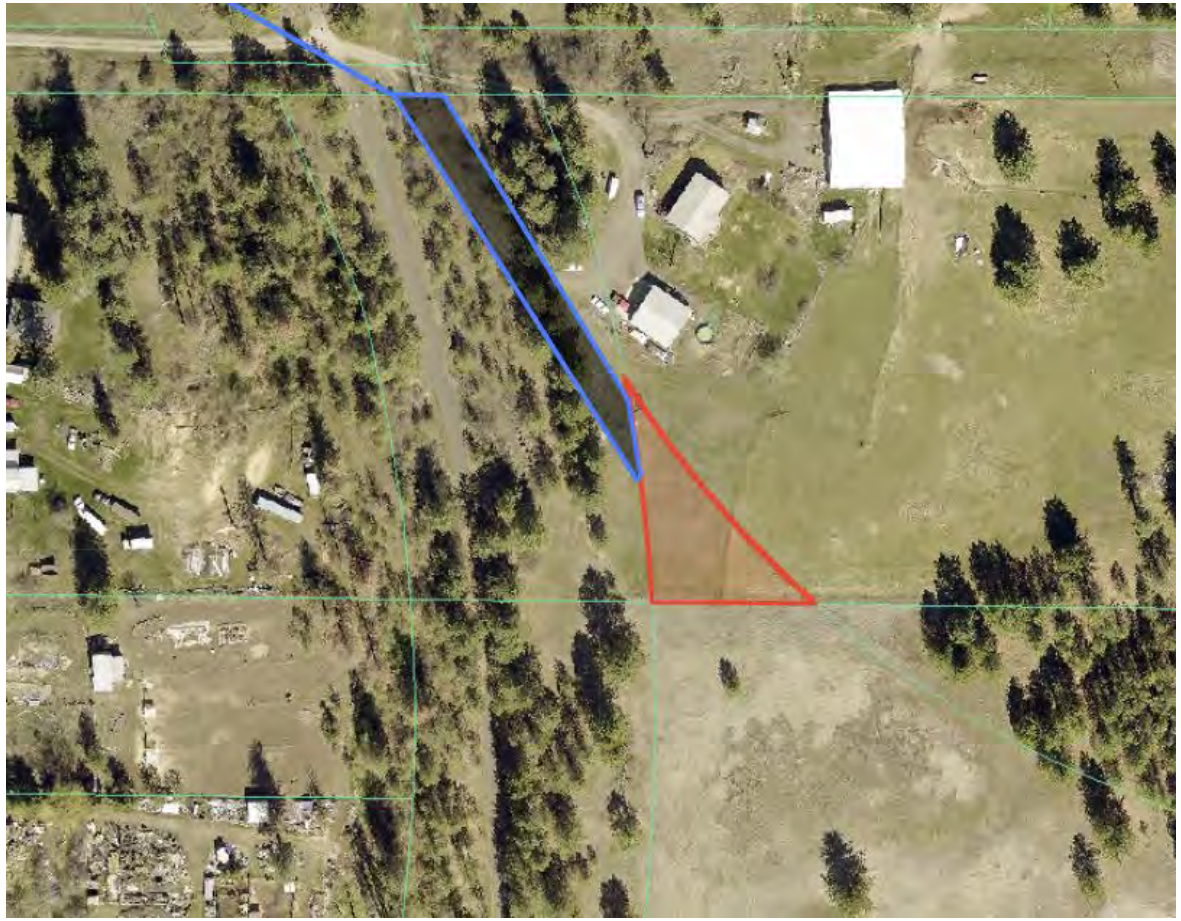
Proposed Easement



Easement

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

Return to Minutes

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

[CAUTION - EXTERNAL EMAIL - Verify Sender]

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

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

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

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

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

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

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

Thank you for the opportunity to comment!

--

Paul Kropp pkropp[at]fastmail[dot]fm Spokane, WA
[redacted]
INTC Treasurer

Hamad, Nicholas

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

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

[CAUTION - EXTERNAL EMAIL - Verify Sender]

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

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

24011.0205
View more parcel information
This property is scheduled for inspection between October 2028 and May of 2029

Owner	SPOKANE, CITY OF	
Most-Recent Sale	Excise Number	*No recent sale*
	Sale Date	
	Sale Price	
	Transfer Type	
Property Info	Property Use	Vacant Land
	Tax Code Area	1880
	Land Size (Acres)	2.06

Site Address and Owner Info	Address	Unassigned Address
	City, State	Spokane, WA

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

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

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

Thanks for your help with this.

Lunell

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

Hi Lunell,

Good to hear from you and thanks for reaching out!

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

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

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

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

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

Hope all is well,

-nick

From: Lunell Haught
Sent: Monday, September 30, 2024 2:14 PM
To: Hamad, Nicholas Hamad, Nicholas

Cc: traildan Paul Kropp ; Friends Centennial Trail
Subject: Easement request over fish lake trail Oct. 2

[CAUTION - EXTERNAL EMAIL - Verify Sender]
Hi Nick,

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

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

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

Lunell

Lunell Haught

Lunell Haught

Return to Minutes

Andrew & Jennifer Rich
3317 N. Wellington Place
Spokane, WA 99205
(650) 270-5863
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August 7, 2024

Department of Planning and Economic Development, City of Spokane
809 W. Spokane Falls Blvd
Spokane, WA 99201

Department of Parks and Recreation, City of Spokane
808 W. Spokane Falls Blvd
Spokane, WA 99201

Dear Spokane Planning and Parks teams,

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

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

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

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

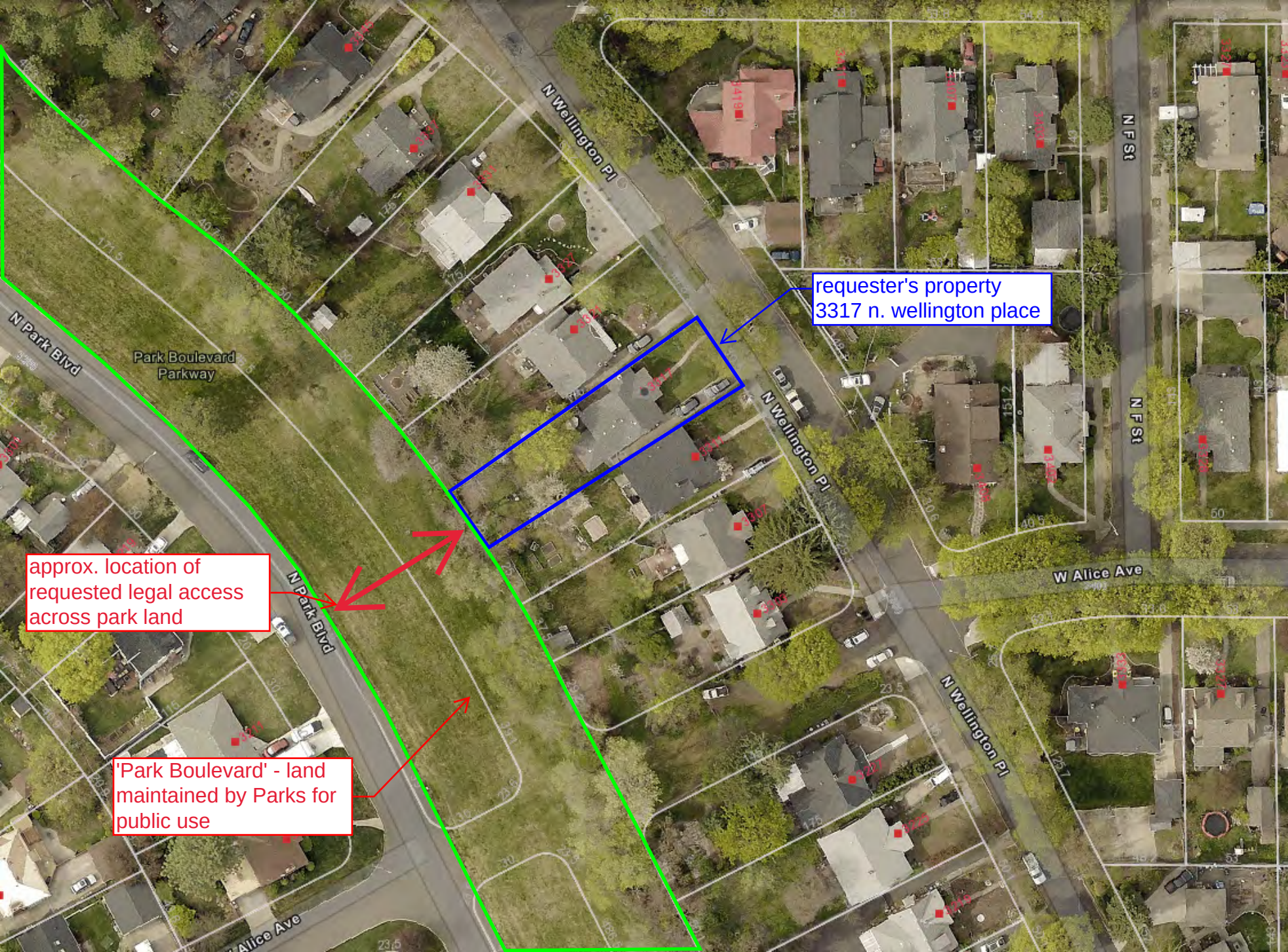
- Permitting Process: What are the specific steps and requirements for obtaining permission to construct a driveway across a public green strip? Are there any particular forms or documents we need to submit?
- Environmental Impact: Are environmental assessments or studies required to evaluate the proposed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

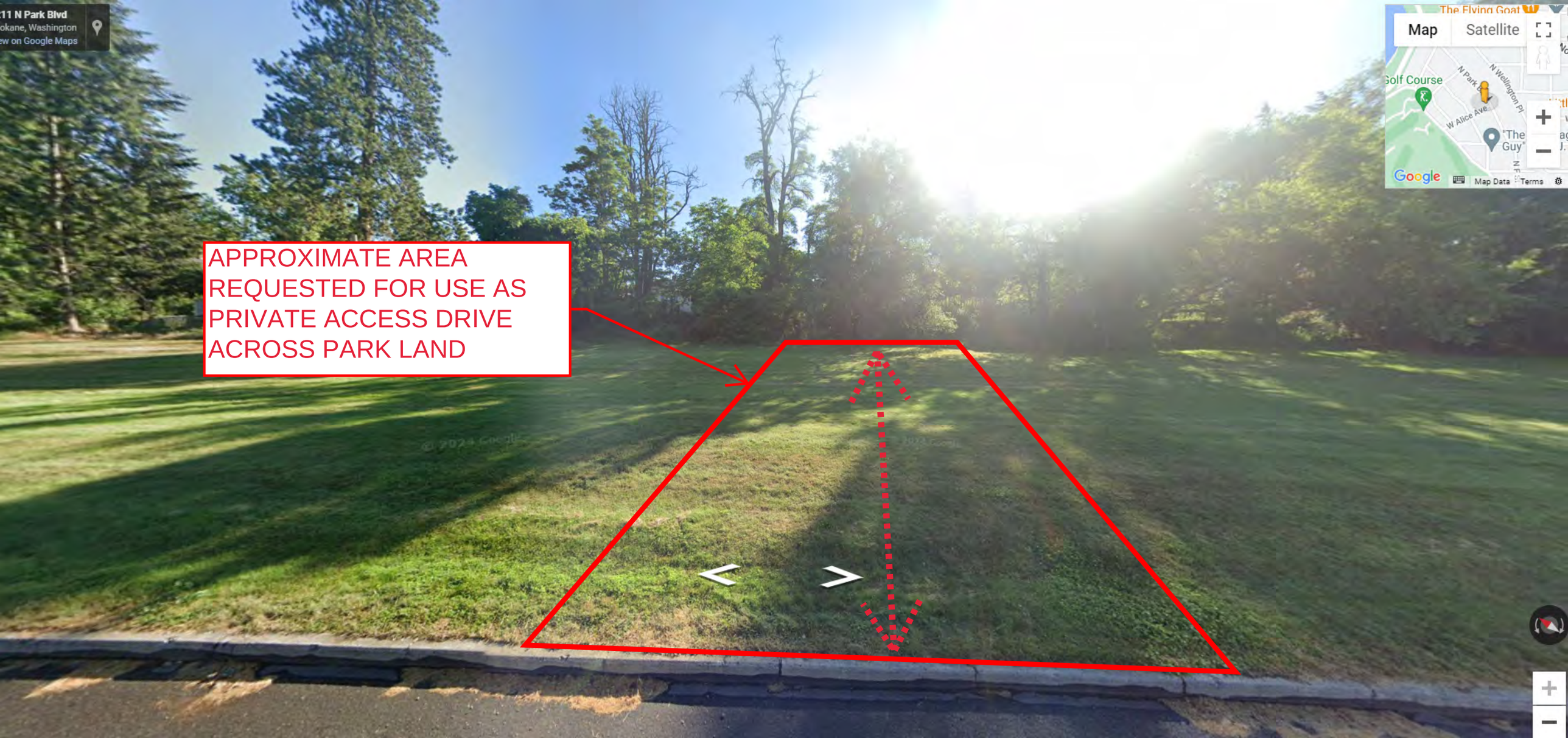
I appreciate your attention to this matter and am eager to take all necessary steps to comply with city regulations and maintain the integrity of our community's green spaces. Please let me know a convenient time for a meeting to discuss this proposal further or if you require any additional information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

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

Sincerely,

Andrew Rich


requester's property
3317 n. wellington place
approx. location of
requested legal access
across park land
'Park Boulevard' - land
maintained by Parks for
public use
N Park Blvd
Park Boulevard
Parkway
N Wellington Pl
N F St
W Alice Ave


11 N Park Blvd
okane, Washington
ew on Google Maps
APPROXIMATE AREA
REQUESTED FOR USE AS
PRIVATE ACCESS DRIVE
ACROSS PARK LAND
Map
Satellite
Golf Course
N Park Blvd
N Wellington Pl
W Alice Ave
"The Guy"
Google
Map Data
Terms


3317 n wellington place
(view from wellington place)
existing legal access from
city ROW

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

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Name	Andrew Rich
Email	andrew.rich@gmail.com
Address	3317 N Wellington Pl Spokane, WA 99205 United States
Phone Number	(650) 270-5863
Site Address	3101 N Park Blvd
Parcel number(s)	25024.4301
Approximate area of park property impacted by proposal	600 sq. ft (10' x 60')
Park Name (if applicable)	Park Blvd Parkway
Applicant to Attach a map of the approximate area of park property impacted by the proposal	sketch_park_boulevard_access_easement_request.pdf 7.62 MB · PDF
Proposal Classification / Proposed Type of Alternative Use: Check All That Apply	• Access across park land – vehicular
What is the proposed time duration for the alternative use	Perpetual

Briefly describe the proposed alternate use on park land, taking care to explain why the usage of park property is required, and the intended benefits to the applicant.

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Is the proposed action primarily	Private use

intended to benefit a private use on or near park land, or is it intended to benefit a public use on or near park land, or both? (select one)	
If you selected ‘private’ or ‘both’ to the above describe the private use proposed and describe how the proposed alternative use will improve or enhance public park function. 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.	We only seek permission to construct a flat, dry-fit paver stone driveway to access our property. We are not requesting any barriers or restrictions that would impede public access to the parkland or the surrounding area. The proposal will not otherwise alter, disrupt, or inhibit public park function.

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

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

1. Native Plant Installation and Maintenance: We could install and maintain native plants along both sides of the driveway, covering an area of approximately 120 sq. ft. (2 ft. wide strips on each side of the 60 ft. long driveway). This will enhance biodiversity and provide habitat for local wildlife.

2. Public Seating: We could fund and install a durable public bench near the driveway area for park visitors, improving the park's amenities.

3. Educational Signage: We could fund the design, creation, and installation of an educational sign about local flora and fauna in the Park Blvd Parkway.

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

Will this proposal displace an existing developed park use?	No
Will this proposal disturb or develop existing undeveloped or natural park land?	No
Will this proposal remedy an existing problem within the park, repair a damaged or neglected portion of the park, or enhance the subject park?	No
Is the use of public park land required to meet the applicant’s desired goal, or can a similar outcome be achieved without the use of public park land?	No, use of park land is required