



City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Sep. 03, 2025
Hybrid in-person and WebEx virtual meeting
Al Vorderbrueggen – Park Operations Director

Committee members

- X Greta Gilman – Chair
- X Sally Lodato
- Kevin Brownlee – absent (excused)
- Doug Kelley - absent

Parks staff

Al Vorderbrueggen
Nick Hamad
Fianna Dickson
Kris Behr

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
 - ALSC Architects / standard park restroom case-study, module design and deployment planning (\$73,865.00 nontaxable service), regular agenda item
 - STA / Upriver Drive Transit Stop easement (TBD), consent agenda item

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Oct. 01, 2025.

MINUTES

The meeting was called to order at 3:35 p.m. by committee chair Greta Gilman. (No video recording due to technical issues.)

Public Comments: None

Action items:

1. [ALSC Architects / standard park restroom case-study, module design and deployment planning \(\\$73,865.00 nontaxable service\)](#) – Nick Hamad

The restrooms in the City Parks have been in declining condition for many years. Improving restrooms conditions & service is the highest park improvement priority of citizens responding during the citywide park Master Plan study. In general, park restrooms are aging, are in relatively antiquated condition, and $\frac{3}{4}$ of which require either major physical improvement or complete replacement to improve service. A thorough restroom condition assessment, completed by park staff, thoroughly documents these conditions is included in the [9/3/25 Agenda Packet](#).

In response to community feedback and desire, the proposed park levy included funding to significantly renovate restrooms, with the goal of providing reliable, clean, welcoming and safe restrooms within the park system. In an effort to expedite restroom improvement should the proposed park levy pass, park staff has solicited ALSC Architects is to complete additional restroom design background research and develop several 'standard designs' for park future park restrooms. This includes a scalable design which would apply to small neighborhood park restrooms, larger community parks, and regional parks / special use parks. ALSC has extensive experience in designing welcoming, easily maintainable, and highly durable structures throughout the Spokane region, most applicable include the new Spokane Transit Authority (STA) stations throughout the central city line. This contract develops the standard designs necessary for parks to improve restroom service throughout the city.

While funding for systemwide restroom replacement is dependent on the passage of the upcoming park levy, should that measure not pass, parks will still work to fund replacement of restrooms as department funding permits. Coeur d'Alene already has grant funding to for a 2026 replacement.

Motion #1 – Greta Gilman moved to recommend ALSC Architects / standard park restroom case-study, module design and deployment planning (\$73,865.00 nontaxable service) – Nick Hamad
Sally Lodato seconded. The motion passed unanimously (2-0 vote).

The committee agreed to present this recommendation as a regular agenda item on the September 11 Park Board meeting agenda.

2. [STA / Upriver Drive Transit Stop easement \(TBD\)](#) – Nick Hamad

STA is proposing an improved transit stop along Upriver Drive adjacent the Beau Rivage apartments in Spokane's Minnehaha Neighborhood. This stop improvement location which would serve approximately 1,400 individuals and would better connect nearby residents with nearby parks (Chief Garry, Beacon Hill) and the Centennial Trail. In order to connect the proposed transit stop to the adjacent private property, STA has requested an easement across a small portion of park land (Upriver Park Boulevard). The small walkway connection requested enhances community access and does not alter the function of the park land. The current assessed value of the easement area is +/- \$50-60. The proposed easement / walkway connection is supported by Master Plan Goal B Objective 2 Trails for Park Land, and the

connectivity created from the adjacent properties to the park system as a result of the enhanced transit connection represents a quantifiable net improvement to the park system.

Motion #1 – Greta Gilman moved to recommend STA / Upriver Drive Transit Stop easement (TBD).

Sally Lodato seconded. The motion passed unanimously (2-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the September 11 Park Board meeting agenda.

Discussion Items: None

Standing Reports: Both the Right of Way (ROW) report and High Bridge/American Indian Cultural Center easement report will be presented in October.

Adjournment: The meeting was adjourned at 4:09 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Oct. 01, 2025.

Spokane Park Board

Briefing Paper



Committee	Land Committee	Committee meeting date: August 6, 2025	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal A, Obj 3; Goal K, Obj. 1	Master Plan Priority Tier: (pg. 171-175)	First Tier
Item title: (Use exact language noted on the agenda)	ALSC Architects / Standard Park restroom case-study, module design and deployment planning (NTE \$73,865.00 non-taxable service)		
Begin/end dates	Begins: 09/11/2025	Ends: 08/31/2026	<input type="checkbox"/> 06/01/2525
Background/history: This contract funds park restroom case-study to determine what installations & techniques are most functional nationwide, develops design of several 'restroom modules' for future park restrooms in Spokane, and recommends a deployment strategy for replacing / improvement park restroom improvements within the city. 'Restrooms' were identified in the park and natural lands master plan as the 'highest priority asset to upgrade and add within city parks. The proposed park levy contains significant funding for replacement and enhancement of up to 85 park restrooms citywide. Park staff has completed a detailed condition assessment of all park restrooms and has developed draft guidelines for the improvement of these facilities. This contract is the next step in planning park restroom renovations citywide and is being performed prior to a levy vote to expedite these proposed enhancements.			
Motion wording: Motion to approve ALSC Architects time and materials contract for standard park restroom case-study, module design, and deployment planning not to exceed \$73,865.00			
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: ALSC Architects Name: Troy Bishop Email address: tbishop@alscarchitects.com Phone: 509.838.8568			
Distribution: Parks – Accounting Parks – Sarah Deatrich Requester: nhamad@spokanecity.org Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$73,865.00 (non-taxable service) Budget code: 1950			
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input checked="" type="checkbox"/> Business license Expiration date: 12/31/25 <input type="checkbox"/> Insurance Certificate			



RESTROOM IMPROVEMENTS

CITY OF SPOKANE





MEN

yelling
is
still
TELLING!
- [unclear]













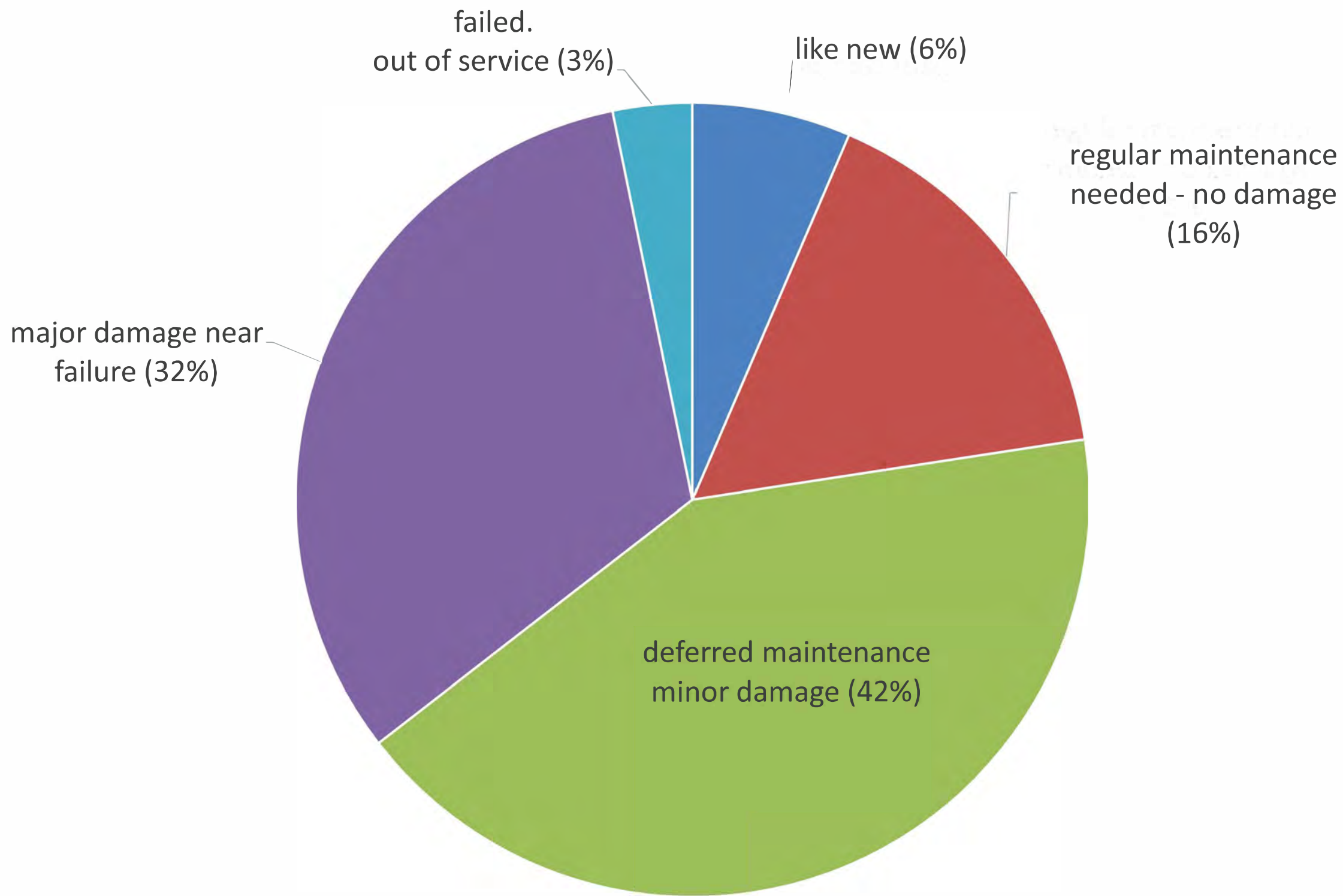












RESTROOM CONDITION BREAKDOWN



PARK RESTROOM IMPROVEMENT GUIDELINES

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

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



RESTROOM GOALS

- **RELIABLE, CLEAN, SAFE & WELL-MAINTAINED.**
- **OPEN MORE CONSISTENTLY.**
- **CONSISTENT APPROACH TO IMPROVEMENT.**



*Waterfront Park's new modern public restroom on Park Promenade between Union Street and University Street.
Photo by Hannah Te.*

[ABOUT](#)

[PORTFOLIO](#)

[PRESS / A](#)

[CONTACT](#)



CONSULTANT SCOPE (t&m)

COMPARABLE COMMUNITY CASE-STUDY

MODULE DESIGN

CITYWIDE IMPLEMENTATION SUPPORT (MAPPING)

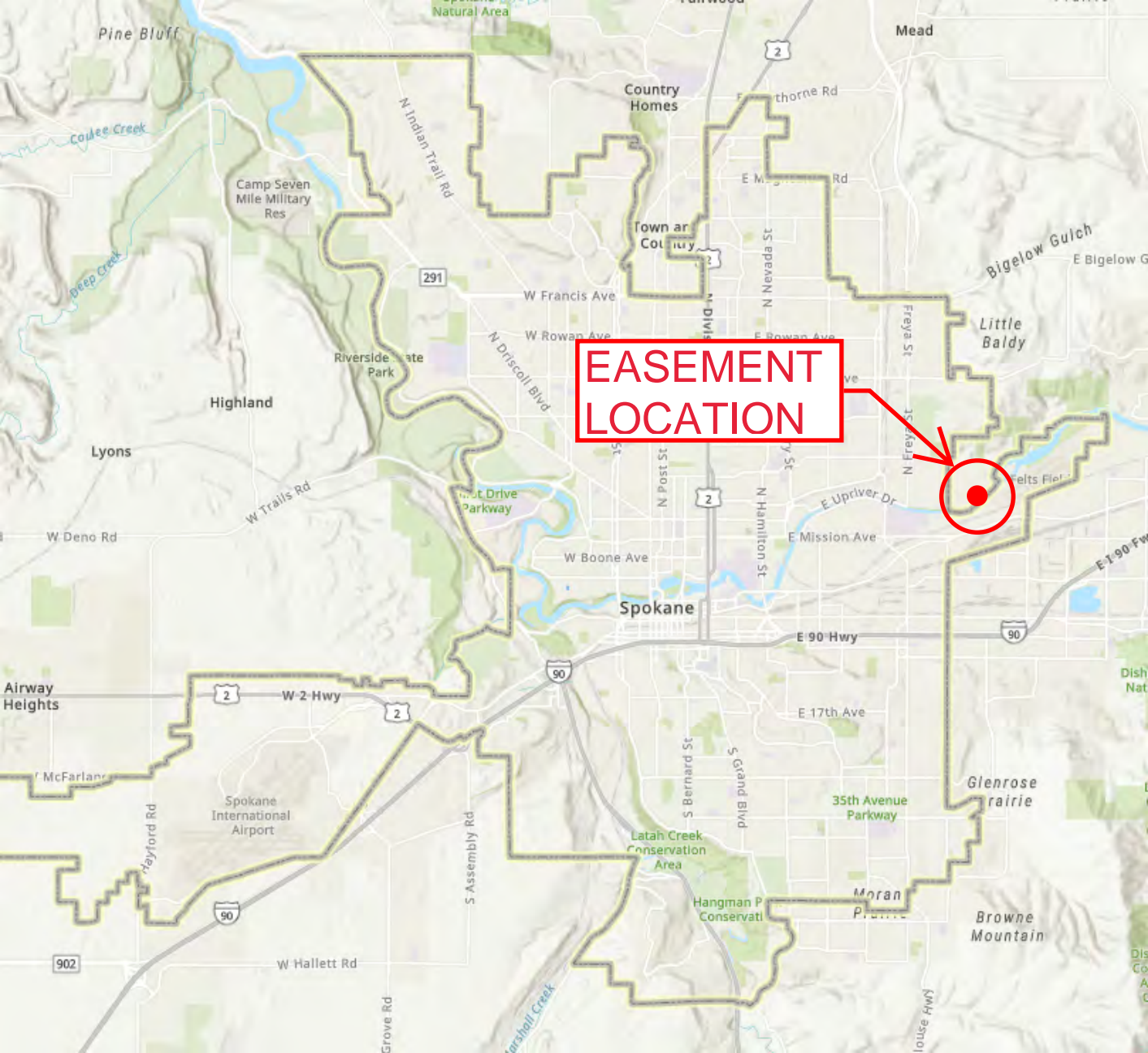
DETAILED COST ANALYSIS

Spokane Park Board

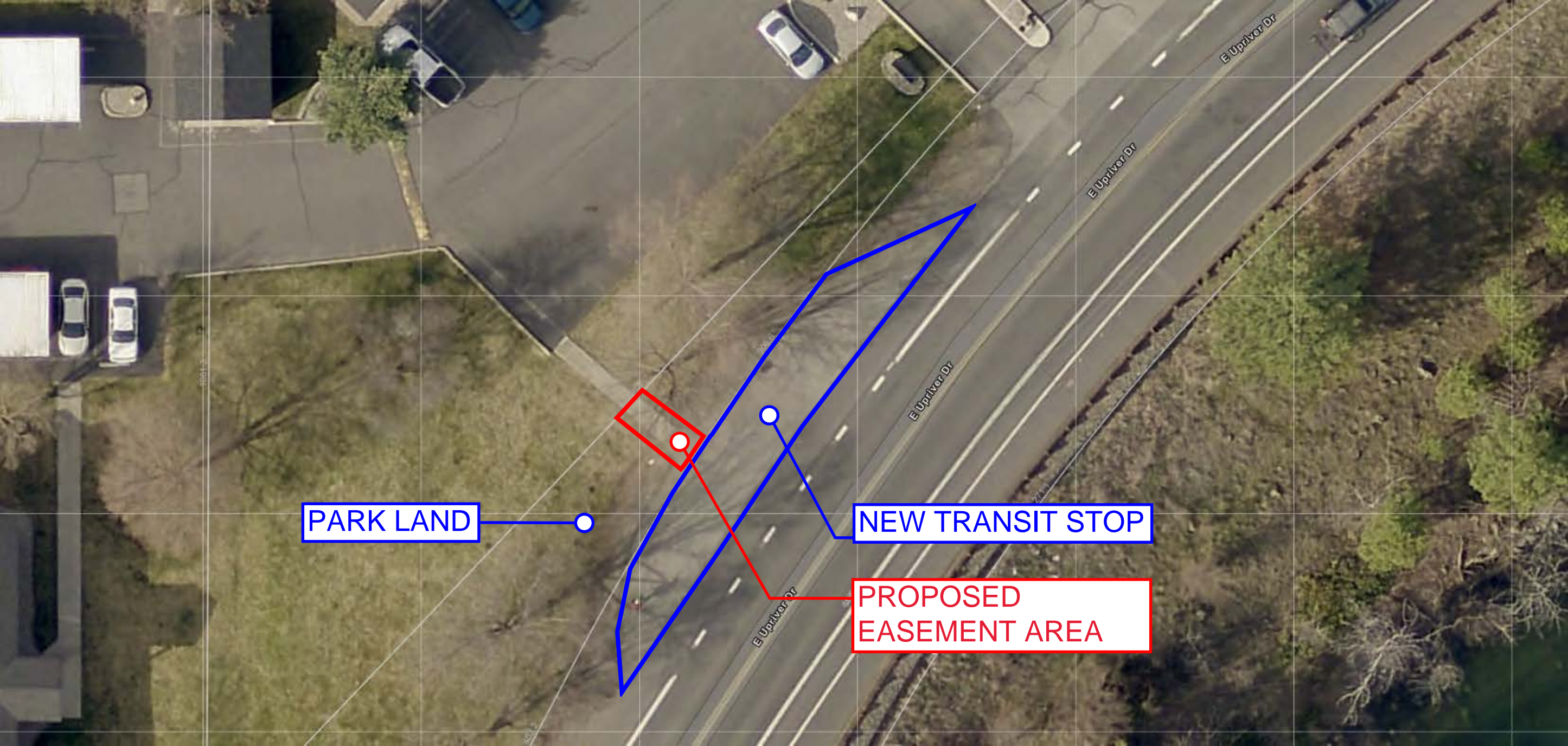
Briefing Paper



Committee	Land Committee			Committee meeting date: September 3, 2025
Requester	Nick Hamad		Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action			
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other			
City Clerks file (OPR or policy #)				
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	Goal B, Obj 2	Master Plan Priority Tier: (pg. 171-175)	Second Tier	
Item title: (Use exact language noted on the agenda)	STA / Upriver Drive Transit Stop Pedestrian Easement (assessed value)			
Begin/end dates	Begins: 09/11/2025	Ends:	<input checked="" type="checkbox"/> 06/01/2525	
Background/history: STA is proposing a new transit stop along Upriver Drive at the Beau Rivage Apartments, located adjacent city parks owned tax parcel #35112.9015. In order to connect this transit stop to the adjacent sidewalk network on private property, STA needs to cross approximately 13 lineal feet of park land (+/-50 square feet). This park property is undeveloped and will remain largely unaffected by this change, while park users and adjacent park lands (minnehaha, beacon hill trailheads) will benefit from increased connectivity to public transit.				
Motion wording: Motion to recommend approval of a pedestrian to STA for the assessed value of the easement area.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Spokane Transit Authority Name: Nick Hanson Email address: nhanson@spokanetransit.com Phone: 509.344.1867				
Distribution: Parks – Accounting nhanson@spokanetransit.com Parks – Sarah Deatrich mkapaun@spokanecity.org Requester: nhamad@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: Budget code: 1950				
Vendor: <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor Supporting documents: <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> Business license Expiration date: <input type="checkbox"/> Insurance Certificate				







PARK LAND

NEW TRANSIT STOP

PROPOSED
EASEMENT AREA

PRIVATE PROPERTY -
BEAU RIVAGE APARTMENTS

PARK LAND

EASEMENT AREA
+/-60 square foot

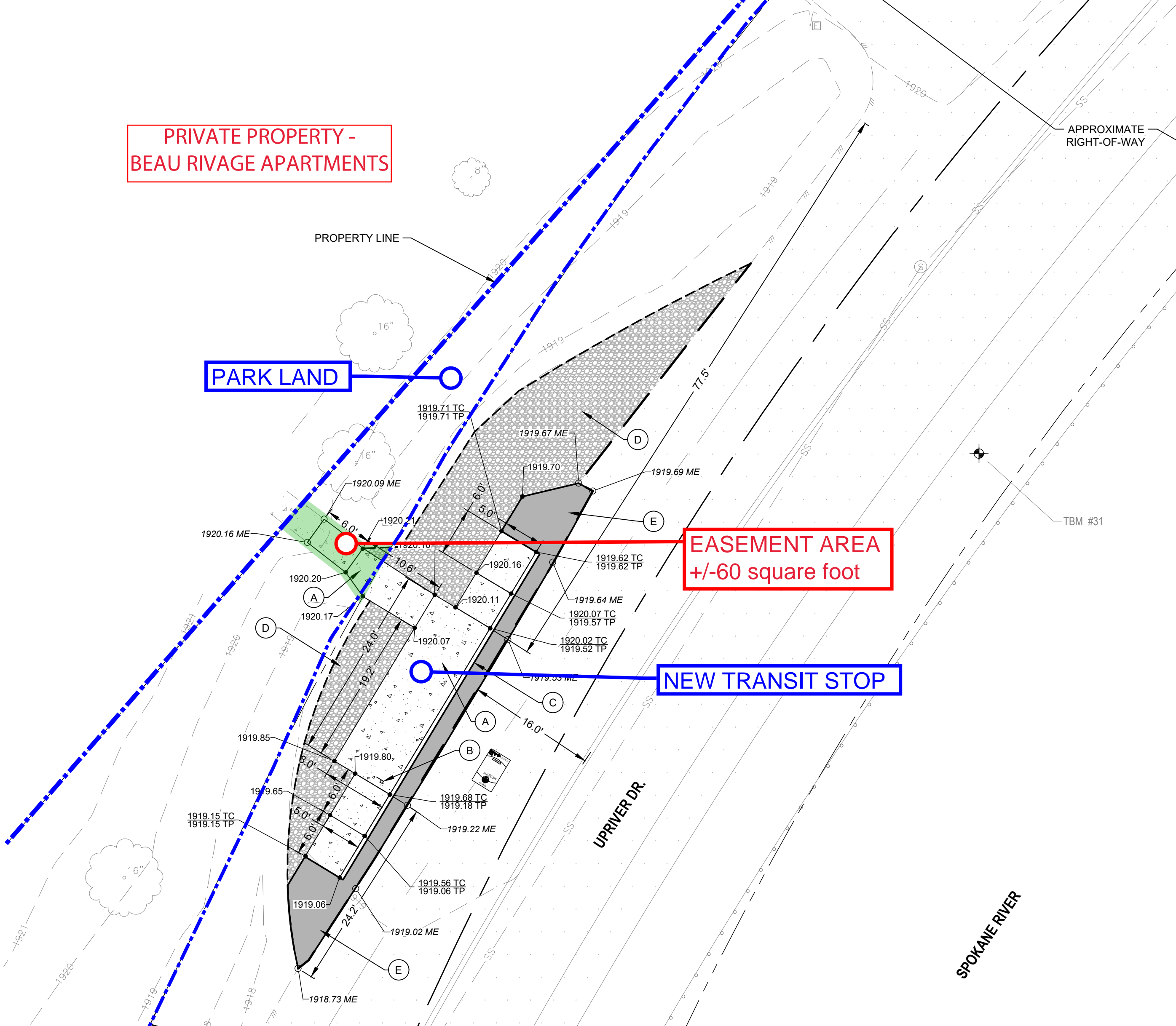
NEW TRANSIT STOP

APPROXIMATE
RIGHT-OF-WAY

TBM #31

UPRIVER DR.

SPOKANE RIVER



Impacts of Projects

The Trust for Public Land



September 3, 2025

Page 1 of 2

Project Areas

STA Easement

Area Statistics	Value		
Project Area Count	1	Project Trail Count	0
Project Area Acres	0.01	Project Trail Miles	0.00
Service Area Acres	146.50	New Service Area Acres	42.45

Legend

- New Access Points
- New Project Areas
- New Service Areas

Ten Minute Walk

All statistical results are aggregated for the listed project areas and their service areas. Service areas are based on 10 minute (1/2 mile) walk times from project access points defined for each project area and based upon the walkable network. Existing parks and service areas are from the ParkServe database.



This report was created on September 3, 2025 using the Project Impact or Project Summary interactive mapping site. It is for informational purposes only. The providers of this report disclaim any and all warranties, express or implied, including fitness for a particular purpose or merchantability, and make no representation that the report is complete, accurate, or error free. Use and reliance on this report is at the sole risk of the party using same.
©2025 The Trust for Public Land.

Impacts of Projects

Trust for Public Land

September 3, 2025

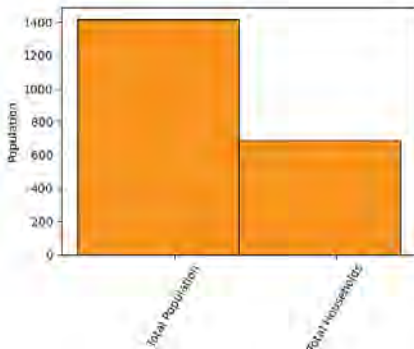
Page 2 of 2



Population	Served	Newly Served
Total Population	1,418	0
Households	688	0

GOAL B, OBJECTIVE 2: TRAILS FOR PARK ACCESS

-ADD TRAILS THAT CONNECT RESIDENCES, SCHOOLS, AND PLACES WITH A HIGH CONCENTRATION OF PEOPLE TO PARKS AND RECREATION





PARK PROPERTY



EASEMENT AREA

A scenic view of a road with a semi-transparent text box overlay. The road is paved and has white dashed lines. In the background, there are trees, some with yellow and pink blossoms, and a building. The sky is blue. The text "BOARD COMMENTS / QUESTIONS" is centered in the white box.

BOARD COMMENTS / QUESTIONS