



City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Nov. 05, 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)
- X Doug Kelley

Parks staff

Al Vorderbrueggen
Carl Strong
Nick Hamad
Fianna Dickson
Kris Behr

Guests

Karen Stratton
Linda Lauch
Stephanie Sijohn

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
 - o Place Landscape Architecture / contract amendment 5 for Meadowglen Park design task 4 (\$116,765.48 plus applicable tax) – consent agenda
 - o Equinox Research & Consulting, Inc. / contract amendment 1 for Meadowglen Park cultural resource assessment (\$9,198.68 non-taxable service) – consent agenda
 - o 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) – consent agenda
 - o Krueger Sheet Metal Co. / Co Change Order #1 Don Kardong Interpretive Signage Fabrication & Installation (\$7,638.99 plus applicable tax) – consent agenda
- Carl Strong gave an update on the Green Area Maintenance project.
- The American Indian Community Center / High Bridge Park alternate use request was presented by Nick Hamad and Linda Lauch

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Dec. 03, 2025.

MINUTES

The meeting was called to order at 3:30 p.m. by committee chair Greta Gilman.

Public Comments: None

Action items:

1. [Place Landscape Architecture / contract amendment 5 for Meadowglen Park design task 4 \(\\$116,765.48 plus applicable tax\)](#) – Nick Hamad
 - a. As of the 11/5/25, the Parks levy has passed, which will allow Parks to move forward with this project. By the end of 2025, the design work should be complete, permits will be sought, and the bidding process should be ready to go. Next steps include bidding for construction (winter '25/'26), construction (to begin summer '26), and a targeted opening spring of '27.
 - b. The initial plan called for a pre-manufactured restroom; however, based on findings after a thorough citywide assessment of park restrooms, and recently established restroom design guidelines, the planners have shifted away from a pre-manufactured restroom towards a new standard park restroom design. As previously discussed, the committee has agreed to pursue three types of restrooms to maintain continuity throughout the system, based on park size. Parks would like approval for Place Landscape Architecture (PLA) to do a full set of construction documents for a restroom at Meadowglen Park. There will be future discussion regarding specific designs. PLA is the primary consultant for the Meadowglen project. ALSC was hired previously to work on the restroom design and will be working with PLA as a sub-consultant. The fee for this restroom will be higher than typical for this project because it is the initial design for what will become a future standard. Moving forward, this design can be adapted to be used throughout the Park system.

Motion #1 – Greta Gilman moved to recommend Place Landscape Architecture / contract amendment 5 for Meadowglen Park design task 4 (\$116,765.48 plus applicable tax)

Sally Lodato seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the November 13 Park Board meeting agenda.

2. [Equinox Research & Consulting, Inc. / contract amendment 1 for Meadowglen Park cultural resource assessment \(\\$9,198.68 non-taxable service\)](#) – Nick Hamad

Because this is undeveloped land, a cultural resource assessment of the site was done and no pre-contact or post-contact conditions were found worth noting. As a condition of the grant through the National Parks Service, a new standard has been established that all of their projects will have a project specific inadvertent discovery plan, specific to the project with monitoring when excavating deeper than five feet.

Motion #2 – Greta Gilman moved to recommend Equinox Research & Consulting, Inc. / contract amendment 1 for Meadowglen Park cultural resource assessment (\$9,198.68 non-taxable service).

Doug Kelley seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the November 13 Park Board meeting agenda.

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

This is using the same grant funding source as Action Item #2 which has the same requirement from the National Parks Service. The difference here is there are cultural resources have been found within close proximity to the site where the work will done at John H. Shields Park. Although the National Parks Service had previously approved all the cultural resource work, however they now would like additional resources identified as well as move quite a way outside of the intended work area. Because of this requirement, there has been a delay to the project

Motion #3 – Greta Gilman moved to recommend 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)

Doug Kelley seconded. The motion passed unanimously (3-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the November 13 Park Board meeting agenda.

4. [Krueger Sheet Metal Co. / Co Change Order #1 Don Kardong Interpretive Signage Fabrication & Installation \(\\$7,638.99 plus applicable tax\)](#) – Nick Hamad

The interpretive signage on the overlooks is finally being installed on the Don Kardong Bridge. When the bridge was originally rebuilt, temporary panels were installed until the interpretive panels were completed. The contractor was instructed to use the most tamper resistant bolt available. The bolt they used went far and above expectations, requiring mechanical means to completely break the bolt. The panels were outfitted with new temper resistant bolts and the temporary panels will be stored at Park Operations.

Motion #4 – Greta Gilman moved to recommend Krueger Sheet Metal Co. / Co Change Order #1 Don Kardong Interpretive Signage Fabrication & Installation (\$7,638.99 plus applicable tax)

Doug Kelley and Sally Lodato concurrently seconded. The motion passed unanimously (4-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the November 13 Park Board meeting agenda.

Discussion Items:

1. Green Area Maintenance update – Carl Strong
 - a. To provide background, several years ago, the City had explored right of way (ROW) maintenance with both Public Works and the Park Operations. There are 400 +/- City-owned areas including swales, stormwater retention areas, CSO tanks, curbs, sidewalks, boulevards, etc. It was sent out to bid, which was unaffordable. In 2022, the City re-examined maintenance options and decided to approach the Parks Department about taking on the program. In late spring of 2024, Park Operations too over the maintenance as a pilot project with three full-time Water Dept. employees supervised by Parks. A Gardener and several temp seasonal employees were later added. The primary focus was cutting back vegetation, weeding, mulching, spraying and pruning.
 - b. Early in 2025, several seasonals return, vehicles were replaced, and they were able to get a jump on spring weeds. This year the focus has been on I-90 and Division, partnering with Code Enforcement on trash, overgrowth and graffiti removal with an increase in site visits. Presently, the project remains under the Water Dept. budget.
 - c. Looking to 2026, Parks would like to take on the full ROW program, expanding to a full crew including 1 supervisor, 2 irrigation technicians, a Labor I and II, a Gardener and 14-16 temp seasonal employees. Park Operations is negotiating with Public Works and Code Enforcement

on current site management, moving emphasis to City-owned ROW areas. Carl emphasized that this is not a Parks program, and they do not want this project to detract from the Parks mission and any work within the Parks Department. At this point, equipment and personnel are being shared between the departments. They are also working on several inconsistencies, making sure they are not maintaining areas which should be maintained by other entities.

Alternative Use Requests:

1. **American Indian Community Center (AICC) / High Bridge Park** – Nick Hamad / Linda Lauch
 - a. The proposed site location sits at the northeast corner of Highbridge Park at W. Riverside Ave. and S. A St., near the dog park. At one time, this site was developed but has been grown over for decades. The AICC team has begun preliminary design concepts, which includes a 3-story walk-out design with frontage on W. Riverside, a courtyard and parking lot at the back with stunning views of the West Hills.
 - b. A real estate market analysis of the parcel was estimated at \$8-9/square foot for approximately 2.25 acres. The AICC is proposing a ground lease with a 50-year term (and probably a 50-year renewal) as this will be a permanent location and it should cover the lifespan of the building. Due to the nature of this lease, it would need to go before City Council for approval. The area is deeply meaningful to Tribal Nations, has excellent accessibility, and by improving the land, it would show respect. The building would not only be for Tribal members, but to the public in general. It would include conference rooms that could be used by Park Board.
 - c. The community center building would be a no cost to Parks. An advantage could be consistent activation and presence to help remedy illegal activity in the area, but this does not demonstrate a quantifiable net benefit to Parks as required by the Alternate Use on Park Land policy and the Parks Master Plan. Nick pointed out that to obtain State funding, the AICC must have legal access to the property. No building will begin until funding has been secured, which may still be a few years. After much discussion, the committee unanimously agreed to officially move forward with drafting an agreement with the condition that the Quantifiable Net Benefit be a value equal to the market value of the land to be leased. The committee agreed that a new outdoor public restroom, parking area for public use, and a public playground constructed and paid for by the AICC would be beneficial to Parks and may demonstrate that the Community Center alternate use provides a quantifiable net benefit to Parks. Use of AICC meeting rooms / multi-purpose rooms for Parks programming would need to be carefully thought out before being included in the quantifiable net benefit calculation. AICC will work with Parks staff and Park Board to develop a proposal for meeting the Alternate Use on Park Land policy for eventual approval by Park Board.

Standing Reports: None

Adjournment: The meeting was adjourned at 4:42 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Dec. 03, 2025.

Meadowglen Park Design Contract Amendment 5

November 5, 2025

Remaining 2025 Progress

- Today - end 2025:
 - Complete design (cd's)
 - Secure building permits
 - ready for bidding

NOTICE OF SEPA
FOR Meadowglen Park
File # B2508379SEPA
Site Address: 10890 N Indian Trail Rd
PUBLIC COMMENT DUE: 6/27/2025 at 5PM
PROPOSED USE: Construction of a 14.27 acre public park with
amenities and site improvements. Includes minor ROW work.
APPLICANT: City of Spokane Parks Department, 625-6276
CITY CONTACT: Ryan Benze, rbenze@spokane.gov 625-6300
ONLY THE APPLICANT AND PERSONS SUBMITTING
WRITTEN COMMENTS MAY APPEAL THE DECISION

Indian Trail Rd
10700N
Bedford
5800W

Next Steps

- **2025: Design & Permitting**
- *Nov '25: *Proposed Park Levy Vote**
- Winter '25/'26: Bidding for Construction
- Summer 2026: Begin Construction
- Spring 2027: Target Park Opening

The Site

North

Meadowglen
Natural Area

Existing transit stop

Meadowglen Park
(project site)

Design

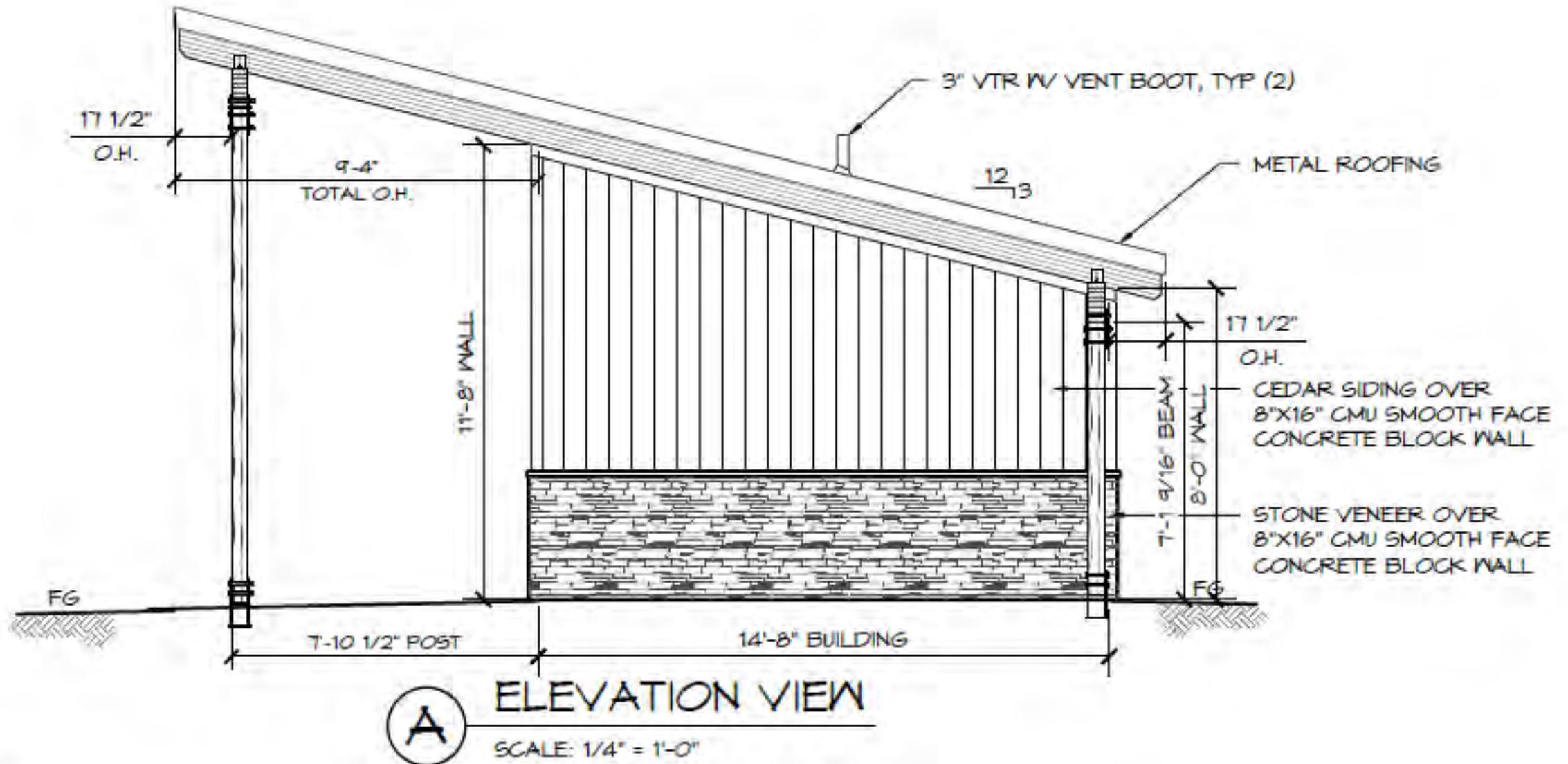


Restroom

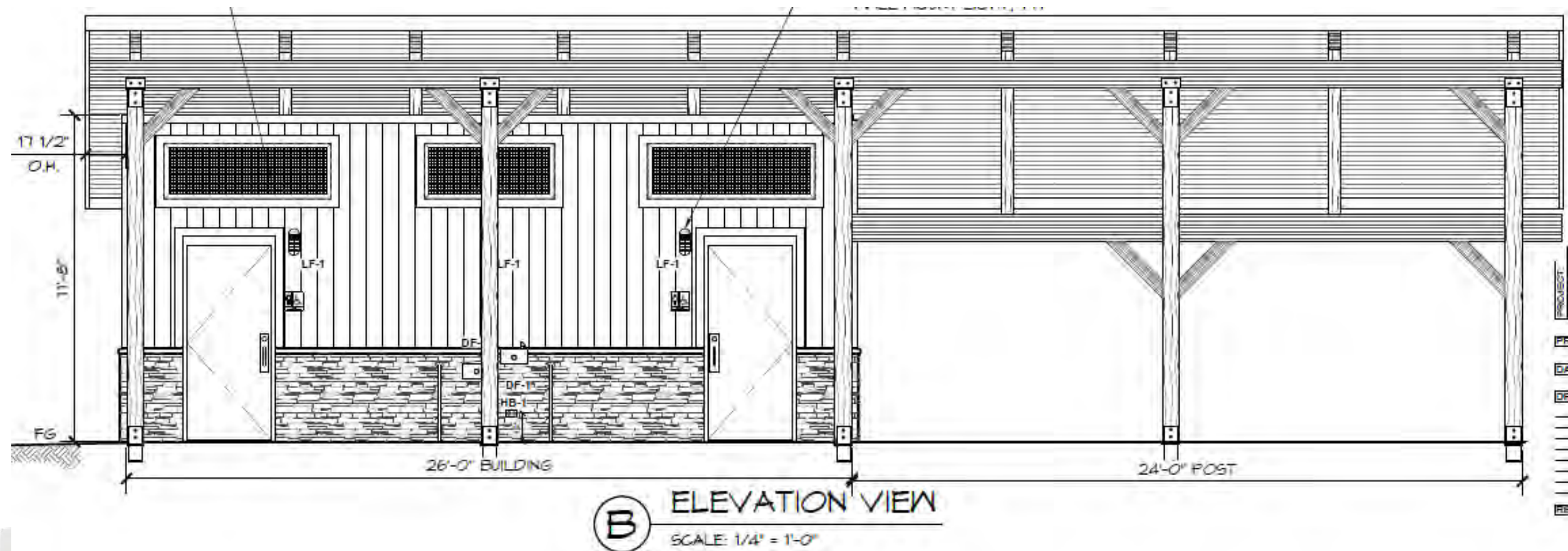
- ▶ Initially Planned As 'Kit Building
- ▶ Shifting to new 'standard' restroom



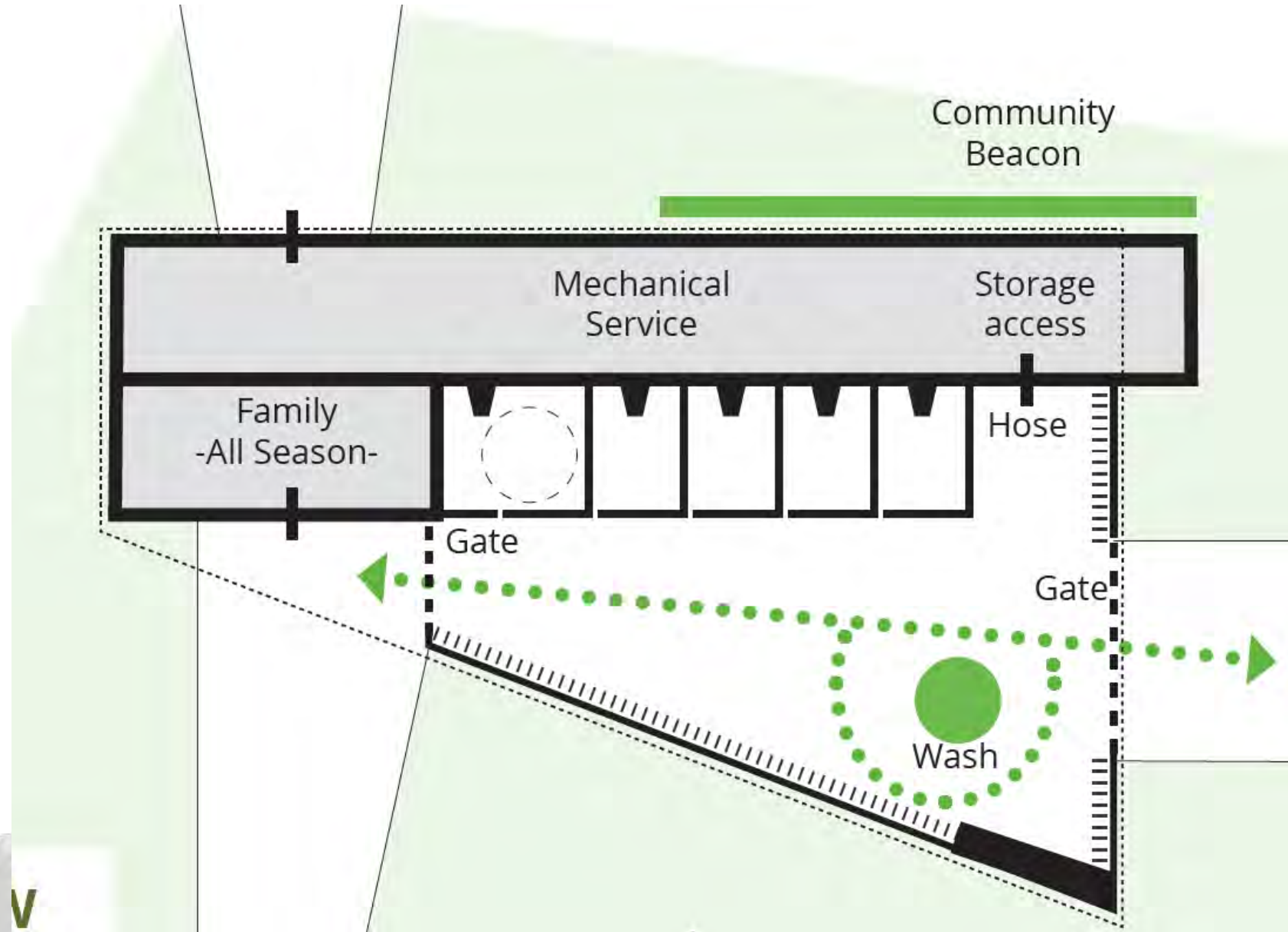
Initial Plan



Initial Plan



Proposed Update



Proposed Update



An architectural rendering of a modern building with a flat roof and large glass windows. The building is surrounded by trees and landscaping. A paved path leads to the entrance. In the foreground, there are silhouettes of a woman and a child walking. Labels with dashed lines point to various features: 'Perforated Screen' points to a screen on the left; 'Occupancy Lighting (sensored)' points to a sensor on the roof; 'Roll-up gate' points to a gate on the roof; 'Pass-Thru' points to a window; 'Daylight' points to a skylight on the roof; and 'Restrooms' points to a sign above the entrance.

Motion

**Motion to approve Place Landscape Architecture
Contract Amendment 5 adding Meadowglen Park
Design Task 4 for \$116,765.48**

An aerial photograph of a park area. In the center is a large, well-maintained green field with visible mowing stripes. To the left of the field is a residential neighborhood with houses and a road. To the right is a wooded area with many trees. In the background, there are rolling hills and mountains under a clear sky. Two semi-transparent text boxes are overlaid on the image.

Thank You!

Please Complete Comment Cards &
Share your Feedback with us

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 UNIVERSITY DISTRICT

A MEETING OF ECOLOGIES
AND GEOLOGIES

CHANNELED
SCABLANDS

SPOKANE VALLEY
OUTWASH PLAINS

A MEETING PLACE OF CULTURES



ROOTED IN THE EARTH.
TURNING TOWARD THE SUN



PLACE

BONZAGA COLLEGE

"AN OLD PIECE OF GRAVEL
NEAR THE FALLS"

SPOKANE
FALLS

An informational panel with a black background and white line art. At the top, the word "PLACE" is written vertically. Below it is an illustration of a large, multi-story building with a central arched entrance, identified as "BONZAGA COLLEGE". Below the college is an illustration of a waterfall, labeled "SPOKANE FALLS". A quote in the center reads: "AN OLD PIECE OF GRAVEL / NEAR THE FALLS".

YOU ARE HERE

EVENTUALLY ALL THINGS
MERGE INTO ONE
AND AT THE CONFLUENCE
YOU CAN FIND
COMMON GROUND

YOU ARE HERE

spokane river

YOU
ARE
HERE

washington state

YOU
ARE
HERE

CONNECTIONS

An informational panel with a black background and white line art. At the top, the word "CONNECTIONS" is written vertically. Below it is a map of the Spokane River area, with a point labeled "YOU ARE HERE". To the left is a map of Washington state, also with a "YOU ARE HERE" point. At the bottom is a world map with a "YOU ARE HERE" point. A quote in the center reads: "EVENTUALLY ALL THINGS / MERGE INTO ONE / AND AT THE CONFLUENCE / YOU CAN FIND / COMMON GROUND".

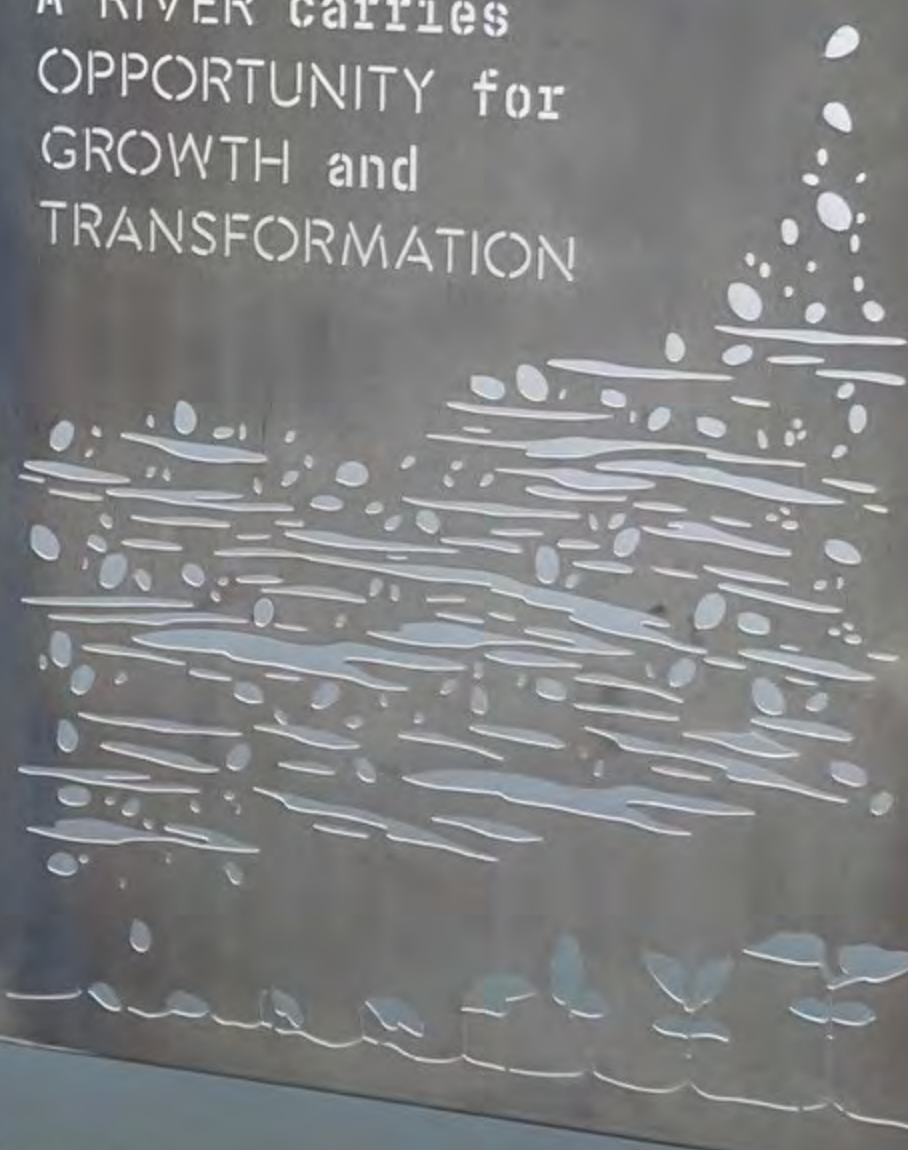


COMMUNITY

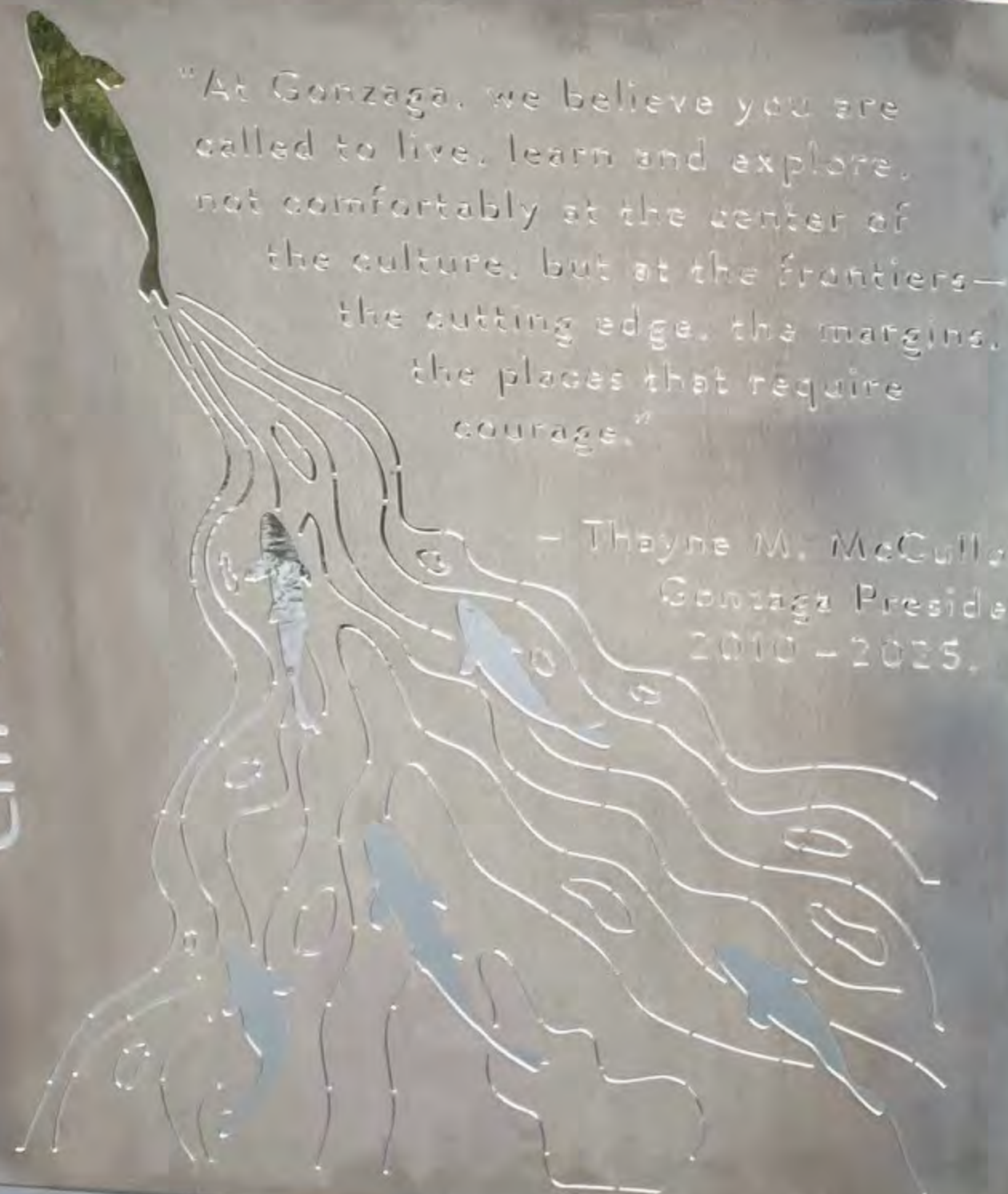


A RIVER carries
OPPORTUNITY for
GROWTH and
TRANSFORMATION

OPPORTUNITY



LEADERSHIP



"At Gonzaga, we believe you are called to live, learn and explore, not comfortably at the center of the culture, but at the frontiers—the cutting edge, the margins, the places that require courage."

— Thayne M. McCulloh
Gonzaga President
2010 – 2025.

EXCELLENCE





12 KILOMETERS
7.46 MILES
475 FT OF ELEVATION/YEAR
AT MT. SPOKANE'S CLIMBED

8:30 AM 50 DEGREES
FIRST SUNDAY OF MAY
12 HOURS OF SUNSHINE

1977
DOOMSDAY
VULTURE

40,000 LILACS

\$99,150 CASH PRIZES

3,545,618 SHOES
940,000 WHEELS
30 BANDS

FOR THE HEALTH OF IT

1 ODYSSEY

80 PERINATALS
PENDING IN THE PARK

"A GOOD TRIATHLETE IS SOMEONE
WILLING TO GET OUTSIDE OF
PERSONAL THOUGHTS AND
EMOTIONS. A FRIEND WHO TRIES
TO UNDERSTAND, APPRECIATE,
AND ENCOURAGE OTHER
MEMBERS OF THE TEAM." KARDONG

"DID YOU KNOW THAT YOU HAVE A
34% IN A GIANT BIRD COSTUME AT THE
TOP OF YOUR HORRIBLE HILL?"

"DID YOU SEE THAT BUZZARD?"
"IS THE BUZZARD LOUPE ON THE COURSE?"

"WHY A
VULTURE?"

"THERE'S
SOMEONE
INSIDE IT?"

"WHAT?
YOU DIDN'T SEE THE VULTURE?"

SPokane
G.U.

MISSION
WEST CENTRAL

FINISH

STADIUM

CLIFF / CANNON
ROCKWOOD
SOUTH PERRY DISTRICT

MANITO

GEIGER HEIGHTS

THORPE

WESTWOOD

BROWN'S
ADDITION

RIMROCK

LINDEKE

DEMETER

WILSON



LOCATION MAP

[Return to Minutes](#)



The Basalt Tower Concept

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



SE PERSPECTIVE



NE PERSPECTIVE



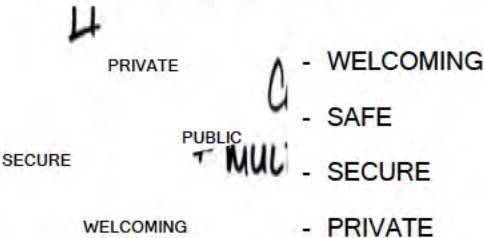
- CONFLUENCE
- WALKING IN TWO WORLDS
- FLEXIBILITY/ ADAPTABILITY

RESILIENCE



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

SEPARATION OF ACCESS & FUNCTION



INTERDEPENDENCE



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

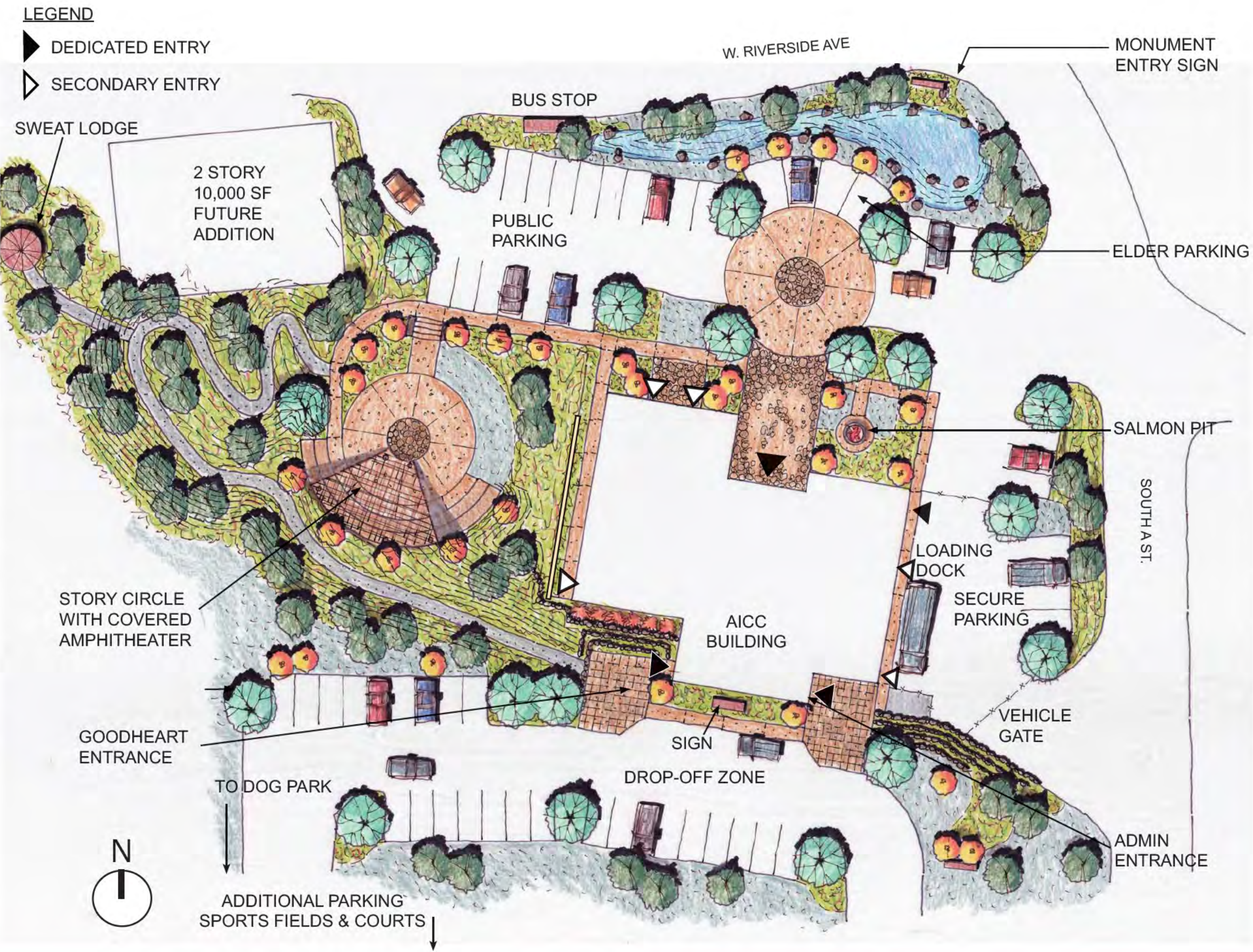
LANDSCAPE NARRATIVE

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.

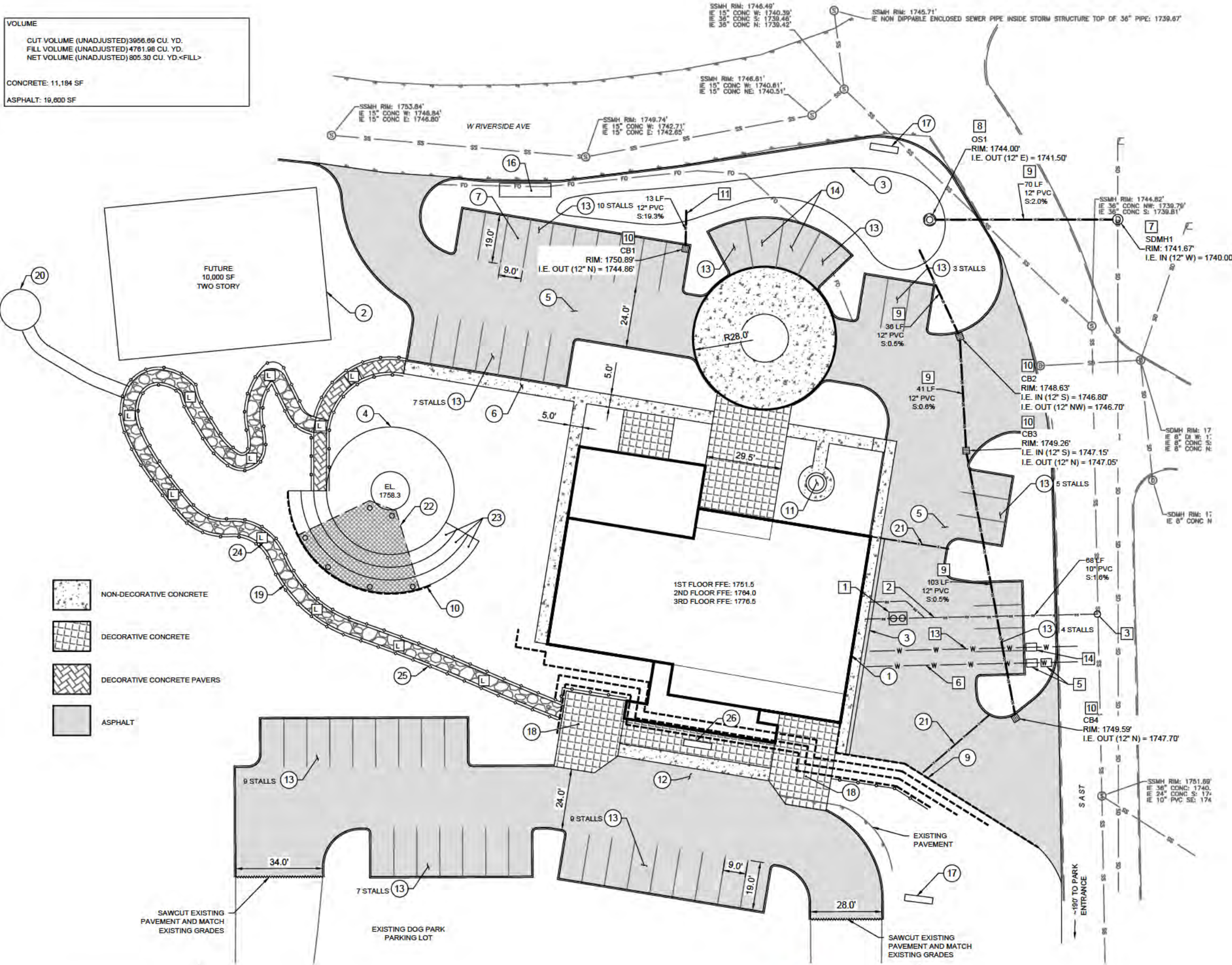
The site plan balances these cultural and functional elements with the site’s natural features. While the landscape plan strives to create a versatile and culturally rich space that can accommodate various community events and activities, its true value will be determined by how it serves and is embraced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

PARKING: NORTH - 19 STALLS
SOUTH - 25 STALLS



VOLUME
CUT VOLUME (UNADJUSTED) 3956.89 CU. YD.
FILL VOLUME (UNADJUSTED) 4781.98 CU. YD.
NET VOLUME (UNADJUSTED) 805.30 CU. YD. <FILL>

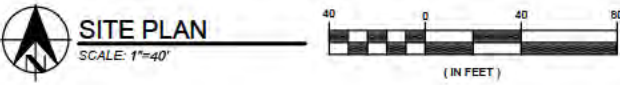
CONCRETE: 11,194 SF
ASPHALT: 19,800 SF



- 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 38" HIGH HANDRAIL, 620 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



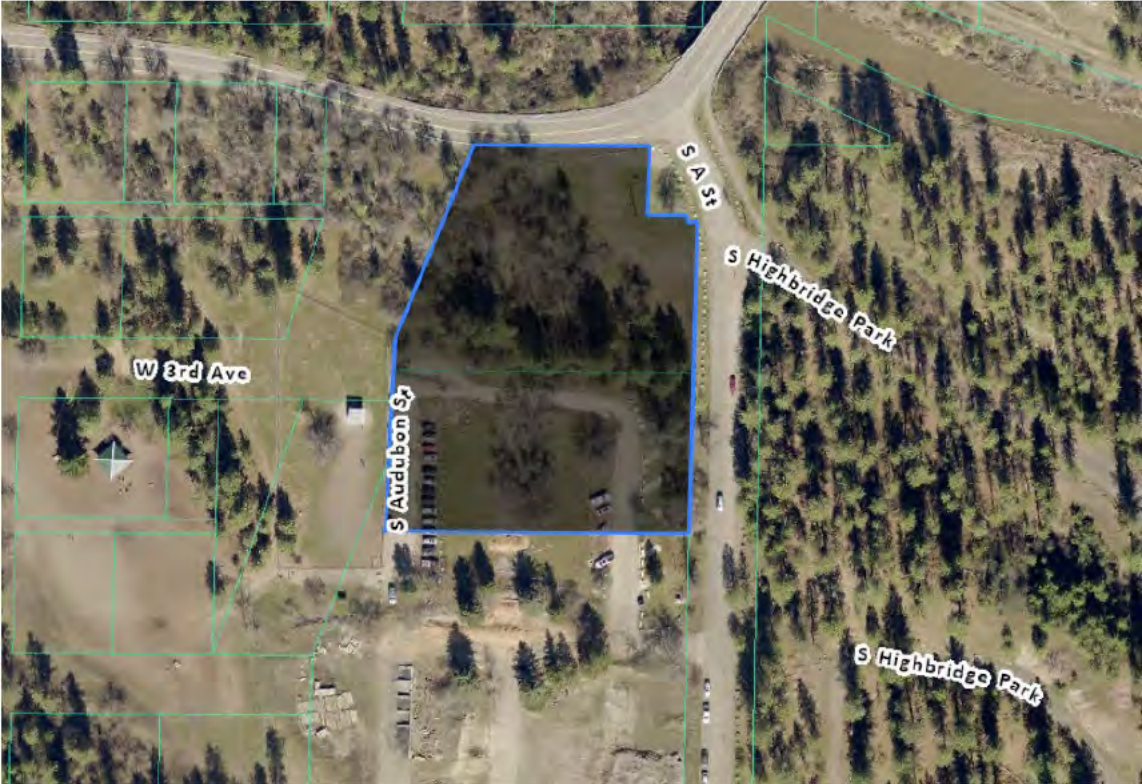
06/30/2025
C101

SITE PLAN



AMERICAN INDIAN
COMMUNITY CENTER
PRELIMINARY SCHEMATIC DESIGN





W 3rd Ave

S Audubon St

S 4th St

S Highbridge Park

S Highbridge Park



Summary of Property Value:

Sale

\$948,735

\$9.00 /SF

\$843,320

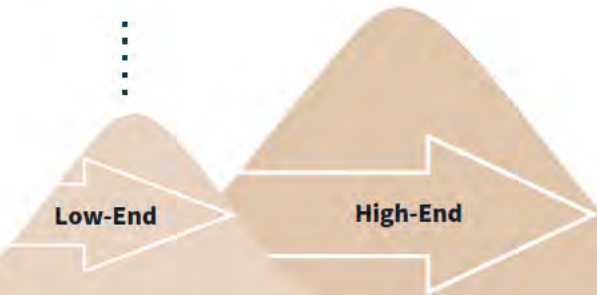
\$8.00 /SF

Low-End

High-End

⋮

⋮



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



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- **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

