

Spokane Park Board

March 9, 2017– 1:30 p.m. City Hall, City Council Briefing Center 808 W. Spokane Falls Blvd, Spokane, Washington

Park Board Members:

X Chris Wright – President

X Susan Traver - Vice President

X Leroy Eadie

X Ross Kelley

Lauren Pendergraft (absent/excused)

X Nick Sumner

X Ted McGregor

X Greta Gilman

X Richard Chase

X Steve Salvatori

X Sally Lodato

X Mike Fagan - Council Liaison

Parks Staff:

Jason Conley

Mark Buening

Garrett Jones

Al Vorderbrueggen

Mark Buening

Angel Spell

Jon Moog

Jeff Bailey

Megan Qureshi

Nathaniel Hawthorne

Ryan Griffith

Fianna Dickson

Carl Strong

Berry Ellison

Pamela Clarke

Guests:

Hal McGlathery Jeff Crum

MINUTES

1. Roll Call: Pamela Clarke

See above

2. Minutes:

A. Feb. 9, 2017, regular Park Board meeting minutes and study session notes

Motion No. 1: Susan Traver moved to approve the Feb. 9, 2017, regular Park Board meeting minutes and study session notes.

Ross Kelley seconded.

Motion carried with unanimous consent (11-0).

3. Additions or Deletions to the Agenda:

A. None

4. Special Guests/Introductions:

A. Introduction of Park Board members – *Chris Wright* introduced and welcomed board members *Sally Lodato* and *Steve Salvatori*.

5. **Executive Session:**

A. Scheduled session – *Chris Wright* adjourned the regular meeting at 1:32 p.m. for an executive session. The regular meeting reconvened at 1:50 p.m.

6. **Claims**: Claims for the month of February 2016 – Susan Traver

Motion No. 2: Susan Traver moved to approve claims for the month of February 2017 in the amount of \$1,673,408.35.

Mike Fagan seconded.

Motion carried with unanimous consent (11-0).

7. Year-end & February financial report: — Mark Buening provided a preliminary year-end financial report. The city books officially close in April. Mr. Buening explained he does not foresee any dramatic variations before the final report is released next month. Park Fund revenue is tracking at 101% of the projected budget for 2016. Parks and Recreation expenditures are tracking at 96% of budget. The Golf Fund revenue is tracking at 95% of the annual projected budget and the expenditures are tracking at 97%. Mr. Buening also provided the February financial report. Last month, the Park Fund revenue tracked at 97% of the projected budget and expenditures tracked at 101%. The Golf Fund revenue tracked at 43% of the projected budget and the expenditures tracked at 87%.

8. **Special Discussion/Action Items:**

A. 2017 Park Board Committee assignments – Chris Wright presented the Park Board committee assignments. Two changes were made to the assignments, including Council member Mike Fagan will serve on the Land Committee and Ted McGregor will replace Susan Traver as the Spokane Parks Foundation liaison.

Motion No. 3: Chris Wright moved to approve the committee assignments, as presented with noted changes.

Susan Traver seconded.

Motion carried with unanimous consent (11-0).

9. Committee Reports – Action Items:

Urban Forestry Tree Committee: Feb. 28. 2017, Chris Wright

- A. No Action Items
- B. The next regularly scheduled meeting is 4:15 p.m. April 4. 2017, at the Woodland Center, Finch Arboretum.

Golf Committee: March 7, 2017, Nick Sumner

- A. No Action Items
- B. The next scheduled meeting is 8:05 a.m. April 11, 2017, in the City Council Briefing Center.

Land Committee: March 1, 2017,

A. Bosch lot resolution – *Garrett Jones* presented a joint resolution declaring the City Council's and Park Board's support of the continued integrated planning and work to utilize Parks, and other city properties to meet a range of goals and objective for the Bosch Lot.

Motion No. 4: Mike Fagan moved to approve the Bosch lot resolution, as presented.

Ross Kelley seconded.

Motion carried with unanimous consent (11-0).

B. Edwidge Woldson Park master plan - Garrett Jones provided an overview of the Edwidge

Woldson Park master plan and pedestrian connection feasibility study. The plan contains a summary of the public process, decisions and recommendations for future development of the park. The master plan focuses on providing pedestrian and bicycle connectivity from the neighborhood through the park with connection to the intersection of 7th Avenue and South Howard Street.

Motion No. 5: Ross Kelley moved to approve the Edwidge Woldson Park master plan as presented.

Nick Sumner seconded.

Motion carried with unanimous consent (11-0).

C. Dutch Jakes Park master plan – *Garrett Jones* presented the master plan developed by Parks, and the Office of Neighborhood Services and Code Enforcement. The plan includes three alternatives for this mini-park located in West Central Spokane.

Motion No. 6: Ross Kelley moved to approve the Dutch Jakes Park master plan as presented.

Steve Salvatori seconded.

Motion carried with unanimous consent (11-0).

D. The next scheduled meeting is 3 p.m. April 5, 2017, at Park Operations Complex, 2304 E. Mallon.

Recreation Committee: March 2, 2017, Chris Wright

- A. No Action Items
- B. The next scheduled meeting is 3 p.m. April 6, 2017, at Park Operations Complex, 2304 E. Mallon.

Riverfront Park Committee: March 6, 2017, Ted McGregor

A. Renaming Canada Island resolution – *Garrett Jones* presented a proposed resolution declaring the new name of Canada Island as the Salish name meaning salmon people, snx^w mene The resolution also declares the Park Board will work with the tribe determining the appropriate land uses, activities, signage and public displays on the island and throughout Riverfront Park. Interpretive signage and an audio component will be developed to offer the pronunciation of snx^w mene and history of island.

Motion No. 7: Mike Fagan moved to approve the renaming of Canada Island resolution as presented.

Rick Chase seconded.

Motion carried with unanimous consent (11-0).

B. Soil stockpile management amendment/Contractors Northwest Inc. (\$178,000) – Berry Ellison presented the soil stockpile management amendment with CNI, not to exceed \$178,000, plus tax. The proposed services include the removal of 400 cubic yards of oil-contaminated soil from South Bank construction projects. Some of the contaminated soil will be used on the North Bank redevelopment project. Mr. Ellison explained highly contaminated soils will be removed. Only the soils which slightly exceed Department of Ecology safe standards will be utilized on the North Bank project. The contingency budget allocations include: 1) \$42,000 from Recreation Rink; 2) \$42,500 from Environmental Rock; and 3)

\$93,000 from Cleanup Fund 1950 (non-bond funding).

Motion No. 8: Ted McGregor moved to approve the soil stockpile management amendment with Contractors Northwest Inc. not to exceed \$178,000, plus tax.

Sally Lodato seconded.

Motion carried with unanimous consent (11-0).

C. South Bank East improvements/Walker Construction (\$70,000) – Berry Ellison presented the South Bank East improvements/change order with Walker Construction, not to exceed \$70,000, plus tax. The proposed improvements include pedestrian access to the park from Spokane Falls Boulevard and Washington Street, an ADA-compliant asphalt path with grading and landscaping, and a bid alternate for a concrete path and ADA ramps at the crosswalks. Mr. Ellison explained the ADA access is particularly important while the rest of the South Bank is under construction. Budget allocations are \$15,218 from each of the following projects: 1) North Bank; 2) Pavilion; 3) Promenades; 4) Looff Carrousel; and 5) Recreational Rink.

Motion No. 9: Ted McGregor moved to approve to approve the South Bank East improvements, not to exceed \$70,000, plus tax.

Greta Gilman seconded.

Motion carried with unanimous consent (11-0).

- D. City Museum presentation Jason Conley/Al Vorderbrueggen provided a PowerPoint presentation on museum they toured last fall in St. Louis, Missouri. This downtown attraction is a play house museum, consisting largely of repurposed architectural and industrial objects, housed in the former International Shoe building. The presentation served as an example of how repurposed materials can be utilized in a unique active play area for all ages.
- E. Bond update Garrett Jones presented the monthly bond update. Project highlights include: 1) Howard Street Bridge South The old bridge has been removed and the new bridge is on track for a fall 2017 completion; 2) Recreational Ice Ribbon/SkyRide facility The foundation for the building has been laid and completion is set for fall 2017; 3) Looff Carrousel The asbestos abatement is almost completed and demolition of the current building will begin March 13; 4) Pavilion The design team is expected to be selected next month and selective demolition is planned for later this year; and 5) A Riverfront Park Redevelopment Open House is set for 6 to 8 p.m. Wednesday, April 26, at the downtown public library.
- F. The next scheduled meeting is 8:05 a.m. April 10, 2017, in the City Council Briefing Center.

Finance Committee: March 7, 2017, Susan Traver

A. Woodland Center restroom remodel change order (\$11,924.92) – Kacev Burke

Motion No. 10: Susan Traver moved to approve the Woodland Center restroom remodel change order with Western States Construction in the amount of \$11,924.92. The increased cost for the remodel project is due to dry rot discovered in the building.

Ross Kelley seconded.

Motion carried with unanimous consent (11-0).

B. The next regularly scheduled meeting is 3 p.m. April 11, 2017 in City Hall Conference

Room 2B.

Bylaws Committee: No report given.

- 10. Reports:
 - A. Park Board President: No report given.
 - B. Liaison Reports:
 - 1. Conservation Futures Liaison: No report given.
 - 2. Spokane Parks Foundation Liaison Susan Traver reported on a recent discussion she attended which included Chris Wright, Ted McGregor and members of the foundation. This preliminary discussion focused on future sponsorships and naming rights within Riverfront Park. Once these sponsorship processes are established the goal is to apply these guidelines through the entire parks system.
 - 3. Council Liaison No report given.
 - C. Director's Report: Leroy Eadie reported the recreation director interviews are scheduled for Friday. The interview panel will rank the candidates and the top—scoring candidates will advance to the final phase in the selection process which involves an interview with the Mayor and appointment.
- 11. Correspondence:
 - A. Email:

Affordable Family entertainment

B. Newsletter:

Sinto Senior Activity Center

- 12. Public Comments: None
- 14. Adjournment: 3:07 p.m.
- 15. Meeting Dates:
 - A. Next Committee meeting dates:

Urban Forestry Committee: 4:15 p.m. April 4, 2017, Woodland Center, Finch Arboretum Golf Committee: 8:05 a.m. April 11, 2017, City Council Briefing Center Land Committee: 3 p.m. April 5, 2017, Park Operations Complex, 2304 E. Mallon Recreation Committee: 3 p.m. April 6, 2017, Park Operations Complex, 2304 E. Mallon Riverfront Park Committee: 8:05 a.m. April 10, 2017, City Council Briefing Center Finance Committee: 3 p.m. April 11, 2017, City Hall Conference Room 2B

- B. Next Park Board: 1:30 p.m. April 13, 2017, City Council Chambers
- C. Park Board Study Session: 3:30 p.m. April 13, 2017, City Hall Conference Room 5A

Minutes approved by:

Leroy Eadie, Director of Parks and Recreation

CITY OF SPOKANE PARK AND RECREATION DEPARTMENT FEB 2017 EXPENDITURE CLAIMS FOR PARK BOARD APPROVAL - MAR 9, 2017

PARKS & RECREATION:

SALARIES & WAGES	\$ 651,369.02
MAINTENANCE & OPERATIONS	\$ 101,961.61
CAPITAL OUTLAY	\$ 99,525.83
PARK CUMULATIVE RESERVE FUND	\$ 49,497.02
CAPITAL IMPROVEMENTS - 2008 - PARK	\$ -
FRANKLIN PARK PROJECT - WATER DEPT.	\$ -
RFP BOND 2015 IMPROVEMENTS:	
CAPITAL OUTLAY	\$ 644,363.00
GOLF:	
SALARIES & WAGES	\$ 85,910.96
MAINTENANCE & OPERATIONS	\$ 40,780.91
CAPITAL OUTLAY	\$ -
TOTAL EXPENDITURES:	\$ 1,673,408.35



Financial Report Year-End, 2016

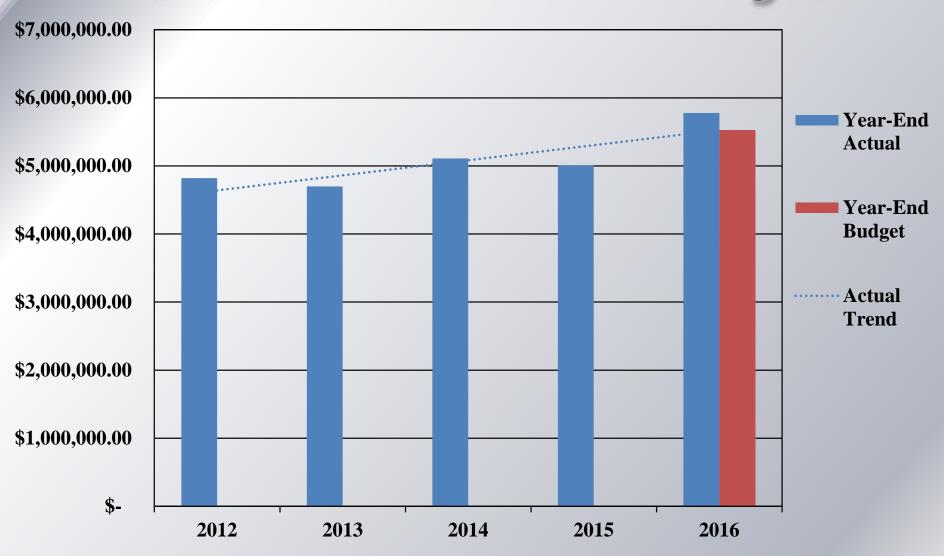


City of Spokane Parks & Recreation PARK FUND - Revenues & Expenditures December 31, 2016 (reported in millions)

As of Year-End, 2016	2016	YTD	YTD	% YTD
(in millions)	Budget	Budget	Actual	Budget
Park Revenue	6.95	5.53	5.56	101%
Transfers In	13.51	13.51	13.51	100%
Funds Available	20.46	19.04	19.07	100%
Expenditures	17.85	17.85	17.20	96%
Transfers Out	0.55	0.54	0.28	52%
Capital Outlay	3.76	2.32	1.06	46%
Windstorm 2015 - Net	0.70	n/a	-0.04	n/a
NET	-2.05	-0.91	0.57	
Beg. Noncommitted Balance*	1.05	1.05	1.05	
End Noncommitted Balance	-1.00	0.14	1.62	

^{*}For clarification purposes, the 7% Reserve is a reduction against the Beginning Balance.

Park Fund Revenue 5 Year Trend & YTD Budget

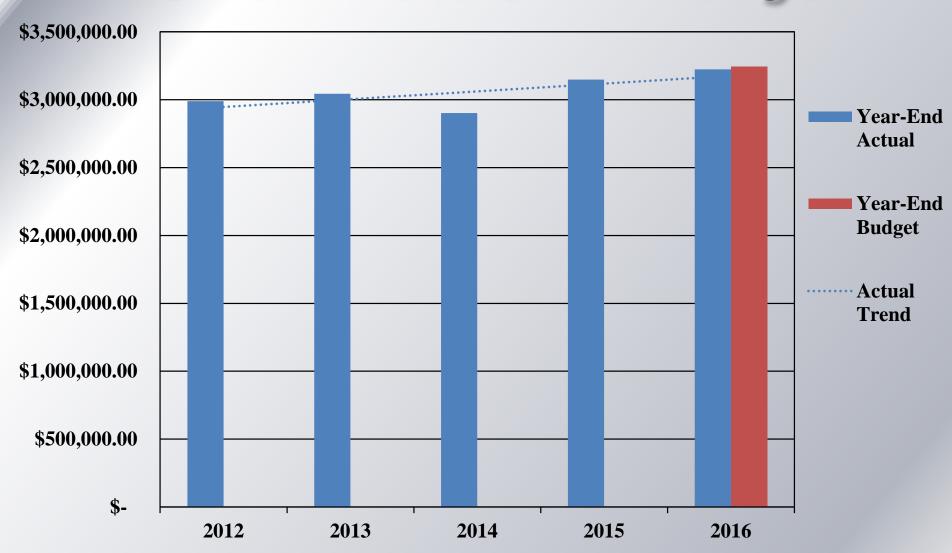


City of Spokane Parks & Recreation GOLF FUND - Revenues & Expenditures December 31, 2016 (reported in millions)

As of Year-End, 2016	2016	YTD	YTD	% YTD
(in millions)	Budget	Budget	Actual	Budget
Golf Revenue	3.38	3.38	3.22	95%
Transfers In	0.04	0.00	0.04	0%
Funds Available	3.42	3.38	3.26	96%
Expenditures	3.23	3.23	3.13	97%
Transfers Out	0.00	0.00	0.00	0%
Capital Outlay	0.28	0.17	0.15	89%
Windstorm 2015 - Net	0.12	n/a	0.08	
NET	-0.21	-0.21	-0.10	
Beg. Noncommitted Balance*	0.11	0.11	0.11	
End Noncommitted Balance	-0.10	-0.10	0.01	

^{*}For clarification purposes, the 7% Reserve is a reduction against the Beginning Balance.

Golf Fund Revenue 5 Year Trend & YTD Budget





Financial Report February 2017



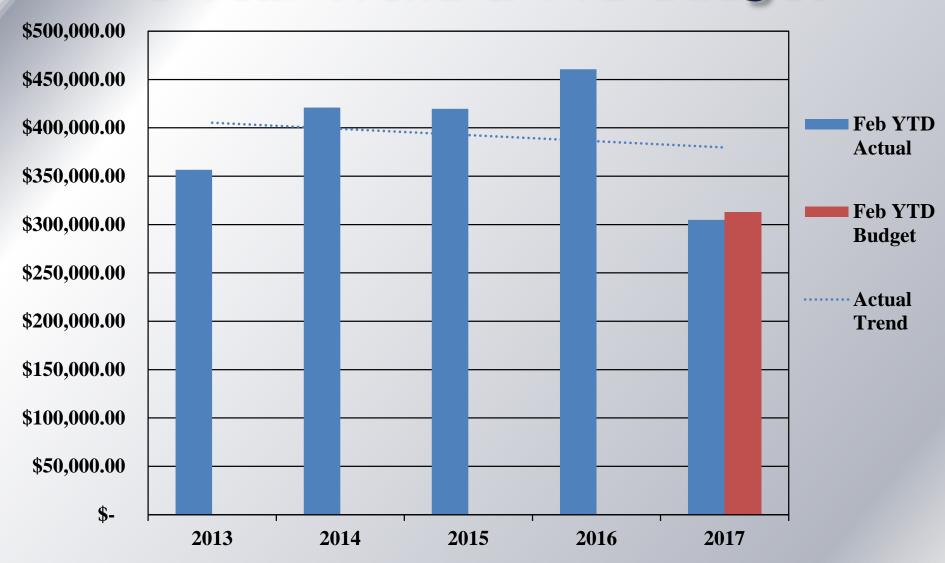
City of Spokane Parks & Recreation PARK FUND - Revenues & Expenditures February 28, 2017 (reported in millions)

As of February, 2017	2017	YTD	YTD	% YTD
(in millions)	Budget	Budget	Actual	Budget
Park Revenue	4.65	0.31	0.30	97%
Transfers In	13.81	2.18	2.18	100%
Funds Available	18.46	2.49	2.49	100%
Expenditures	15.97	1.48	1.49	101%
Transfers Out	0.32	0.00	0.00	0%
Capital Outlay	4.22	0.10	0.10	102%
NET	-2.05	0.91	0.89	
Beg. Noncommitted Balance*	1.05	1.05	1.05	
End Noncommitted Balance	-1.00	1.96	1.94	

^{*}For clarification purposes, the 7% Reserve is a reduction against the Beginning Balance.

^{*2017} Beginning Noncommitted Balance is carried forward from 2016 until fully closed

Park Fund Revenue 5 Year Trend & YTD Budget



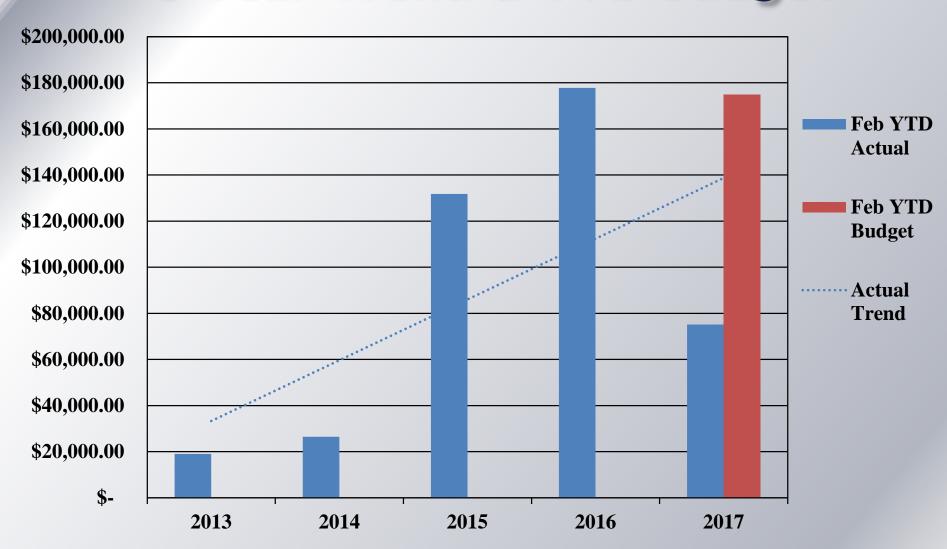
City of Spokane Parks & Recreation GOLF FUND - Revenues & Expenditures February 28, 2017 (reported in millions)

As of February, 2017	2017	YTD	YTD	% YTD
(in millions)	Budget	Budget	Actual	Budget
Golf Revenue	3.68	0.17	0.08	42.97%
Transfers In	0.00	0.00	0.00	0.00%
Funds Available	3.68	0.17	0.08	42.97%
Expenditures	3.36	0.25	0.22	87.00%
Transfers Out	0.00	0.00	0.00	0.00%
Capital Outlay	0.34	0.01	0.00	0.00%
NET	-0.01	-0.09	-0.14	
Beg. Noncommitted Balance*	0.11	0.11	0.11	
End Noncommitted Balance	0.10	0.02	-0.03	

^{*}For clarification purposes, the 7% Reserve is a reduction against the Beginning Balance.

^{*2017} Beginning Noncommitted Balance is carried forward from 2016 until fully closed

Golf Fund Revenue 5 Year Trend & YTD Budget



Spokane Park Board March 2017 – February 2018	Term Ends	Riverfront	Golf	Land	Recreation	Finance	Urban Forestry	Bylaws	Liaisons
Wright, Chris – President cwright@spokanecity.org	2019								
Traver, Susan – Vice-President straver@spokanecity.org	2019	√		Chair		✓		✓	
Salvatori, Steve ssalvatori@spokanecity.org	2022	✓	√	✓		✓			CF
Chase, Rick rchase@spokanecity.org	2022	√	✓				Chair		
Kelley, Ross rkelley@spokanecity.org	2018	✓	✓	√		Chair		Chair	
Gilman, Greta ggilman@spokanecity.org	2018	√		✓		✓			
Sally Lodato slodato@spokanecity.org	2022			✓	✓		Alternate		
Sumner, Nick nsumner@spokanecity.org	2020		Chair		✓	✓		✓	
McGregor, Ted tmcgregor@spokanecity.org	2020	Chair			✓				PF
Pendergraft, Lauren lpendergraft@spokanecity.org	2021				Chair	✓	√		
Fagan, Mike mfagan@spokanecity.org	N/A			√					Council

PF = Spokane Parks Foundation

CF = Conservation Futures

JOINT RESOLUTION NO. _____

A joint resolution stating the City Council's and Park Board's support for the continued integrated planning and work to utilize Parks and other City properties to meet a range of mutually identified strategic goals and objectives.

WHEREAS, the 100-acre Riverfront Park situated along the Spokane River, is the City's central downtown feature and, together with the central city Spokane River Falls, is the community's ascendant public and cultural asset; and

WHEREAS, City of Spokane Parks acquired a lot northwest and non-contiguous to central Riverfront Park, commonly identified as the "Bosch Lot", on July 3, 1975; and

WHEREAS, Bosch Lot was acquired with funds from the Department of Housing and Urban Development and the Washington State Recreation and Conservation Office (RCO) with the intent of its development for recreational purposes; and

WHEREAS, after acquisition of the Bosch Lot, the voters in 1987 amended the Spokane City Charter, Section 48, to provide that that no existing park may be sold or exchanged without the prior approval of the city electorate; and

WHEREAS, since its acquisition Bosch Lot has not been landscaped, constructed or otherwise developed as a recreational area or park, but has instead operated as a parking lot with significant portions devoted to parking City vehicles; and

WHEREAS, the City and Parks are exploring a transaction that may include selling, leasing and/or surplusing the Bosch Lot or portions thereof as part of a continuing integrated strategy for accomplishing the objectives identified herein; and

WHEREAS, with RCO approval, the City and Parks previously reached agreement for placement of a CSO tank on Bosch Lot which tank is now nearing completion; and

WHEREAS, in keeping with the primary goal and vision of the Integrated Clean Water Plan to achieve multiple public benefits on CSO sites; and

WHEREAS, in further keeping also with the Park Board's desire to fulfill the recreational goals that prompted the acquisition of the Bosch Lot by providing for more useful recreational parcels within the urban core and near Riverfront Park; and

WHEREAS, The Riverfront Park Master Plan 2014, at Section 8.2, specifically identifies "Public-Private Development Opportunities" for Park-owned property as "Climbing Gym" on the north bank of Riverfront Park near Bosch Lot; and

WHEREAS, the City and Parks have worked closely to identify key community benefits and strategic outcomes which can be accomplished through a broadly integrated plan for repurposing the Bosch Lot in conjunction with planning and redevelopment of other City properties, including the following:

- A public trail-head for the Downtown Centennial Trail and Gorge Loop Trail;
 and
- An enhanced and contiguously designed scenic overlook for the Falls through Veteran's Park; and
- 3. Design and redevelopment of City properties to seamlessly integrate Riverfront Park with the City's central falls and river gorge environments, including new northwest and southwest public gateways and central falls overlooks into Riverfront Park and which will simultaneously serve to complete the approximate 3 ½ mile Gorge Loop Trail thereby fulfilling key elements of the City's Gorge Park, the longstanding and central recommendation of the 1913 Olmsted Brothers Report to City Parks; and
- 4. A privately operated recreation facility (e.g. climbing gym/facility) as supported by the Riverfront Master Plan' and
- 5. Collaborative consideration and development of other cultural amenities in the surrounding areas that build on the environmental active-engagement and stewardship themes of Expo 74 together with fulfilling the long standing vision to commemorate the depth of our region's connection with the Spokane Tribe of Indians - past, present and future - through creation of a sweeping threepart art installation incorporating the newly established North and South Riverfront Park Gateways geographically across the Spokane River Gorge.; and
- 6. Additional public and private parking to support items 1-5; and

WHEREAS, a local design consultant has previously worked with Spokane Parks to perform site and other planning on the Bosch Lot and surrounding areas during the design of the CSO tank to maximize future uses; and

WHEREAS, the City and Parks have commissioned a local design consultant to collaboratively develop an initial site plan and pre-design study to identify creative ways to achieve these six objectives while promoting an overall scope and design that will at once inspire, energize and promote a diversity of broader community benefits in the forms of recreational, cultural, economic development and other activities in the surrounding areas; and

WHEREAS, the City and Parks have been working with a private developer and operator, who has independently partnered with key members of Spokane's renowned climbing community and who has expressed a willingness to finance key elements of the Downtown Centennial Trail and Gorge Loop trailheads and contiguous scenic falls overlook; and

WHEREAS, the local design consultant is working with the private developer and operator to envision and propose a plan for how all these elements could be blended to spur an integrated public-private project; and

WHEREAS, to facilitate and promote expeditiously meeting the foregoing goals and objectives, the City of Spokane anticipates the need to address a variety of key issues, including, but not limited to:

- A. The closure of Bridge Street between Post and Monroe to allow for natural and seamless integration with the Centennial Trail, Veterans Park, and Spokane River environment; and
- B. The exchange of the approximate 20,000 square foot Bridge Street right-of-way between Public Works and Parks, effectively providing Parks the 20,000 square feet where Bridge currently sits and providing Public Works the 20,000 square feet directly to the south of Bridge. This new 20,000 square foot Parks property will then be adjacent to Veteran's Park and will effectively create a seamless overlook to the falls and to provide a Northwest gateway to Riverfront Park, the Centennial Trail and Gorge Loop trailheads; and
- C. Lifting of existing RCO restrictions on the Bosch Lot in exchange for the development of the trailheads and related parking, expansion of Riverfront Park through Northwest and Southwest gateways and numerous other public outdoor recreational activities; and
- D. The exchange of the remainder of Bosch Lot between Parks and the City to provide the necessary contiguous property for development of a privatelyoperated recreation facility, parking requirements and derivative financial resources needed for the enhanced gateways, trails and other improvements to Riverfront Park; and
- E. The sale or lease of the Bosch Lot for the construction of a privately operated recreation facility (e.g. climbing gym/facility) and structured parking over and adjoining the newly constructed CSO tank. This additional parking is a critical element of this integrated project and will need to be developed as part of the total plan; and
- F. Developing a financial plan to apply the sale proceeds from the Bosch Lot for a privately-operated recreation facility and adjacent parking, to be used to build out the public park enhancements identified herein; and

G. Developing detailed plans between the City and Parks to assure that current and future-year Parks budgets will not be adversely affected by the integrated plans envisioned herein (including replacement of parking revenues previously earned by Parks from operation of the Bosch Lot and a provision that the current and continuing costs of meeting the foregoing goals and objectives, excluding maintenance costs of the Northwest trailhead adjoining the current Bosch Lot, will not be passed onto Parks); and

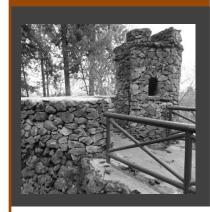
WHEREAS, the Spokane City Council and Spokane Parks Board are committed, in these and other public improvement and economic development actions related to the Bosch Lot, to a transparent public process allowing for public comment and discussion.

NOW, THEREFORE, BE IT JOINTLY RESOLVED that the Spokane City Council and City Park Board states their strong support for the development of a proposal for the redevelopment of the former Bosch Lot and surrounding public properties to meet the foregoing public goals and objectives.

Passed by the City Council this 20th day of March, 2017 and Parks Board on the 9th day of March, 2017

	City Clerk
	City Council President
Approved as to form:	Park Board President
Assistant City Attorney	

EDWIDGE WOLDSON PARK





MASTER PLAN AND PEDESTRIAN CONNECTION FEASIBILITY STUDY

November 10, 2016



TABLE OF CONTENTS

Preface

Acknowledgements

Introduction

Project Goals

Existing Concerns and Issues

Public Involvement

Conceptual Site Plan

Preferred Master Plan

Final Considerations

Opinion of Probable Cost

Appendices

Appendix #1 – Preferred Master Plan and Character Sketches

Appendix #2 – Spokane South Hill Coalition Connectivity and Livability and Strategic Plan

Appendix #3 – Public Meeting #1 Minutes

Appendix #4 – Public Meeting #1 Comment Card Matrix Summary

Appendix #5 – Public Meeting #2 Conceptual Designs

Appendix #6 – Public Meeting #2 Minutes

Appendix #7 – Public Meeting #2 Comment Card Matrix Summary

Appendix #8 – Previous/Historic Restoration Plans





PREFACE

Context

The City of Spokane incorporated in November of 1881, and is currently the second largest city in Washington, encompassing 60 square miles. Its current population is approximately 209,525. This city is home to approximately 112 park properties totaling 3,900 acres including 65 parks, 21 conservation properties, 18 parkways, 4 golf courses, 2 sports complexes, 1 aquatic center, 1 arboretum and 1 shop facility.

Edwidge Woldson Park is approximately 10 acres and is located in the Cliff Cannon Neighborhood of Spokane, situated on the South Hill directly south of the downtown core.

Background

The City of Spokane desired to develop a Master Pedestrian Access Plan for Edwidge Woldson Park with a feasibility component for potential pedestrian and bicycle linkages to improve neighborhood grid connectivity. The Master Plan included a public participation process which focused on refining pedestrian connectivity and safety and improving aspects of West Cliff Drive.

Public Process

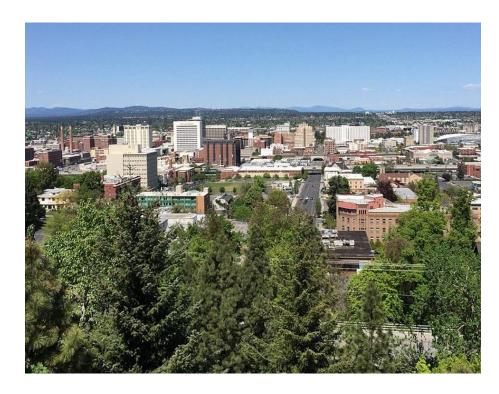
It is important to understand that the Master Plan process that was undertaken was based on a comprehensive public involvement process involving a variety of techniques to solicit input from the community. Both residents from the surrounding neighborhood as well as stakeholder organizations participated in workshops and meetings. We would especially like to thank the neighborhood residents for donating their time to help us develop this plan.

Master Plan

This report contains a summary of the public process, decisions and recommendations for future development of the park that will allow the Spokane Parks and Recreation Department to develop an implementation plan that prioritizes the sequence of actions and identifies potential projects for funding.

This plan focuses on providing pedestrian and bicycle connectivity from the neighborhood through the park with a connection to the intersection of W. 7th Ave. and S Howard St. The opportunity to develop Cliff Drive into a greenway utilizing traffic calming techniques to slow down traffic is an important effort to address safety concerns. Additionally, developing amenities along Cliff Drive, such as interpretive elements, overlooks, access, seating, etc., is intended to foster community pride in the neighborhood, cater to visitors and inject positive energy into the area, with the hope of

reducing undesirable activities occurring there today. The master plan is conceptual in nature. Trails and other amenities shown on the plan need further topographical and geotechnical study.





ACKNOWLEDGEMENTS

City of Spokane Mayor

David Condon

Spokane City Council

Ben Stuckart Amber Waldref Mike Fagan Breean Beggs Lori Kinnear Candace Mumm Karen Stratton

City of Spokane Parks Department

Leroy Eadie, Director of Parks and Recreation Garrett Jones, Parks Planning and Development Manager Nicholas Hamad, Landscape Architect

Landmarks Commission

Chair: Lynn Mandyke

Historic Preservation Officer: Megan Duvall

Citizen Steering Committee Members

Judy Gardener Bridget Piper Paul Mann Patricia Hansen Judy Stone

Architectural/Engineering Team

Dell Hatch - Landscape Architect Bill LaRue - Landscape Architect Julia Culp – Landscape Architect Steele Fitzloff – Landscape Architect





INTRODUCTION

Edwidge Woldson Park is rich in historical significance yet suffers from an identity crisis. Previously named Pioneer Park, Edwidge Woldson Park's boundaries include the Corbin Art Center and the 1889 Moore-Turner Heritage Gardens, both of which are listed on the National Register of Historic Places. Site modifications require approval by the Landmark Commission for historical appropriateness. This Master Plan addresses branding to unify the park identity. wayfinding to promote access for vehicular and pedestrian users, and interpretive opportunities to tell the story of Spokane's History and its founders that lived in the Cliff Cannon Neighborhood. A pedestrian and bicycle feasibility study was a major component of this master plan, aimed at determining accessibility and viability for neighborhood connectivity. This connectivity should coincide with the City's Comprehensive Plan for Neighborhood Greenway and Paths (Bicycle Facilities). The site topography is challenging and considered steep with narrow and limited pedestrian access along the neighboring streets, Stevens Street and Ben Garnett Way.

In recent years, several improvements have been made by the Parks Department to Edwidge Woldson Park in an effort to reduce illicit activity and enhance the park. In 2006, the first phase of preservation and restoration work for the Moore-Turner Heritage Gardens began. It was at this time that the historic 1931 Tiger Trail stairs were reconstructed. In 2007, the Moore-Turner Heritage Gardens restoration was completed and the gardens opened to the public. More recently boulder barricades were introduced along West Cliff Drive to discourage after hours activities by prohibiting vehicular access to the unimproved gravel parking area.

In June 2014, the South Hill Coalition Connectivity and Livability Strategic Plan was completed, acting as a catalyst for this master planning project. The Connectivity and Liability Strategic Plan established a series of priority projects and developed the Spokane South Hill Coalition Connectivity and Livability Strategic Plan Map (Appendix #2). This plan identifies West Cliff Drive as a proposed greenway and shows a proposed bike route through Edwidge Woldson Park, connecting with Howard Street. Creation of this greenway, pedestrian and bicycle route was labeled as a high priority project in the 2014 plan.

This Master Plan document is the result of a multi-month public involvement process, initiated by the City of Spokane, to develop a preferred Master Plan for Edwidge Woldson Park. The Master Plan focuses on defining the pedestrian and bicycle route, interprets the historic elements of the park, provides for wayfinding, improves pedestrian safety and celebrates impressive views from West Cliff Drive. The plan and cost estimate are a tool for the city to use in

application for funding for design and construction of the proposed improvements.

The public participation throughout the process was moderate and the consensus for improvements was positive; however, preferences on design components were somewhat diversified. Several park user groups such as Lewis and Clark students and Marycliff Business Center representatives were not present during the public engagement sessions.

PROJECT GOALS

The design team and city staff developed the following project goals:

- **CONNECTIVITY**: Develop a Pedestrian/Bicycle Connection that links Cliff Park, Cliff Drive, Edwidge Woldson Park and the surrounding neighborhood.
- IDENTITY: Improve and strengthen the park's identity by exploring the opportunities for strong gateways, signage and wayfinding components.
- SAFETY/SECURITY: Address safety and security concerns by exploring solutions to prioritize maintenance issues and safety challenges along Cliff Drive and within the park.
- **HISTORIC PRESERVATION:** Celebrate history of the park through interpretive opportunities and online presence.

EXISTING CONCERNS & ISSUES

There are a variety of concerns and issues that this Master Plan aims to address, however, it is important to note that design and built improvements are only one component to the solution. Policy enforcement and programming of space-energizing activities will be equally as important.



The area above the park, at west Cliff Drive, has continual issues with excessive vehicular speeds, undesirable and illicit activity such as drug activity, vagrancy camping and illegal dumping. Neighbors have expressed concerns regarding the introduction of parking,

fearful it provides allocated space for individuals to continue conducting illicit activities. The nighttime hours have been identified as the most challenging for controlling these activities. Other concerns include maintenance levels and damaged or aging park infrastructure and features. Several of the adjacent land owners noted the current level of maintenance as a concern. Some residents feel that if the level of maintenance for West Cliff Drive was held to a higher standard that this could aid in the public's support in maintaining the space.

Pedestrian and bicycle access may be the single most important concern regarding the current park conditions as they relate to this master plan. The existing Tiger Trail stairs are unsafe, with loose rocks, limited development at both the top and bottom of the stairs,



and limited hand rails. Currently there are no other developed access routes that connect the park to west Cliff Drive, making connectivity one of the driving goals of this Master Plan.

Continual programming of the park space will be key in drawing positive activity to the park. Increased activities and event programming will be important in mitigating some of the existing issues and concerns. In addition, enforcement of park rules and the introduction of cameras and security lighting are tools that may reduce the negative activity occurring in and around the park.

PUBLIC INVOLVEMENT

Introductory Meeting/Kick Off

On July 6, 2016 Bernardo | Wills Architects Landscape Architecture staff and Spokane Parks staff met with a handful of neighborhood stakeholders. Parks staff briefed these stakeholders on the upcoming community involvement process and desired outcomes at this kick off meeting. Stakeholders shared general and notable previous planning history with the design team at this meeting.

Public Meeting #1

Approximately 16 community members attended the first public meeting and workshop for the Edwidge Woldson Park Master Plan





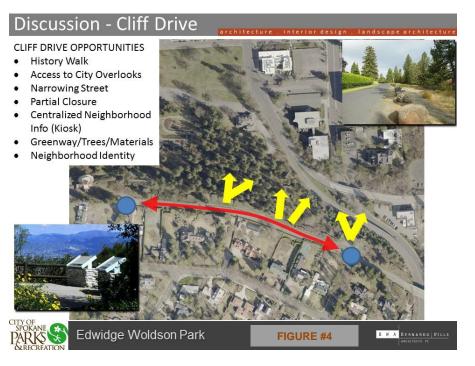
and Pedestrian Connectivity Feasibility Study held on the July 12, 2016.

The first public meeting was held in the Corbin Art Center and commenced with a short presentation which addressed the project goals, schedule, general site inventory and analysis, and past planning efforts. During the second half of the meeting the design team lead a discussion and brainstorming session. Two discussion topics were explored during this first public meeting: park connectivity and opportunities for improvements to Cliff Drive. Below is a summary of the discussion and public comments recorded on each topic.

Connectivity – The design team presented three potential pedestrian and bicycle trail connectivity routes that could be included in the final master plan. The group brainstormed pros and cons of each route (Figure #3). The consensus was that the red route (Route #2) was the most preferred, however, many attendees felt that the option to incorporate additional path opportunities, such as shown by the green route (Route #1) was desirable. The design team led discussion on the possibility of lane closure or narrowing of Stevens Street and Ben Garnett Way to provide a designated pedestrian and bicycle route along the street right of way. A vote summarized the group's agreement that a lane closure was not desired and that the yellow trail (Route #3) was too steep and dangerous to be a feasible route. A combination of the red and green routes was preferred. Voting also summarized the public's desire to repair the Tiger Trail stairs, if possible.



Cliff Drive – As part of the second discussion topic, the design team presented some potential improvements that could be incorporated to west Cliff Drive. Much of the feedback surrounding this discussion topic was centered on the need for reduction of traffic speeds and undesirable activity occurring in the area. Attendees felt that the Master Plan should include a formal pedestrian path along the top of west Cliff Drive, that new trees should not be planted where they could prohibit views and that no formal parking should be constructed. Consensuses of the group also concluded that any future improvements must slow the vehicular traffic on west Cliff Drive.



The first public meeting and workshop ended with consultants requesting attendees to complete comment cards. Minutes from the first public meeting can be found attached as Appendix #3 and a comment card summary matrix can be found attached as Appendix #4

Meeting with West Cliff Drive and Sumner Residents

At the suggestion of the Parks Department and community members who attended the first public meeting, a special meeting with the residents of west Cliff Drive and Sumner Avenue was held on August 9, 2016. Approximately 18 residents attended this meeting. An overview of the first public meeting was presented to the attendees, along with the project goals and schedule. Following the initial introduction and project overview the design team led an open discussion and brainstorming session. This session allowed residents of the neighborhood to express concerns about the major issues

surrounding the project. Undesirable activity including, but not limited to, loitering, trash dumping, drug-related activities and vehicular speeding were the primary concerns described by the neighborhood group.

The design team focused on the same two discussion topics presented at the first public meeting: pedestrian and bicycle connectivity routes and improvements to west Cliff Drive. Most attendees agreed with the consensus of the first public meeting regarding the primary pedestrian and bicycle routes, favoring the red route (Route #2) with the possibility of combining it with paths shown as part of the green route (Route #1). Feedback on improvements to west Cliff Drive were more diversified; however, the residents generally were not in favor of road closure or narrowing.

Public Meeting #2

The second public meeting was held at the Corbin Art Center on September 13, 2016. Approximately 28 community members and neighbors attended the second public meeting. The meeting commenced with a short PowerPoint presentation reiterating the project goals, schedule and issues the design team had established as challenges surrounding both Cliff Drive and the overall park. The presentation included an overview of six conceptual designs. Three conceptual designs for improvements to West Cliff Drive and three designs for the overall park improvements. The design team described each conceptual design before inviting the public to engage in an open house format for the remainder of the meeting. It was during this open house session that the public was invited to vote on their favorite design concepts, park amenities and highest priority concerns using colored dot stickers.

The design team managed three voting stations during the open house session. These stations included the overall park concepts station, the Cliff Drive concepts station and the park amenities and

issues station.
Community members
visited each, asking
questions, vocalizing
concerns and voting
on their preferences.
Attendees voted
roundabouts and
meandering streets
the most favorable
traffic calming
techniques. They also
voted trails,
particularly soft
surface trails, as the







most desired park amenity, followed by picnic areas and informal amphitheater. The lack of a proper pedestrian route and restrooms were identified as the most prominent issues by the public. More detailed descriptions of the design concepts presented can be found below and on the following page.

The design team concluded this public meeting by requesting that attendees complete comment cards prior to leaving. Meeting minutes from the second public meeting can be found attached as Appendix #6, concept designs can be seen larger in Appendix #5 and a comment card summary matrix can be found attached as Appendix #7.



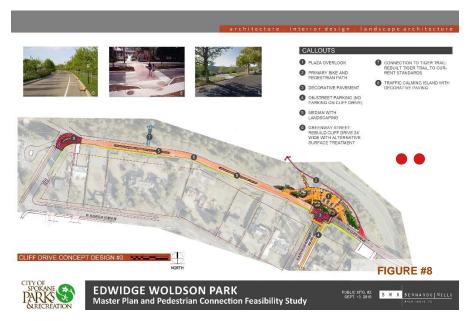
Cliff Drive Concept Design #1

The first concept design for West Cliff Drive was the most favored by the public. Cliff Drive Concept #1 represents a curvilinear road with landscaping on both sides of the street, a separated sidewalk or pedestrian path on the north side of the street, parking directly north of Stevens Street and several intimate seating locations near viewpoints. The Tiger Trail is preserved as it currently exists, with access via new stairs directly to the east of it. This concept proposes stairs at both the east and west ends of Cliff Drive providing access down into the park. The stairs located on the west end would provide access down the rock face, near the Tiger Trail but would connect to a new pedestrian pathway routed to the east of the existing stairs and garden. Improved landscaping was favorable however there was mixed feedback on the parking areas presented in this concept. Many attendees felt that parking should not be included.



Cliff Drive Concept Design #2

The second concept for West Cliff Drive included a vehicular roundabout at the intersection of Stevens Street and Cliff Drive. The roundabout acts as the primary traffic calming technique in this concept and includes a vertical sign or neighborhood identity element at its center. The concept also includes a series of vehicular pullouts to accommodate visitors to the area. Similar to Concept #1, Concept #2 includes a pedestrian path at the north side of the street and a splitter island near the west end of the street to slow traffic at the corner. Small intimate overlook areas are located along the north pedestrian path. This option preserves the Tiger Trail as it currently exists, without improvement. This second concept was voted the second most favored by meeting attendees. Verbal comments suggested combining site components from this concept with the road alignment of Concept #1, in particular the roundabout. Again, the pullout parking areas received mixed feedback.



Cliff Drive Concept Design #3

Cliff Drive Concept Design #3 incorporates a large public plaza at the primary viewpoint directly off Stevens Street. No parking was included along Cliff Drive in this option however parallel parking was located on Stevens Street. Street islands act as the primary traffic calming attribute of this option, narrowing the vehicular lanes and providing vegetation in the center of West Cliff Drive. The primary pedestrian and bicyclist route leaves the top of the park east of the proposed plaza following more gradual grades. This was the least favored concept of those presented for West Cliff Drive. Attendees had concerns that the medians would do little to slow traffic and they would make snow removal difficult. Residents on Stevens Street were concerned that having no parking along Cliff Drive would cause parking issues to creep south into the surrounding neighborhood. Other attendees favored not including parking along the bluff. Verbal comments did show favorability in the pedestrian and bicycle route shown in this concept, however some individuals suggested a secondary access point to the west. The larger plaza space in Concept #3 drew interest from attendees.







Park Concept Design #1

Concept #1 locates the new, primary pedestrian route near the east property line and proposes a re-build of the existing Tiger Trail stairs. The concept also includes additional new parking to the west of the existing lots and a restroom in the southeast corner of the existing lower lot. A large amphitheater is shown in the park's front lawn and a large identity sign at the corner of W. 7th Avenue and Stevens Street. This design was the least favorable of the three concepts presented for the overall park. Attendees commented on concern over the red trail route in this design, as the pinch point created between the Corbin Art Center and the end of the existing roadway could present safety challenges. Generally, attendees were in favor of at least partial repair of the Tiger Trail Stairs but did not feel that Concept #1 included enough soft trails. There was little public feedback on the inclusion of additional parking or restroom location presented in this concept.



Park Concept Design #2

The second park concept design was the second highest voted design for the overall park area. This concept includes a similar primary trail route to Concept #1, however the trail has an outlet near the existing garden entries rather than east of the Corbin Art Center. Trail locations in the front lawn draw inspiration from the historic drive and carriage road. This concept also proposes closure of the Tiger Trail, defined soft paths to provide rock climbing access and a restroom near the existing ADA parking stalls behind the Corbin Center. Some attendees mentioned being in favor of access to rock climbing but also stated that people will climb here whether an established space is created for this or not. An avid bicyclist commented on the concern that the red trail outlet was too close to the intersection of 7th and Stevens. She mentioned that bicyclists tend to move north via Howard rather than Stevens Street. Parks staff confirmed with the Bicycle Advisory Board that Howard Street is the preferred connection. The primary trail route was more favorable in this concept than in Concept #1. Again, there was little public feedback on the location of the restroom in this design.



Park Concept Design #3

This was the most popular concept design of those presented for the overall park. Concept #3 located the primary pedestrian and bicyclist route near the east property line, with the outlet directly to the west of the Corbin Art Center through the existing lawn and a formal crossing of the existing parking lot. The trail continues in a meandering fashion through the front park lawn and ends mid-block on 7th Avenue. This concept proposed two restrooms, a vertical style monument sign and picnic opportunities. Attendees were in favor of keeping the Tiger Trail and improving maintenance to it. This concept included the most favorable primary red trail route. Several individuals felt that the meandering path through the front green was desirable. An area for picnics was also mentioned as a plus and was suggested to be included in any or all of the final park concepts. There was limited feedback on the inclusion of two restrooms. Inclusion of several softscape trails was favorable in both Concept #1 and #2.





architecture . interior design . landscape architecture







NORTH

PREFERRED ALTERNATIVE MASTER PLAN

The Edwidge Woldson Park Preferred Master Plan is a result of combining the most preferred site features from the concepts presented at the second public meeting with additional input from the City of Spokane Parks staff and Historical Preservation Office staff.

The plan is largely built around the introduction of the newly defined pedestrian and bicycle path connecting West Cliff Drive to 7th Avenue, yet introduces several other new site improvements to both the overall park area and the bluff above. New site amenities include additional parking, picnic areas, restroom, informal amphitheater area, roundabout, signage, and overlooks. The plan maintains all existing site historical components, such as the Tiger Trail, the Corbin rock wall, the castle feature, the footbridge, the Corbin lawn, rose garden and the Corbin Kitchen Garden, without alteration or damage. The final park design improvements should include a signage package that works both to direct visitors and establish a better identity to the park and its internal components while celebrating the park's numerous interpretive opportunities.



Key Item #1 – The Master Plan addresses the primary goal of identity improvement by proposing a monument identity sign at the corner of W. 7th Avenue and Stevens Street. The intent of this sign is to announce Edwidge Woldson Park as a place of interest and make navigation to the park easy for fast moving vehicles. Primary text should designate the park name. Secondary text should acknowledge features within the park such as the Moore-Turner Garden and Corbin Art Center. It is suggested that the sign be historical in nature and use

basalt material, similar to the material found on the existing garden columns at the sign base walls and columns. A vertical overhead structure could be included in the sign to improve recognition of the park. The design team suggests that this vertical component be reflective of the trellises found in the Moore-Turner Heritage Gardens.



Key Item #2 – Inclusion of an informal grass amphitheater allows the park's front lawn space to be programmed by the Corbin Art Center or others as an outdoor classroom, for small, informal speeches or concerts. The amphitheater could include a small hard surface space at the northernmost edge, acting as a stage when events warrant it. The amphitheater is not intended to include any structured seating such as concrete steps. The primary pedestrian and bicycle path is intended to provide access to the amphitheater area from both W. 7th Avenue and the parking lot.

Key Item #3 – To improve connectivity, the Master Plan identifies the primary pedestrian and bicycle path ending at West 7th Street, aligning with Howard street to the north. Howard was identified by the public as a primary bicycle route. The arrow shown on the Master Plan at this location indicates road improvements that would improve pedestrian safety as they cross W. 7th Avenue.

Key Item #4 – To improve recognition and identity, wayfinding signage should be located at the park drive entry and along the main vehicular travel route through the park. New wayfinding signage should clearly define the location of the Moore-Turner Gardens and Corbin Art Center, direct visitors quickly to ADA parking and clearly define the park area from the adjacent properties such as the Marycliff Business Center. It is suggested that all wayfinding and interpretative signage include similar historically significant materials, reflective of

the existing perimeter garden columns shown in Figure #15 and other existing park features.

Key Item #5 – A new, single stacked parking bay is shown on the preferred master plan, directly west of the existing parking. During events, public meetings and summer camps parking is at a premium in Edwidge Woldson Park. The proposed lot would add approximately 10 new spaces. Because of the existing steep grades, additional parking would likely require the construction of retaining structures.



Key Item #6 – The existing lower parking lot with approximately 22 spaces would remain in place, yet striping would be modified to accommodate new ADA parking. Curbing and restriping are potential improvements that could be implemented to the existing parking lot.

Key Item #7 – The master plan suggests that the existing lower parking lot be restriped to include ADA accessible parking stalls in the southeast corner of the bay. These spaces would serve the new restroom and be connected via an accessible sidewalk.

Key Item #8 – A small restroom located between the existing upper and lower parking lots would serve the current need for the park. The structure has the potential to act as a gateway from the parking area to the Tiger Trail stairs and proposed pedestrian path at the base of the slope. It is also at this location that the Master Plan suggests a clearly identified pedestrian crossing through the drive aisle.

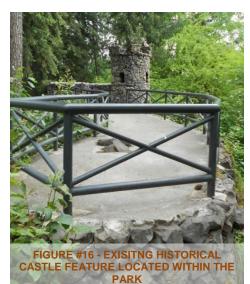
Key Item #9 – The existing upper parking lot with approximately 14 spaces would remain. Like the lower lot, curbing and restriping are potential improvements that could be implemented to the existing parking lot, however the upper lot contains more grade challenges than the existing lower lot.

Key Item #10 – Programming at the Corbin Art Center continues to grow as demand for summer classes increases. Updates to the center would not be included in scope of this Master Plan however may need to be considered in the future.

Key Item #11 - The existing kitchen garden behind the Corbin Art Center will remain undisturbed. Repairs to the basalt walls around the garden are suggested as part of the park improvements.







Key Item #12 – The castle feature and footbridge are existing park elements, nods to historical features used by the Corbin family. Directly to the east of these features an existing grass path parts the garden's basalt walls, allowing visitors to enter the Corbin Lawn from the trail above. Preservation of these features and interpretive opportunities are one of the recognized goals of the project.

Key Item #13 – The extent of the Corbin Lawn is listed on the

historical register, along with the building itself. Within the lawn sits the historical Corbin Apricot Tree, part of the original Corbin Garden. Both shall remain undisturbed as existing park features.

Key Item #14 – The Tiger Trail was originally built in 1931 and renovated in 2007. Wood treads were replaced with stone at the time of this update. Due to the historical nature of the stairs this Master Plan suggests leaving them in place as they currently exist, unless further exploration identifies improvements that could bring these stairs up to current building code and complete the top access point as the stairs meet west Cliff Drive. The Tiger Trail offers an access route for the more adventurous park visitors. New access routes shown on the master plan will provide an easier option.

Key Item #15 – The existing, gated entries to the Moore-Turner Gardens shall remain in their current location. Access improvements to these gates should be considered.

Key Item #16 – An existing ADA route has already been established to access the southern garden gate from the existing ADA parking lot south of the Corbin Art Center. This route shall remain the primary ADA route into the gardens from the parking area however, surface improvements should be explored to improve connectivity.

Key Item #17 – The primary pedestrian and bicycle route was vetted through the series of public meetings. The proposed path connects with West Cliff Drive east of the intersection with Stevens Street and follows the more gradual grades along the eastern edge of the park. The trail outlets from the natural wooded area just west of the existing castle feature and connects to the proposed restroom at the base of the hill. A formal crossing of the parking lot and existing drive is



included near the restroom to improve pedestrian safety. As the route continues north it meanders through the park's front lawn and ends directly across W. 7th Avenue from Howard Street. There are several opportunities for inclusion of historical interpretive signage along this route. The trail alignment design should consider the location of all historical features associated with the Corbin Art Center, including but not limited to the existing rose garden, kitchen garden, castle overlook feature and footbridge. The final alignment should also maintain ADA-compliant grades along the existing ADA route to the gardens.

Consensus determined that the primary pedestrian and bicycle route illustrated in the Preferred Master Plan would not be used by commuter traffic as often as recreational bicyclists. The steep site terrain will likely require stairs in several locations. This would require bicyclists to dismount their bikes and use bike runnels. Further investigation, including topographic survey and geotechnical investigations will be necessary to determine the final location of the bike and pedestrian travel route, along with the extent and necessity

for stairs. Sightline exploration and bicycle calming techniques should be considered during design of the trail to prevent conflicts between pedestrians and bicyclists, particularly in steep areas. Bicycle calming techniques could include, but are not limited to, striping for designation between uses and the introduction of speed signs.

Key Item #18 – The existing ADA parking area is located to the southeast of the Corbin Art Center. Existing handicap parking should remain in the existing location. Improvements could include improved directional signs leading visitors to these parking spaces and replacing the existing CMU wall with a basalt veneer wall reflecting the historical character of the park.

Key Item #19 – The secondary paths shown on the preferred Master Plan would build upon the existing dirt trails within the natural wooded area. A goal of the final design is to widen some of these trails to define a hierarchy of maintenance for the secondary, soft surface





paths. It is suggested that these paths connect to the primary pedestrian and bicycle route in several locations.



Key Item #20 – The proposed public plaza and viewpoint utilizes the existing flat space near the intersection of Stevens Street and West Cliff Drive. The public plaza and viewpoint would develop a clearly defined space for visitors to safely enjoy the views over the city. The Master Plan suggests this space include a series of railings to provide safety for viewers and interpretive signage, utilizing this space as an opportunity to celebrate important attributes of the park. The plaza could include a series of decorative or specialty paving, benches and landscape areas, significantly improving the aesthetic. Character sketches of the proposed features can be found in Figures #17 and #18.

Key Item #21 – The proposed roundabout (Figure #17 and #18) would improve safety by acting as the primary traffic calming component of West Cliff Drive. The roundabout and intersection could incorporate specialty paving and grade changes to slow vehicles traveling along the bluff. Standing at the center of the roundabout, a vertical identity and signage element establishes the historic character of both the neighborhood and park. Landscape improvements, separated from the street by curbing, should be considered for both the center and borders of the roundabout. Surface treatments at the roundabout could be mirrored at the corner island to the west (item #25).

Key Item #22 – Vehicular pullout locations, like those found on High Drive, provide park visitors with temporary parking space in a controlled and orderly fashion. These locations act as secondary viewpoints and allow space for the elderly or physically impaired to

enjoy the bluff without walking significant distances. These spaces could be programmed for food trucks or craft booths in the event of a street festival.

Key Item #23 – The Master Plan suggest that West Cliff Drive be realigned to include chicanes (curves), to slow vehicular traffic on the street. Realignment of the street will create pockets for landscaping on both sides of the street. Street curbs and gutters are improvements that should be considered. Curbs would clearly delineate temporary parking space and travel lanes from pedestrian areas and keep cars off private property, potentially reducing damage to landscaping adjacent the roadway.

Key Item #24 – The Master Plan suggests a secondary plaza area and stair access improvements to be installed directly to the east of the existing Tiger Trail. Stair improvements would be required to meet current building code and would not occur in alignment with the historic Tiger Trail stairs. These stairs would provide safe access into the park from the western end of Cliff Drive, down to the existing Tiger Trail and secondary, soft surface paths. Stairs should be similar in character to those found in Cliff Park. Plaza space at the top of the stairs could include decorative paving, ornamental landscaping and interpretive signage (Figure #19).



FIGURE #19 - WEST ENTRY INTO PARK FROM WEST CLIFF DRIVE, DIRECTLY EAST OF TIGER TRAIL

Key Item #25 – A landscape island, combined with specialty paving should be explored at the west end of west Cliff Drive. These features will improve safety by acting as additional vehicular calming attributes and will frame Cliff Drive as a unique space.

Key Item #26 – It is suggested that this location be the primary pedestrian and bicycle connection to Edwidge Woldson Park from Cliff

Drive. The connection occurs at one of the most gradually sloping areas of the bluff and would continue below the proposed plaza. A series of ramps and stairs may be necessary to accommodate the sites difficult grades.

Key Item #27 – To further improve connectivity, a widened sidewalk or striped bike path should continue from the proposed roundabout to the south, connecting Cliff Park to Edwidge Woldson Park. This connection should include formal crossings at street intersections.

LANDMARK COMMISSION CONSIDERATIONS

The preferred Master Plan was presented to the landmark commission on the 19th of October, 2016 as a non-voting item. Overall the commission was supportive of the Master Plan, but expressed their desire to review proposed site improvements at the construction documentation level. They also suggested the Parks Department return to the Commission with the historical and interpretive signage package for review. All final park design changes that affect areas listed under the historical register must be passed through the Commission for approval and receipt of a certificate of appropriateness.

FINAL CONSIDERATIONS

Final design of the pedestrian and bicycle path will be key to the success of connectivity and the overall Master Plan. The steep site terrain makes it difficult to determine the extent of stairs needed at this time. The design team does see the potential for the need for stairs along the proposed route. For this reason, ADA accessibility may not be feasible for the entire length of trail route. Additional surveying, geotechnical investigation and engineering will be required to appropriately locate this route.

In addition, staff would like to further explore the option of using existing city street right-of-way along Ben Garnett for commuter bicycle traffic. As previously mentioned, the conversion of part of Stevens Street and Ben Garnett Way to include a bike lane as a better commuter route was discussed, but the loss of vehicular lanes during winter months was not desired by the neighborhood.

Lighting was a controversial topic among the public, particularly the adjacent neighbors. The neighborhood generally felt that lighting would not discourage undesirable activities but that it would take away from the experience of the bluff. Many individuals use the bluff to view city lights or fireworks at night and meeting attendees felt that the introduction of lights would inhibit these activities. Low level lighting may be required to meet the goal of safety and security.

Lastly, concerns regarding tree thinning were touched on throughout the public process. Several nearby residents desire to see the





evergreen trees thinned in some locations so that desirable views are maintained or regained. Others want to maintain the urban forest as-is. However, it is recognized that the introduction of the proposed pedestrian route will require tree removal of some trees for installation of the trail and to provide security and sight lines. Some trees are stressed or have died from last year's summer drought and will need to be removed.

PROBABLE COST EVALUATION

This probable cost evaluation is intended to represent an order of magnitude cost for the Master Plan improvements to Edwidge Woldson Park and West Cliff Drive but is not a guarantee of cost.

The Master Plan design improvements for both the overall park and West Cliff Drive are estimated at 1.7 million dollars. A 30% contingency has been added to this estimate and includes items not yet realized for the project (unknowns). Without more detailed design development, some items are estimated as lump sum costs based on bid tabulations from similar work on previous Bernardo|Wills Architects projects. The cost evaluation estimates maximum allowable construction costs (MACC) and includes both tax and Architectural or Engineering consultant fees. Actual fees could change based on the set scope of services at the time of contract negotiations. Inflation should be included for each year beyond the year this estimate was completed.

Design and construction of the proposed improvements could be phased as necessary. The design team suggests exploration of opportunities for partnership with other city departments, such as streets, SRTC, and the South Hill Coalition for funding and design of improvements.

Edwidge Woldson Master Plan and Pedestrian Connection Feasibility Study City of Spokane - Parks and Recreation Department

Probable Cost Evaluation

B W A BERNARDO | WILLS

Item	Qty	Unit	Unit Price	Total	With 30% Contingency
Overall Park					
Earthwork Earthwork					
Demolition, Clearing and Grubbing	1	Lump Sum	\$5,000.00	\$5,000.00	\$6,500.0
Amphitheater Shaping	1	Lump Sum	\$9,000.00	\$9,000.00	\$11,700.0
Trail Grading and Preparation	1	Lump Sum	\$20,000.00	\$20,000.00	\$26,000.0
Grading for New Parking	1	Lump Sum	\$8,000.00	\$8,000.00	\$10,400.0
Erosion Control Measures	1	Lump Sum	\$3,000.00	\$3,000.00	\$3,900.0
Hardscape Construction				***************************************	
Concrete Stairs	1	Lump Sum	\$40,000.00	\$40,000.00	\$52,000.0
Stair Handrails	1	Lump Sum	\$15,000.00	\$15,000.00	\$19,500.0
Primary Trail (Asphalt or Compact Gravel)	12966	Sq. Ft.	\$6.00	\$77,796.00	
Sidewalk	4100	Sq. Ft.	\$5.50	\$22,550.00	
ADA Trail Improvements	1959	Sq. Ft.	\$6.00	\$11,754.00	
HMA - New Parking	2004	Sq. Ft.	\$4.50	\$9,018.00	\$11,723.4
New Concrete Curbing - Type A	500	LF	\$12.50	\$6,250.00	
New ADA Parking Signs	2	Each	\$200.00	\$400.00	
Parking Lot Striping	500	LF	\$1.00	\$500.00	
Retaining Walls	150	Linear Feat	\$50.00	\$7,500.00	
Signage			755.65	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Monument Signage (Corner Sign)	1	Lump Sum	\$71,000.00	\$71,000.00	\$92,300.0
Interpretative Signage	5	Each	\$2,500.00	\$12,500.00	
Supporting Wayfinding Signage (entry drive)	1	Lump Sum	\$10,000.00		
Site Furnishings and Amenities		Lamp Sam	\$10,000.00	Ģ10,000.00	\$15,000 N
Benches	6	Each	\$1,200.00	\$7,200.00	\$9,360.
Bike Racks	12	Each	\$200.00	\$2,400.00	
Picnic Benches	8	Each	\$1,500.00		
Site Lighting (new	- 0	Lacii	\$1,500.00	\$12,000.00	\$13,000.
parking/crossing/monuments)	1	Lump Sum	\$20,000.00	\$20,000.00	\$26,000.0
Drinking Fountain	1	Each	\$2,000.00	\$2,000.00	
Art 1%	1		\$6,000.00		
Architectural	1	Lump Sum	\$6,000.00	\$6,000.00	\$7,800.0
	-1	Faals	Ć150.000.00	É150,000,00	Ć10F 000 (
Restroom	1	Each	\$150,000.00	\$150,000.00	
Trellis Gateway Feature		Lump Sum	\$15,000.00	\$15,000.00	\$19,500.0
Utility Extension for Restroom	1	Lump Sum	\$20,000.00	\$20,000.00	\$26,000.0
Landscape			Ć10.000.00	£10.000.00	Ć12.000 /
Landscaping/Plantings	1	Lump Sum	\$10,000.00	\$10,000.00	\$13,000.0
Irrigation System Updates and Expansion	1	Lump Sum	\$10,000.00	\$10,000.00	\$13,000.0
New Soft Trail Development/Improvement	1	Lump Sum	\$15,000.00	\$15,000.00	
Tree Thinning/Removal	1	Lump Sum	\$5,000.00	\$5,000.00	
Turf Repairs	1	Lump Sum	\$2,000.00	\$2,000.00	\$2,600.0
Storeson availab					
Subtotal				\$605,868.00	\$787,628.4
Diff Drive					
AND CONTROL OF THE CO					
Street Improvements					A CONTRACTOR OF THE PARTY OF TH
Demolition, Clearing and Grubbing	1	Lump Sum	\$12,000.00		
Roundabout /Intersection - Special Paving	1	Lump Sum	\$38,000.00	\$38,000.00	\$49,400.
Vert. Monument Feature (center of roundabo	1	Lump Sum	\$20,000.00	\$20,000.00	\$26,000.

Vert. Monument Feature Accent Lighting	1	Lump Sum	\$5,000.00	\$5,000.00	\$6,500.00
Curb and Gutter	2000	Linear Feet	\$35.00	\$70,000.00	\$91,000.00
Curved Street Improvements (Repave)	21250	Sq. Ft.	\$4.50	\$95,625.00	\$124,312.50
Signage, Traffic (speed), Parking, Park Rules	6	Each	\$200.00	\$1,200.00	\$1,560.00
Pullout Locations	2	Each	\$11,000.00	\$22,000.00	\$28,600.00
Splitter Island (West End)	1	Each	\$14,000.00	\$14,000.00	\$18,200.00
Sidewalk	5140	Sq. Ft.	\$5.50	\$28,270.00	\$36,751.00
Landscaping	1	Lump Sum	\$20,000.00	\$20,000.00	\$26,000.00
Irrigation	1	Lump Sum	\$10,000.00	\$10,000.00	\$13,000.00
Turf Repairs (South Edge of Street)	1	Lump Sum	\$2,000.00	\$2,000.00	\$2,600.00
Plaza Areas					
Demolition, Clearing and Grubbing	1	Lump Sum	\$5,000.00	\$5,000.00	\$6,500.00
Concrete Flatwork	3648	Sq. Ft.	\$5.50	\$20,064.00	\$26,083.20
Colored Concrete Work	2000	Sq. Ft.	\$12.00	\$24,000.00	\$31,200.00
Power for Special Events, Low Level Security	1	Lump Sum	\$5,000.00	\$5,000.00	\$6,500.00
Lighting	-	Lamp Jam	\$5,000.00	\$5,000.00	\$0,500.00
Security camera	1	Lump Sum	\$1,500.00	\$1,500.00	\$1,950.00
Guardrail	509	Linear Feet	\$120.00	\$61,080.00	\$79,404.00
Stairs	1	Lump Sum	\$35,000.00	\$35,000.00	\$45,500.00
Stair Handrails	1	Lump Sum	\$10,000.00	\$10,000.00	\$13,000.00
Landscaping	1	Lump Sum	\$10,000.00	\$10,000.00	\$13,000.00
Irrigation	1	Lump Sum	\$6,000.00	\$6,000.00	\$7,800.00
Art - 1%	1	Lump Sum	\$5,000.00	\$5,000.00	\$6,500.00
Interpretive Signage	6	Each	\$2,500.00	\$15,000.00	\$19,500.00
Benches	5	Each	\$1,200.00	\$6,000.00	\$7,800.00
Bike Racks	12	Each	\$200.00	\$2,400.00	\$3,120.00
Trash Receptacles	2	Each	\$1,200.00	\$2,400.00	\$3,120.00
Bollards	6	Each	\$900.00	\$5,400.00	\$7,020.00
Drainage	1	Lump Sum	\$5,500.00	\$5,500.00	\$7,150.00
Subtotal				\$557,439.00	\$724,670.70
Total				\$1,163,307.00	\$1,512,299.10
A & E Fees				\$69,798.42	\$90,737.95
Tax 8.7%				\$107,280.17	\$139,464.22
GRAND TOTAL				\$1,340,385.59	\$1,742,501.27





APPENDIX #1









PREFERRED MASTER PLAN

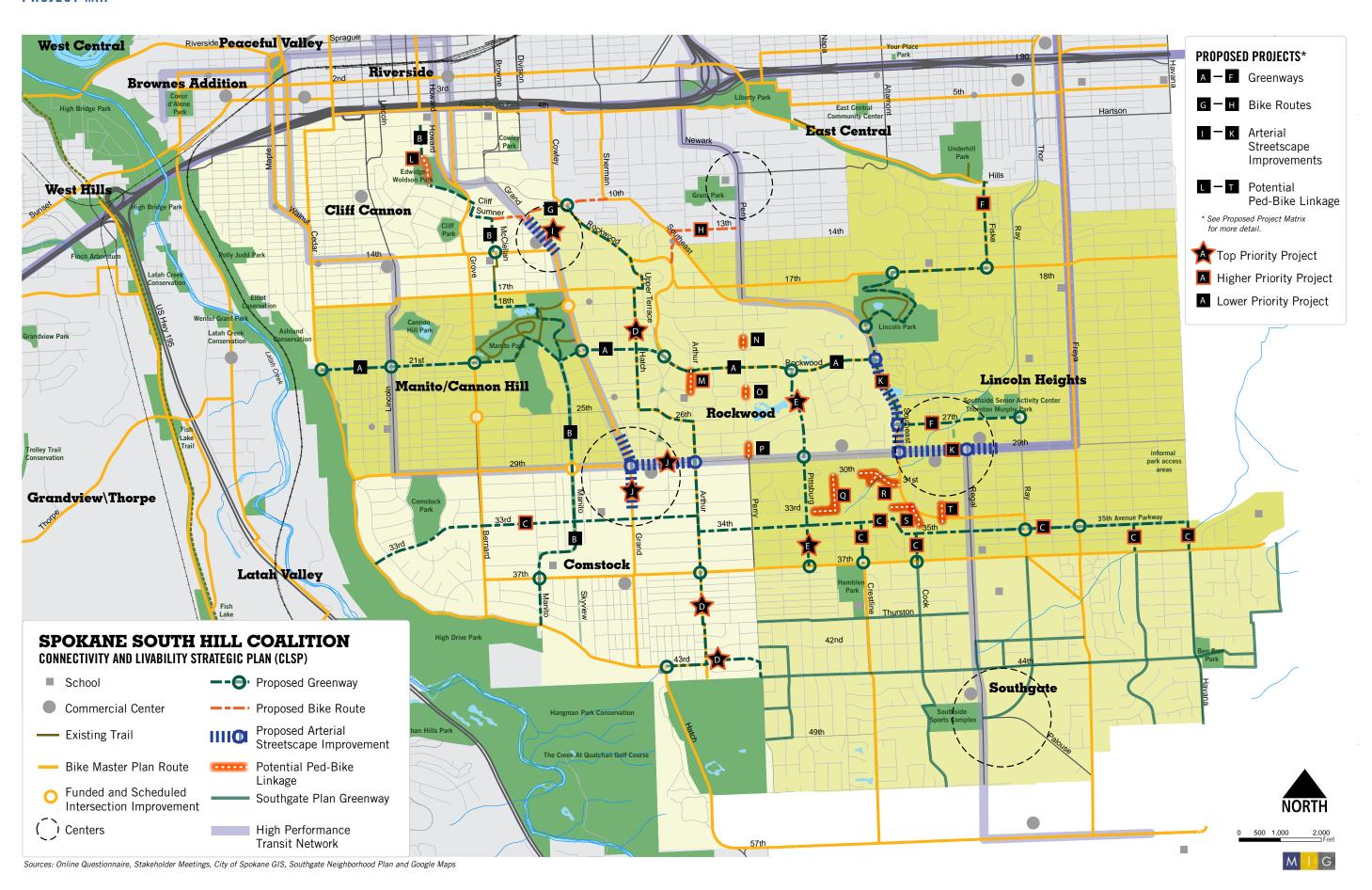








PROJECT MAP



CONNECTIVITY AND LIVABILITY STRATEGIC PLAN 41







Meeting Minutes

Project: Edwidge Woldson Park Master Plan and Pedestrian Connectivity Feasibility Study	Date: Location:	July 12, 2016 6:00 pm Corbin Art Center
Meeting: Workshop/Public Meeting #1	BWA No:	16-162

The following minutes express our understanding of the items discussed. If there are any corrections, additions, changes or questions to these meeting minutes, please respond in writing to Bernardo-Wills Architects within three (3) working days of receipt of this document, and clarification or revised text will be issued.

GENERAL

The meeting was called to bring community awareness to the Edwidge Woldson Master Planning Project and to begin the dialogue between the design team and community members. The public was ask to give verbal feedback on two main design areas of the master plan as well as provide comments via comment cards.

ATTENDANCE

Design team counted 16 community members present for the meeting, some signed in as a couple or did not sign in.

City of Spokane
Garrett Jones, Asst. Director of Park Operations
Nick Hamad, Parks and Recreation, Landscape Architect

Design Team

Dell Hatch, BWA – Project Manager

Bill LaRue, BWA – Landscape Architect

Julia Culp, BWA – Landscape Architect

ATTACHMENTS

Meeting Comments Cards Meeting Sign In Sheet

MINUTES

Attendees signed in as they entered the room at the greeting table. The meeting started approximately 5 minutes late. We had a good turnout of enthusiastic participants filling up a majority of the chairs (approximately 16 people). We did not have any participates that were student (LC High School) users of the Tiger Trail or residents living directly adjacent to Cliff Drive.

- Nick Hamad started the meeting with a welcome, introduction of the project, and the team members. He
 also gave a brief project history, described how we got here and touched on general housekeeping info
 etc.
- 2. Bill LaRue kicked off the workshop with an explanation of the agenda for the Public Meeting and described the desired outcomes. Bill addressed the goals of this project, followed by a discussion on the project location, site analysis, current challenges, and a compilation of site condition photos. Bill continued the presentation by discussing some of the past and recent planning efforts surrounding the park. The 2014 Connectivity and Livability Strategic Plan was highlighted as a catalyst for the current master planning project, as it establishes a need for a Greenway along Cliff Drive and a

pedestrian/bicycle connection through Edwidge Woldson. BWA took a brief set of questions at this point in the workshop.

- 3. Format for the second half of the meeting was an open discussion and brainstorming session. We explored two of the project's main design components with the public, connectivity routes and Cliff Drive, asking for feeback on each. Dell Hatch lead the discussion portion of the workshop. Julia Culp took notes on the community member recommendations and observations during this portion of the workshop.
- 4. Discussion Topic #1 Connectivity and Trail Routes Dell started topic #1 by describing three different potential connectivity routes as identified by BWA. Below is a list of comments heard during discussion topic #1. Some, but not all of the comments were voted on. Voting allowed BWA to gauge the community's collective level of agreement with certain comments. High, moderate or low tags at the end of the below statements indicate the level of agreement the community members had with the statement.
 - Proposed route #3 is too long. (High)
 - Proposed route #3 may not be viable due to a need for two lanes of vehicular traffic in the winter.
 - Proposed route #3 does not connect well with Howard Street.
 - The community would like design team to explore a combination of trail routes #1 & #2 (or a combination of two routes in general). (High)
 - Allowing park visitors to experience natural rock outcrops from below, would be a positive experience.
 - Existing Tiger Trail stairs should be repaired if possible. (High)
 - There is a desired to maintain the natural character of the park area outside of the gardens. (High)
 - Possibly consider a trail route through part of the existing gardens. (Moderate)
 - Design team should consider a trail route starting near the existing overlook and moving down through the canyon nearby.
- 5. Discussion Topic #2 Cliff Drive Dell started topic #2 by describing some potential improvements and changes to Cliff Drive. Below is a list of comments heard during discussion topic #2. Some, but not all of the comments were voted on. Voting allowed BWA to gauge the community's collective level of agreement with certain comments. High, moderate or low tags at the end of the below statements indicate the level of agreement the community members had with the statement.
 - Undesirable activity occurring at Cliff Drive appears to be primarily from visitors coming via car rather than foot.
 - Closing Cliff Drive could push parking problem further out into surrounding neighborhood.
 - There is a need for street improvements that slow vehicular traffic. (High)
 - Trees should not be placed as such that they block existing city views.
 - Lighting along Cliff could hinder views (fireworks).
 - Don't build formal parking on Cliff Drive. (High)
 - Do build formal parking on Cliff Drive. (Low)
 - Possibility of testing the effects of a road closure for a year (or other temporary length of time).
 - Design should include a formal path/trail along the top of Cliff Drive. (Moderate to High)
- 6. During the open discussion and brainstorming session there were some general observations and comments regarding the site conditions. These are below.
 - · Parking around Cliff Park is under-utilized.
 - There is a high turnover rate of cars at Mary Cliff.
 - Large amount of on-street parking occurs on 7th Ave. (adjacent condo residence and visitors).
 - Some residence below 7th Ave. drive to the top of the hill to walk, because the Tiger Trail is too steep.

- Some pedestrians and bicyclists currently move down Lincoln Street, through the Deaconess parking lot to reach downtown.
- 11. Adjournment of Meeting: The next Public Meeting is TBD. BWA will work with Parks to send notice of the next meeting, to the same individuals previously contacted, making sure those in attendance at the first workshop are also at the second. BWA will also work with Parks to establish a meeting with residents living directly adjacent to Cliff Drive. Attendees were reminded to leave their contact/comment cards prior to leaving the workshop.

END OF MEETING MINUTES





Public Meeting #1 Comment Card Matrix Summary

Edwidge Woldson Park	Maste	er Plan
Public Comment Card Summary -	1st MEET	ING
Question	Vote Tally	Comments
How do you currently use the park?		
Visit the Gardens	2	
Walking/Travel Route/Recreation	5	
Enjoy Views at Top	1	
Corbin Classes	1	
Do you use the Tiger Trail as a travel route?		
No	5	Too steep. Dangerous. Loose Rocks.
Yes	7	Use for traveling from home to downtown. To LC.
What would encourage you to spend more time	in the park?	
Resolving transient and waste issues.	1	
Improved Accessibility/Pathways	3	
Restroom, Drinking Fountain, Benches, Etc.	2	
Improved Identity	1	
Events in the Park	1	
What do you like most about the park?		
Greenspace	2	
Natural Areas	4	
Historical Character	1	
Tiger Trail	2	
Gardens	3	
Views	4	
What one thing would you change?		
Add Restrooms	1	
Add Pedestrian and Bicycle Trail	4	
Better/Safer Access	4	
Better Signage	1	
What would give the park a stronger identity?		
A Trail	1	Would invite more people into the park.
Gateway/Entry Marker/Signage	4	·
More Events	1	
Incorporating Cliff Drive into Park	1	Integration with local programs, arts and social groups.
What is the best use for Cliff Drive?		
Narrowed street with limited neighborhood		
access.	2	
Continued 2-way vehicular use (as is).	4	
Pedestrian only, closed to vehicular traffic	5	
Other:	1	Greenway



















PARK CONCEPT DESIGN #2











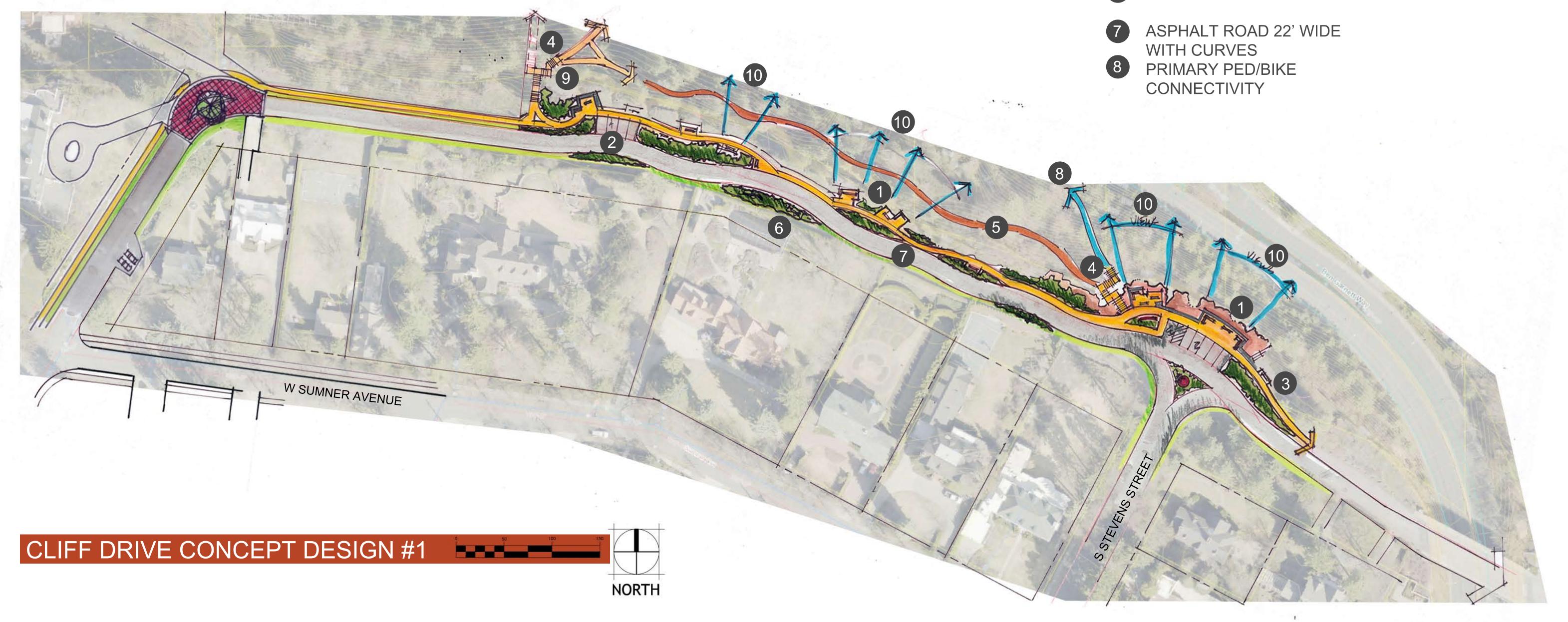
CALLOUTS

1 OVERLOOK

9 TO SECONDARY TRAILS

2 PARKING

- 10 VIEW CORRIDORS OF CITY
- 3 CONCRETE SIDEWALK
- 4 STEPS DOWN TO PARK WITH BIKE RUNNELS
- 5 SOFT TRAIL SURFACE
- 6 LANDSCAPING











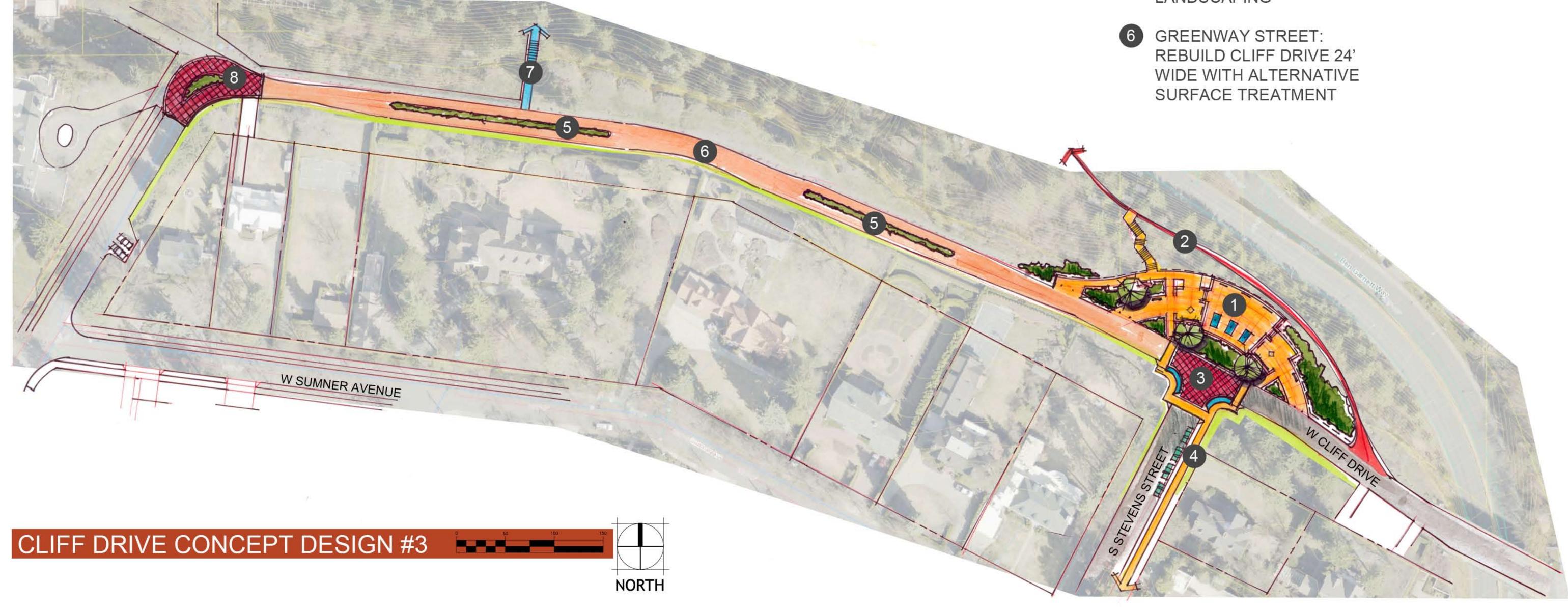




CALLOUTS

- 1 PLAZA OVERLOOK
- 2 PRIMARY BIKE AND PEDESTRIAN PATH
- 3 DECORATIVE PAVEMENT
- 4 ON-STREET PARKING (NO PARKING ON CLIFF DRIVE)
- 5 MEDIAN WITH LANDSCAPING

- CONNECTION TO TIGER TRAIL:
 REBUILT TIGER TRAIL TO CURRENT STANDARDS
- 8 TRAFFIC CALMING ISLAND WITH DECORATIVE PAVING











Meeting Minutes

Project: Edwidge Woldson Park Master Plan and Pedestrian Connectivity Feasibility Study	Date: Location:	September 13, 2016 6:00 pm Corbin Art Center
Meeting: Workshop/Public Meeting #2	BWA No:	16-162

The following minutes express our understanding of the items discussed. If there are any corrections, additions, changes or questions to these meeting minutes, please respond in writing to Bernardo-Wills Architects within three (3) working days of receipt of this document, and clarification or revised text will be issued.

GENERAL

The meeting was called to continue the public process and information gathering phase of Edwidge Woldson Master Planning Project. The design team presented current findings, summarized previous public comments and presented conceptual level designs in which attendees were asked to vote and give verbal feedback on.

ATTENDANCE

Design team counted approximately twenty-eight people at the meeting. Twenty-three individuals signed in on the sign in sheets provided.

City of Spokane

Nick Hamad, Parks and Recreation, Landscape Architect

Design Team
Bill LaRue, BWA – Project Manager
Julia Culp, BWA – Landscape Architect
Steele Fitzloff, BWA – Landscape Architect

ATTACHMENTS

Meeting Comments Cards Meeting Sign In Sheet

MINUTES

Attendees browsed over design concepts and signed in as they entered the room at the greeting table. The meeting started approximately 5 minutes late. Many individuals who attended the meeting had been to at least one of the two previous meetings. Some attendees were residents of Cliff Drive or Sumner Avenue. There was a good showing of public participants.

- 1. Nick Hamad started the meeting with a welcome, introduction of the project process to date, and an introduction of the design team members. He also gave a brief statement regarding the conceptual nature of the presentation material and the desire for feedback from the public on the larger vision rather than smaller design related components.
- 2. Bill LaRue kicked off the workshop with a PowerPoint presentation. He started with explanation of the agenda for the Public Meeting and re-touched on the project goals. Bill continued the presentation with a summary of the current issues the design team determined surrounding Cliff Drive. He then described some of the possible amenities that had been suggested at pervious public meetings or by the design team to alleviate some of these current issues. The initial trail route map was shown briefly. Bill then described the three Cliff Drive improvement concepts the design team had developed. Julia Culp

continued the presentation with the issues the design team had established as effecting the overall park. A list of park amenities was presented that could either alleviate some of these issues or provide new and interesting park experiences was also presented. Julia described the three overall park concepts. Direction was given on the break out session format and some attendee questions were answered at this point in the meeting.

- 3. Format for the second half of the meeting was an open house format where attendees were invited to discuss concept designs with the design team, vote on their preferred concepts and preferred park amenities. The design team had three stations set up. One station included the three concepts for improvements of Cliff Drive. Bill LaRue hosted this station, answering questions and receiving verbal feedback. The second station consisted of the three concepts for the overall park design. Julia Culp hosted this station, also answering questions and recording verbal feedback. The third station was hosted by both Steele Fitzloff and Nick Hamad. This station included voting boards for both park and Cliff Drive issues. It also included voting boards for park amenities and traffic calming techniques.
- 4. **Cliff Drive Concepts** Bellow are verbal comments and vote tallies that Bill LaRue received while hosting the Cliff Drive conceptual design station during the meeting break out session.

Concept #1

This was the most popular concept. The general consensus for this concept was the narrower curved road 22' – 24' was the preferred method to calm traffic over the other two concepts. Landscaping provided on both sides of the road created by the concave portion of radius was also a major benefit to this plan. The landscape island at the Stevens Street intersection was positively received but the travel lane layout not allowing left turns was an issue. The two parking lot locations got mixed reviews with most feeling that parking should not be provided off Cliff Drive. The winding sidewalk with landscaping separating the road from the walk was favorable. The smaller individual interpretive/overlook spaces and bench pads located along the walk, as illustrated in the photo example also received positive reviews. Several people pointed out that the roundabout from Concept 2 should be added to this plan for improvement.

Concept #2

The roundabout with decorative pavement with a vertical gateway opportunity (as illustrated in the photo of the Rockwood Neighborhood Gateway) located in the center were the preferred components of this concept. It was discussed that the roundabout could be a raised speed table, as well, to calm traffic. This concept illustrates a straight roadway. The suggestion to incorporate another speed table/speed bump or dip midway down the road was mentioned. The parking pullouts also had mixed reviews as in Concept 1.

Concept #3

The landscape medians did not seem to be as favorable as the curvilinear road for traffic calming. This may be due to the fact that the curvilinear road appears to represent more landscaping. The decorative intersections were a positive feature for this concept but decorative paving should be expanded to incorporate more decorative roadway. Parking on the side streets as depicted seem more favorable than other concepts however, side streets should be improved to add curbing so that parking to loiter does on include parking on a homeowner's lawn. The larger plaza space depicted in this concept seemed to draw interest as well.

- Concept Votes: Concept #1 8 Votes, Concept #2- 3 Votes, Concept #3 2 Votes
- General Comments Regarding Cliff Drive
 - Speeding, vagrancy, criminal activity and loitering were the main concerns that influenced most of the comments regarding design solutions and amenities. The area is not patrolled and the street is straight and with no driveways providing an opportunity for high speed driving. The area has a reputation as an afterhours hangout for undesirable activities. One neighbor cited that last Friday 13 cars were parked in front of his house on Stevens Street all engaging in loitering and criminal activity.

- Parking was a hot topic. Although parking is needed to provide access to the proposed amenities, the concern of the neighbors is that parking spaces will only be used as opportunities of undesirables to park and loiter.
- It was suggested that a vacant city owned lot just east of the bridge could provide parking for visitors to the overlook improvements.
- The drawings all show that the primary pedestrian/bike connectivity will require a stair case with bike runnels to negotiate the cliff grade transition rather than a path. This is not a desirable solution for the bike community. Switchbacks in the path to negotiate the grade would be a preferred solution.
- 5. **Overall Park Concepts** Below are verbal comments and vote tallies that Julia Culp received while hosting the Overall Park conceptual design station during the meeting's breakout session.

Concept #1

Verbal Comments: This was the least favored concept of the three. The red trail route was a concern because of the pinch point between the Corbin Art Center and the end of the existing roadway. Generally, attendees were in favor of at least partial repair of the Tiger Trail Stairs but did not feel that Concept #1 included enough soft trails.

Concept #2

Verbal Comments: This was the second highest voted concept for the overall park area. Some attendees mentioned being in favor of access to rock climbing but also stated that people will climb here whether or not an established space is created for this. One attendee and an avid biker, comment on the concern of outlet of the red trail so near the intersection of 7th and Stevens. She also mentioned that bicyclists tend to move north via Howard rather than Stevens. Again the red trail route was more favorable in this concept to concept #1.

Concept #3

Verbal Comments: This was the most popular concept design of those presented for the overall park. Attendees were in favor of not closing or discouraging use of the Tiger Trail and maintaining it. However, they did want to see some improvements to the existing stairs. This concept had the most favorable red trail route. Several individuals felt that the meandering path through the front green was desirable. An area for picnic was also mention as a plus and was asked to be included in any or all of the concepts.

- Concept Votes: Concept #1 2 Votes, Concept #2- 4 Votes, Concept #3 5 Votes
- General Comments Regarding the Overall Park: No comments were received on one restroom versus the inclusion of two.
- 6. Park and Cliff Drive Issues and Amenities: Steele Fitzloff and Nick Hamad hosted the issues and amenities voting boards. Below is the tally of votes on these boards. Also included are some general comments received by the design team at this station.
 - Overall Park Issues:
 - o Identity 0 Votes
 - Restrooms (Lack of) 3 Votes
 - Pedestrian Bike Route 9 Votes
 - Buss Access to Gardens 0 Votes
 - Urban Forest Management 0 Votes
 - Wayfinding (Signage) 0 Votes
 - Park Amenities Votes:
 - o Gathering/Performance Amphitheater (Formal) 1 Vote
 - o Gathering/Performance Amphitheater (Informal) 2 Votes
 - o Picnic Area (No Shelter) 3 Votes
 - Monument Signage 1 Vote
 - Public Art 1 Vote
 - Trail Surfacing (Concrete) 2 Votes

- Trail Surfacing (Soft Surfacing) -7 Votes
- Trail Surfacing (Soil Cement) 1 Vote

Cliff Drive Issues:

- Undesirable Activity 4 Votes
- Trash Unkept Look/Feel 2 Votes
- Speed 1 Vote
- Unorganized/Unauthorized Parking -1 Vote
- Need for Restrooms 2 Votes
- o Security and Safety 3 Votes
- Access to Park 0 Votes
- o No Dedicated Pedestrian Routes -1 Vote
- Viewing Points/Overlooks 3 Votes
- o Identity 0 Votes

Cliff Drive Traffic Calming Technique Votes:

- Large Concrete Apron and Approach Medians (Traffic Circle) 5 Votes
- Speed Table Crossing 1 Vote
- Curves Added to Street with Landscaping 5 Votes
- Street Furniture (Benches) 1 Vote
- Medians 1 Vote
- Street Narrowing 1 Vote

Overall Comments Mentioned at Voting Boards

- In general, there was a lot of conversation regarding vehicular speeding down Cliff Drive, even though not a lot of people voted for it as an issue.
- Many people mentioned the undesirably people and activities that would occur at night along Cliff Drive and Stevens St.
- Tiger Trail was a concern for many of the elderly attendees but most didn't want it to be replaced, preferring a modern stair case route to provide access to the park but be somewhat adjacent to the trail.
- One attendee noted it would be nice to see Tiger trail restored to its original condition so that it wouldn't appear as decrepit.
- It was suggested that handrails down the full length of one side of the trail would help provide some support for people who may trip while using the trail.
- o A grass amphitheater was mentioned a being desired by a few people.
- Many people wanted to add curves as a way to reduce speed on Cliff Drive but didn't like the idea of a landscape chicane to achieve this look. They would prefer the street actually meandering.
- A few people mentioned they like the idea of a soft trail material best but still would hope it would be compacted enough that a wheeled object could be pushed through it.
- One attendee mentioned the serious need for a bike route through this park.
- There was also mention of a need for speed bumps or speed tables, even if there was no crossing present at the location of the speed table. Several individuals commented on the possible use of parking to the east of the bridge over Ben Garrnett Way.
- One individual asked about the option of making all the parking on Cliff Drive handicap parking, to discourage use of the parking by people in this area causing undesirable activity.
- 11. Adjournment of Meeting: The next Public Meeting is TBD. BWA will work with Parks to send notice of the next meeting, to the same individuals previously contacted, making sure those in attendance at the first and second workshops are also at the third. BWA will also work with Parks to establish a meeting with residents living directly adjacent to Cliff Drive. Attendees were reminded to leave their contact/comment cards prior to leaving the workshop.

12. Note: Meeting minutes do not include summary of comments received via comment cards. Comment cards are included as an attachment to these minutes.
END OF MEETING MINUTES





Public Meeting #2 Comment Card Matrix Summary

Edwidge Woldson Park Master Plan

Public Comment Card Summary - 2nd MEETING

Site Element

	Yes	No	Comments
Park Concept			
Concept 1			
Concept 2	3		The trail exit on Stevens and 7th is very busy and dangerous.
Concept 3	4		Like benches and trail through grassy hillside.
Tiger Trail			
Improve-rebuild or repair Tiger Trail	3		
Keep trail as is, add new trail adjacent	1		
Unique Park Elements			
Amphitheater	3		Like north side of concept 1.
Rock Climbing Bouldering activity	2		
Picnic Area	2		
Restroom Locations		7	
Concept 1			
Concept 2			
Concept 3	2		Only 1 RR at Parking #4.
Ped/Bike (Red) Trail		W	Trail needs to go through to Howard, nice to separate pedestrians and bikes.
West Side of Corbin	2		Bike runnels not great. Like lots of soft trails.
East Side	1?		
Signage			
Vertical	2		

Edwidge Woldson Park Master Plan

Public Comment Card Summary - 2nd MEETING

9/13/2016 Site Element

	Yes	No	Comments
liff Drive			
oncept 1	5		May not be best "Feature" @ Stevens
oncept 2	2		
Concept 3	3		Like simplicity & "Woonerf" style ped/bike sharing.
iger Trail			
Improve-rebuild or repair Tiger Trail	3		
Keep trail as is, add new trail adjacent	2		Provide another entrance to trails.
ighting			
Add low level lighting	3		Turned off for 4th July. Important for safety.
Parking			
Parking (General)			Should have posted hours to enforce after dark
Side Street	1		
Douglan Lat East side of Bridge	4		Doubles diagonal parking other side of bridge engages asserted
Develop Lot East side of Bridge	4		Develop diagonal parking other side of bridge, encourage meander
Some Parking or Handicap Parking @ Cliff	121		Concept 1 may show too much parking, some parking on Cliff.
No Parking @ Cliff Dr.	2		Parking north of observation overlooks? Ruin experience in conc.1 Vacate North Half of Stevens St.
No Parking on Stevens Drop off - 'Moon' shape	1		vacate North Hair of Stevens St.
	1		
raffic Calming	4		M. J. 201 201 11
Meandering Road	4		Make road 20' - 22' wide.
Medians and Islands	_	3	Would narrow narrow traffic for peds and bikes/too car friendly.
Speed Tables and Speed Bumps	1		
Traffic Circle Roundabout	4		Like large medallion paved traffic circle.
Shared Use 'Woonerf' style	2		Shared use with proper signage.
idewalks			D. T. ADAMIT.
Sidewalks (General)			Provide ADA/Universal Access.
Meandering	2		Provide paths through the rock crevasses.
Soft Trails	1		
Overlooks			
Large Plaza	2		Larger plaza suitable more visitors/enjoyment.
Development Concerns			
Tree thinning, too much dev., lights etc.		1	Concern about environmental damage.











SMALL PERENNIAL GARDEN AREA ALONG PATHWAY TO BRIDGE: There is a rose garden approximately 10' x 20' located along the west side of the pathway leading from the Corbin House to the bridge. Lining the west

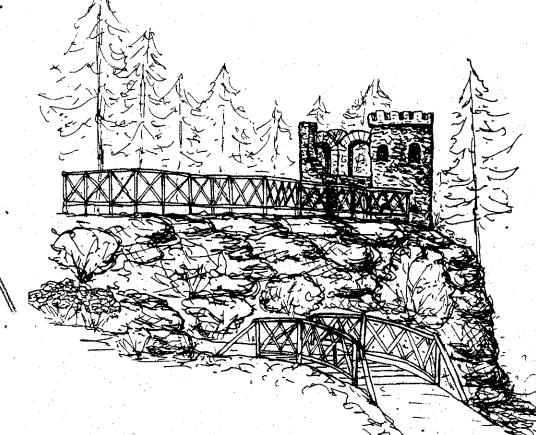
and east side of the pathway is also a small perennial bed area. The perennials along the west side appear to have swordlike or grasslike foliage. There is not much information on the perennial plantings along the east side of the pathway.

WOODEN FOOTBRIDGE:

There is a small wooden footbridge leading up to the Castle Overlook area above the Corbin House. The footbridge appears to be made of local pine wood from the property. It is approximately 12 feet long and 6 feet wide, and has a small arch in the bridge deck. The railings have a cross-shaped pattern and approximately 3 ft. high.

CORBIN HOUSE KITCHEN GARDEN:

Kitchen gardens supplied many of the food and medicinal needs for a household before our modern-day grocery stores. The Corbin House had a kitchen garden located just to the south of the home up above the rock wall. There is a small stairway from the house that accessed the garden area. The apricot tree still exists at the southeast corner of the house. The kitchen garden would be recreated from research done of turn-of-the-century kitchen gardens. The kitchen garden was approximately 30' x 60' in size. A kitchen garden is by no means just a vegetable garden containing only kitchen-garden vegetables. Flowers may have been dropped in here and there, wherever a vacant corner occurred. Such informal and mixed gardens usually have a personal character which adds greatly to their interest, and therefore, to their value to the home. Kitchen gardens had a delightful mixture of onions, pole beans, peonies, celery, balsams, gooseberries, coleus, cabbages, sunflowers, beets, poppies, cucumbers, morning-glories, kohl-rabi, verbenas, bush beans, pinks, stocks, currants, wormwood, parsley, carrots, kale, perennial phlox, nasturtiums, feverfew, lettuce, and lilies. It is essential to any satisfaction in vegetable growing that the soil be rich and thoroughly subdued and fined. The plantation should also be so arranged that the tilling can be done with wheel tools. The rows of vegetables should be long and continuous, to allow of tillage with wheel tools. It is not desired to grow a full row of any one vegetable, but to vary the row.



CASTLE OVERLOOK; FAVORITE SPOT FOR DANIEL CORBIN: The large basalt rock outcropping and the remaining ruins of this marvelous castle-like overlook point still remain. The turret itself is not really large, you can still see the base of it. It is approximately 6 feet in diameter and connects with the extended wall area as part of the overlook, for an overall diameter of approximately 15 feet. The overall height of this overlook structure from the rock base is approximately 20 feet. The 30 foot pathway leading to the overlook was lined with the same style of pine railing as the bridge rails.

NATURAL WOODLAND AREA PATHWAYS:

There are 2,200 lineal feet of dirt pathway to be cleared to approximately 3'6" to 4' in width on the Corbin property in the woodland areas. There are 2,300 lineal feet of dirt pathway to be cleared on the Turner property. Also, the paths need to be repaired by filling dirt in the areas where roots are exposed and the soil is low.

CENTRAL STAIRWAY AND PATHWAY:

This stairway was once and still somewhat is the main access from the upper south hill area to the downtown area. The wooden staircases are no longer there, and some of the asphalt path is still intact, but a majority of this stairway and pathway will have to be reconstructed. The length from Cliff Drive to the lower park road is approximately 480 feet. There are eight stairways contained along this route.

FORMER STABLE, HEN HOUSE, COW BARN, STONE HOUSE, PUMP HOUSE AND TURNER HOME SITES:

The former building sites for the stable, hen house, cow barn, stone house, pump house and Turner home would be identified by permanent signs with the historic information regarding those structures.

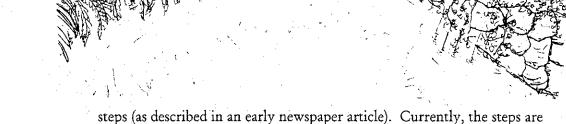
CONSERVATORY AND GREENHOUSES:

There is not much information on the Conservatory and Green houses located here. We could not find any photos of this area. The basalt rock foundations are still remaining and pieces of the small rock aggregated flooring in the Conservatory can still be found. The basalt stairway leading to the Conservatory still remains but needs extensive repair. We are still currently researching other Olmsted residential designs in Spokane and other period designs to give us clues of the style of the Conservatory and Greenhouse structures. The three or four greenhouses were at different

levels as they stair-stepped up the slope.

POND AND WHITE GARDEN STEPS:

There is a charming half-circle shaped pond which was bordered by iris and fernlike plants with candy-tuft planted along the rock wall at the back of the pond. A mask of Pan was affixed to the rock wall and was spouting water into the pond. In Greek mythology there is perhaps no more picturesque figure than Pan, the god of flocks and pastures, of fields and forest. He is represented as having horns, a goat's beard, pointed ears, a tail, and goat's feet. Pan, dancing and playing his pipes, is a familiar figure in painting and sculpture. Leading from the pond area on either side is a set of white garden



made of basalt with asphalt step treads. There may have been a rail painted white, or the step treads were painted white at one time. We do not have a photo of what the white garden steps looked like. Again, we will have to do further research to reconstruct them.

UPPER AND LOWER PERENNIAL GARDENS: There were extensive plantings in the garden beds outlined of perennial plantings in the upper and lower perennial garden areas. We do have some photos of these areas and are currently working with the Olmstead archives to find plant lists. If we are unable to find the exact plant material, we will

pathways, planting areas and rock walls in this area will all need to be

select plant material that best represents the period perennial gardens. The

ROCK WALLS THROUGHOUT THE TURNER GARDEN AREA: There is approximately 1,000 lineal feet of rock walls that are about 3 feet high, on the average, that need to be reconstructed throughout the Turner Garden area. These walls were originally a mortar-less construction. The reconstructed walls may have some mortar involved to provide a longer life. The mortar would not be visible (many of the old basalt structures at Manito

Park were mortared but appear to be dry-set constructed). STAIRCASES ON EITHER SIDE OF THE RUSTIC ROSE ARBOR: The basalt rock staircases located on the either side of the Rustic Rose Arbor are still in place today and are in remarkably good condition. The lower staircase has had some movement of the lower rock wall supporting the stairway which will need to be repaired. Both staircases will need the treads and stair banisters repaired.

RUSTIC ROSE ARBOR:

This beautiful rose arbor was wood constructed with arched details and oriental detailing of the overhead structure. Old climbing roses trailed over the structure. The rose arbor was the terminus focal point on the west end of the lower perennial garden. The structure was approximately 30 feet long and 10 feet wide, with a height of about 8 feet. None of the arbor remains today. We do have very good photos showing this structure that will aid us in the reconstruction.

(N)NEW STAIRCASES ON UPPER PATH LEADING TO POND AND PERGOLA:

The pathway leading from the rose arbor up to the upper pond and pergola is very steep. We are recommending that two new staircases be constructed of basalt to match the other garden stairways to provide easier access to this

UPPER POND AND ROCK WATERFALL:

The pond still exists and is approximately 70 feet long and 24 feet wide. Originally water was piped up through the existing basalt rock outcrop located at the northwest corner of the pond and created a waterfall over the rock into the pond. The pond also had a rock island placed towards the west end. A small log hut covered the pump at east end of the pond to recirculate



the water back to the waterfall. The pond basin needs sealing and repair, the plumbing system needs repair, and the basalt rock pond bank with the plantings along the bank need to be completed to restore the pond area.

Portions of this beautiful rustic pergola still remain. The circular basalt

still located there; some are still standing and others have toppled over. The pergola had two levels; with a step about midpoint. The basalt columns are approximately 8 feet tall at the lower level. There is a 4 foot high rock retaining wall along the south side of the structure between the southern columns. The overall size of the structure is approximately 75 feet long and 15 feet wide. The overhead wood structure has similar detailing as the lower rose arbor. Wisteria vines grew over the structure.

OCTAGON TEA HOUSE WITH WHITE COLUMNS: This was a small tea house that provided a sitting area in the upper natural woodland garden area. There were eight white columns supporting a low coned-shaped wood shingled roof structure. The columns were approximately 8 foot tall. The sides were open. The tea house was approximately 14 feet in diameter. We are not sure if there was any flooring material in the tea house or if it just had a dirt floor.

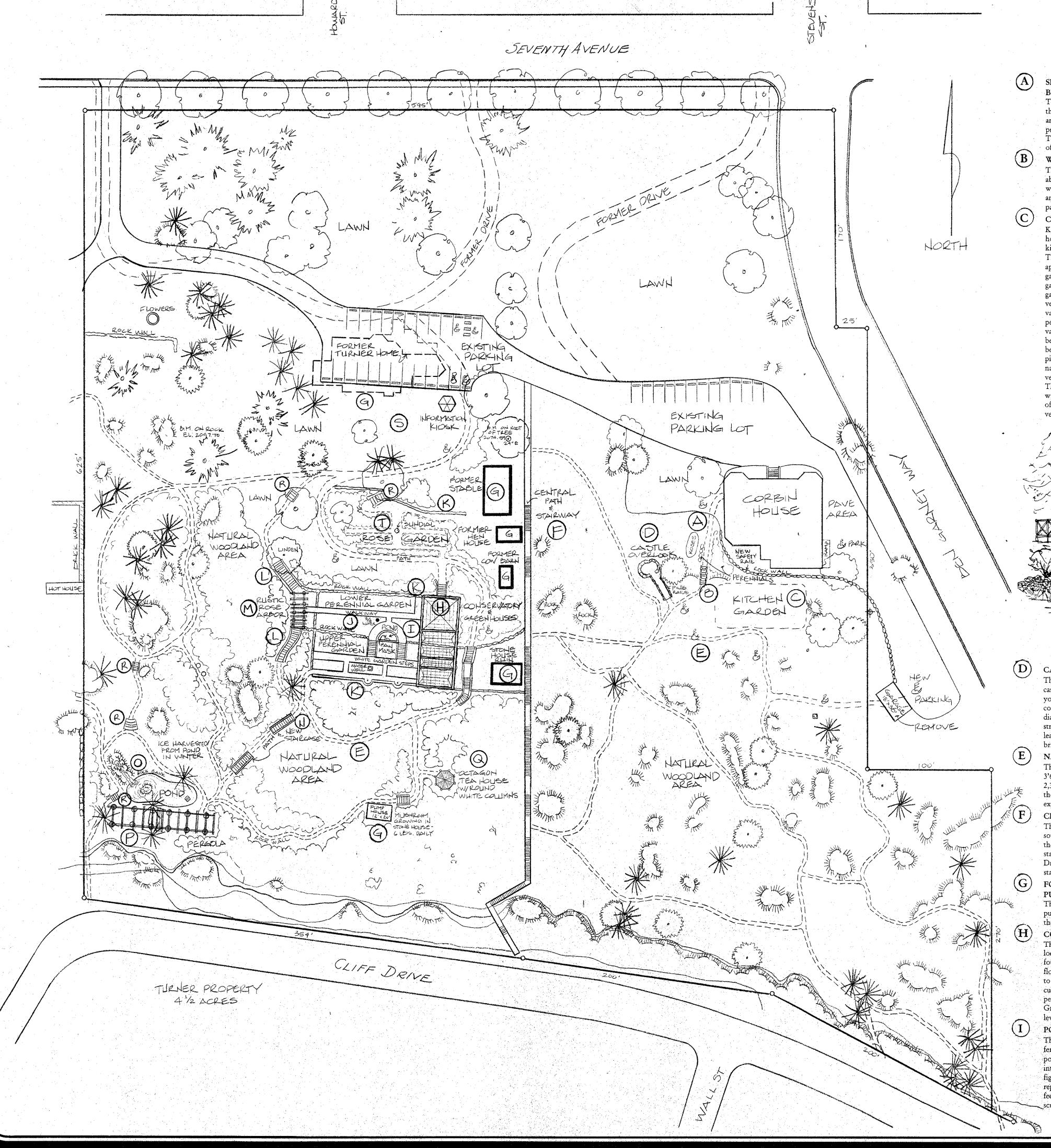
STAIRWAYS ALONG WEST PATH AREAS:

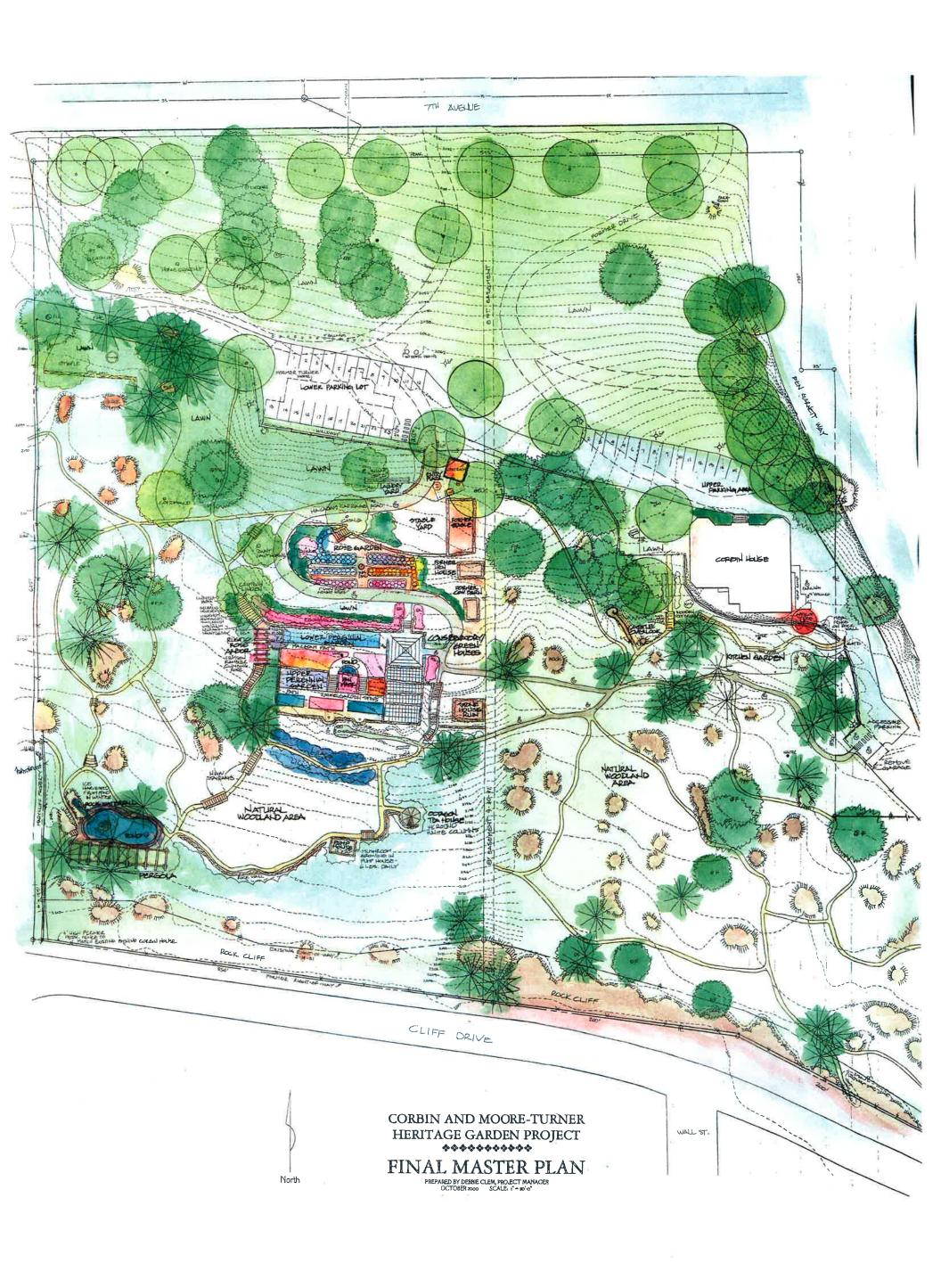
There are two small stairways along the west area to be reconstructed. The upper one is still fairly intact, the lower one is nonexistent. In addition, there is a small stairway below the rose arbor area that is no longer there that needs to be reconstructed. All of them are made of basalt rock.

AREA JUST BEHIND THE FORMER TURNER HOME: The area just behind the Turner home appeared to be mainly lawn with shade trees and ponderosa pine and fir. There appeared also to be some shrub plantings, but nothing as elaborate as the upper garden areas. There probably was a kitchen garden located in this area to provide for the household needs. We do not have photos of this area and will continue to do further research regarding this area.

ROSE GARDEN AND SUNDIAL

There was a lovely rose garden with a central focal point of a sundial below the perennial gardens. It was located in area approximately 40 feet by 80 feet. This is another area that needs further research because we do not have clear photos of this area.





Dutch Jake's Park Master Plan









Eastern Washington University
Urban and Regional Planning Program
Senior Capstone Project 2016
prepared in association with the
West Central Neighborhood Council
Parks Committee



Table of Contents

Acknowledgments	
I. Introduction2	
II. History3	
Neighborhood3	
Dutch Jake3	
III. Neighborhood Context4-6	,
Demographics4	
Figure 3.14	
Figure 3.24	
CrimeStatistics6	
Figure 3.35	
Table 3.16 Figure 3.46	
8	
IV. Vision, Goals and Policies7-8	
V. Current Conditions9	
VI. Public Participation10-11	
Community Meeting10	
Parks Committee Meeting10	
Community Workshop11	
VII. Recommendations12-41	L
Alternative #1: Minimal Change12-14	
Alternative #2: Moderate Change15-17	
Alternative #3: Significant Change- Option A18-20	
Alternative #3: Significant Change- Option B21-23	
Park Features24-35	
Related Features36-38	
Preferred Alternative39-41	L
VIII. Implementation42-44	ł
Features42-43	3
Programming44-45	5
Appendix A: Outreach	
Appendix B: Trees	
Appendix C: Chestnut Corridor Plan	
Context2	
Why Plan for the Chestnut Corridor?	
Goals & Policies	3
Recommendations	
Intersections	
Chestnut Corridor Alternatives1	
Shared Use Path Alternative1	
Separated Bikeway Alternative1	
Separated Bikeway with Street Parking Alternative2	1

No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	25
Alternatvie Renderings	

Appendix D: Walking Tour

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Clockwise from the bottom left: Kids make good use of the basketball court during the April meeting. Emily Adams and Emily Neder set up for the community meeting Student Bear Braich presents his findings during a meeting . Neighborhood residents draw out their vision for Dutch Jake's Park.

I. Introduction



Dutch Jake's Park should be a neighborhood magnet for recreational activities and community programing, bringing all members of the community together.

To address the gorwing concerns about the park the West Central Neighborhood Council, in partnership with the City of Spokane Pars and Recreatio Department, and the City of Spokane Office of Neighborhood Services and Code Enforcement contracted with the Eastern Washington University Urban and Regional Planning Program to prepare a master pan to guide future use and development of Dutch Jake's Park. Thirteen undergraduate students majoring in urban and regional planning answered the call to prepare this master plan a their senior capstone project for 2016.

Following some initial data gathering, the Eastern Washington University students met with Larry Schwartz and Jeremy Stebbins from the West Central Neighborhood Parks Committee to tour the park. The students then assessed the existing conditions and conducted further research. After this, students facilitated a public event within the park on April 20th to gain public input and feedback on what changes and improvements the community wanted to see within the park. The students then used the public input and research to develop a series of alternatives ranked by the amount of change (minimum, moderate, and significant). This research conducted by students also led to the planning for future improvements along Chestnut Street and Broadway Avenue, east of the park.

On May 10th, 2016, students met with Jeremy Stebbins and Jose Barajas to preview the alternatives before presenting the alternatives to the West Central Neighborhood Parks Committee on May 18th. A follow up workshop was conducted on May 24th to outline a preferred alternative for further review.

The project continued on with Erin "Bear" Braich and Emily Adams working throughout the summer to refine the preferred alternative with the committee and finalize the plan. The final plan was delivered to the committee at their September meeting along with a list of grants to consider as possible funding sources.

II. History

Neighborhood

West Central Spokane was platted in 1887 and had several additions including Ide's, Muzzy's and Nettleton's. Homes were largely constructed over a short period of time between 1889 and 1912 because of booming land development. West Central's economic fortunes mirrored the rest of Spokane and there was a general decline after this period with less home construction thereafter. This short burst of home building has given the neighborhood a very distinct appearance with mostly two-storey bungalows in the Craftsman and Queen Anne design - many designed and built by the same firm, the Chamberlin Real Estate Company.

Connected to downtown Spokane by the Monroe Street Bridge and served by a flourishing trolley system, West Central was a mainly residential and working class neighborhood that was also home to the famous Natatorium Park. The 'Nat', as it was affectionately known, held year round fair rides and also hosted carnivals from across the United States. It began operating in 1903 and eventually closed in the early 1960s. The Looff carousel, now housed at Riverfront Park, originally resided at the Natatorium. In the early part of the twentieth century, people flocked to the area to start small businesses, buy homes, and visit the scenic park and the fairground rides.

Dutch Jake

Several famous men and women lived in this neighborhood, including 'Dutch' Jake Goetz and his partner Harry Baer. The German-born mining tycoon Jacob Goetz, better known in Spokane as Dutch Jake, was part of this West Central neighborhood from its beginning. His role in discovering the Bunker Hill and Sullivan mines in Idaho made him his fortune, but his fame came from his generosity and sense of fun. When he opened the Spokane Hotel downtown, he was known to fire a cannon from the rooftop playground during celebrations, and his famous birthday celebrations could last for days. After his death in 1927, former Spokane mayor W. J. Hindley said that Goetz's "capacity for friendship and his charity" had made him "known from one end of this country to the other."

If that doesn't earn him a place in the city's memory, then maybe this mini-park on an extended lot in West Central will. Neighbors of the park insisted that the city council name it in Goetz's honor, refusing to even submit a list of alternative names. So with that agreed on, construction of Dutch Jake's Place began in April of 1976. The city put a community development grant towards the construction, but members of the community also donated more than \$17,000 in labor and materials. The park was dedicated in July of 1976, in a ceremony attended by Goetz's daughter, Helen Goetz Edmunds. Though it's one of the city's smaller parks, it features a basketball court, a playground, and a picnic area. The playground originally included a rocking burro, in homage to Goetz's burro, which he said was the "real" discoverer of the Bunker Hill mine.

The block spanning Chestnut St from College Ave to Broadway Ave, is where Goetz's lifelong friend and business partner Harry F. Baer built his home in 1888. The home where Goetz himself raised his family is still standing, a few blocks to the north on Gardner Ave. So, we know that the two spent plenty of time here in the 1910s and 1920s. But Baer's house fell into disrepair after his death; the home was officially condemned in 1973 and a fire destroyed the garage in 1975. When the park was created, it returned this lot to its preferred role: a gathering place for the neighborhood, and a celebration of its most famous citizens.

III. Neighborhood Context

Demographics

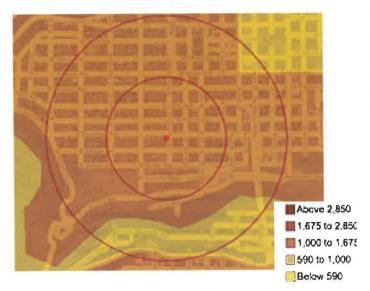


Figure 3.1 Image retrieved from Demographicsnow, 2015 Population

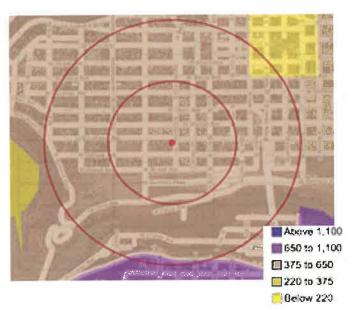


Figure 3.2 Image retrieved from Demographicsnow, 2015 Total households

West Central is changing. The neighborhood has seen imense growth in the last few years with the addition of Kendall Yards along the southern border of the neighborhood. This growth- the residents and housing types that have been added to the neighborhood influence the neighborhood as a whole.

To gain a better understanding of the surroundings of Dutch Jakes Park data was collected that only includes households within a half mile radius of the park. As a neighborhood mini-park Dutch Jakes Park was developed to serve a concentrated group of people so those with in a half-mile are the ones most effected by the park.

The 2015 census count of half a mile radius of Dutch Jake's Park is 4,776 residents. In 2010 the same area was comprised of 4,562 residents. This indicates a positive growth rate in the area from 2010 to 2015 of 5%, a reversal from the 2000 to 2010 negative growth of -4.5%.

The area surrounding half a mile radius of Dutch Jake's Park is 50.1% male and 49.8% female, and the median age is 34.3 years. The racial make up of the same area is 80.6% White, 6.8 % Hispanic, 4.5% American Indian or Alaska Native, and 4.1% African American.

There are 2,038 households within a half mile radius of Dutch Jake's Park. In 2015 the median annual household income for the West Central neighborhood was \$21,090.

These indicators can guide development to ensure that the park is meeting the needs and wants of the surrounding residents.

Crime Statistics

Multiple community members who use the park, or know of the park, spoke about the issue of crime, with many indicating the area as one that is associated with drugs. A perception, or actual problem of crime in the area must be addressed in order to make the park more appealing to users. To understand this issue crime data was obtained through the City of Spokane's GIS mapping data for crime statistics. An 8 year period from 2007-2015 within the borders of North Nettleton to the west, North Canon to the east, West Broadway to the north and West Bridge to the south, was looked at as the general area of influence on the park's perception.

The data has been represented in Table 3.1 and Figure 3.3, and can be visually seen in Figure 3.4. There were a total of 656 reported incidents in the 8 year time period. Out of that the bulk of the incidents within the area were theft (23% of the total incidents), assault (22%), and malicious mischief (20%), which together comprised more than half of all the incidents.

This data was taken into consideration when creating goals and policies for the park, as well as the overall recommendations seen in chapter 7. Being aware of this data and the current perception of crime held by residents led to policies such as using the principles of Crime Prevention Through Environmental Design to be included (as listed in the following chapter).

Crime Statstics Dutch Jake Park 2007 - 2015

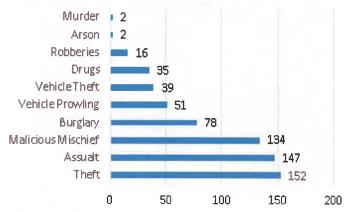


Figure 3.3 Crime Statistics Dutch Jake's Park

Crime	Count	Percentage
Theft	152	23.17%
Assault	147	22.41%
Malicious Mischeif	134	20.43%
Burglary	78	11.89%
Vehicle Prowling	51	7.77%
Vehicle Theft	39	5.95%
Drugs	35	5.34%
Robberies	16	2.44%
Arson	2	0.30%
Murder	2	0.30%
Total	656	100.00%

Table 3.1 Crime Count by Type



Crime

- OTHER
 - ARSON
- ASSAULT 1ST
- ASSAULT 2ND
- ASSAULT 3RD

- ASSAULT 4TH/CITY
- ASSAULT-SIMPLE
- ASSAULT-SUB BDLY HARM
- ASSAULT-WEAPON
 - BURGLARY-COMMERCIAL
 - BURGLARY-FENCED AREA
- BURGLARY-GARAGE
- BURGLARY-POSS TOOLS
- BURGLARY-RESIDNTL
- DEATH-HOMICIDE
- DRUGS-DELIVER
- DRUGS-OTHER

- DRUGS-PARA
- DRUGS-POSSESS
- MALICIOUS MISCHIEF
- ROBBERY
- THEFT
- THEFT-FROM BUILDING

- THEFT-IDENTITY
- THEFT-OF MAIL
- THEFT-OPEN AREA
- THEFT-SHOPLIFTING
- VEH-PROWL
- VEH-THEFT

- VEH-THEFT AUTO PARTS
- VEH-THEFT PLATES/TABS
- VEH-THEFT-CAR/TRUCK
- VEH-THEFT-OTHER

Figure 3.4 Crime Data Map

IV. Vision, Goals and Policies

"We envision Dutch Jake's Park as a safe, accessible space that provides opportunities to meet, socialize, and recreate."

This vision will be accomplished through the following goals (what we want to achieve) and policies (how we are going to achieve it):

Goal 1: Create a park that is accessible by all.

- Policy 1.1: Encourage mixed use areas and features.
- Policy 1.2: Encourage uses and features that can be used by all ages and physical abilities.
- Policy 1.3: Encourage family activities such as movie nights, concerts, neighborhood barbeques, yard sales, and youth athletics.
- Policy 1.4: Provide a range of social and recreational opportunities including: sitting, conversing, and more active forms of recreation.

Goal 2: Recognize and honor the history of the West Central neighborhood.

- Policy 2.1: Look for opportunities to incorporate Dutch Jake's personality and history into the park.
- Policy 2.2: Establish and maintain a walking tour of historical sites.

Goal 3: Promote local artists.

- Policy 3.1: Commission works of art for the park.
- Policy 3.2: Incorporate artistic features into the design of the playground equipment, lighting and other features.
- Policy 3.3: Encourage the establishment of an art walk tour in the West Central neighborhood.

Goal 4: Maintain Dutch Jake's Park as a safe place at all hours of the day.

- Policy 4.1: Utilize the Crime Prevention Through Environmental Design (CPTED) principles.
- Policy 4.2: Improve and maintain the lighting around and within the park.
- Policy 4.3: Maintain clear sight lines through the park.
- Policy 4.4: Encourage bicycle and pedestrian activities in and around the park.
- Policy 4.5: Increase eyes on the park.
- Policy 4.6: Provide density bonuses to orient new buildings toward the park.
- Policy 4.7: Work with the police to increase opportunities for observation.
- Policy 4.8: Utilize features to promote safety, especially the playground.

Goal 5: Connect Dutch Jake's Park with other parks and significant destinations in the neighbohood.

- Policy 5.1: Install wayfinding signs to and from Dutch Jake's Park.
- Policy 5.2: Encourage bike and pedestrian access in the neighborhood.
- Policy 5.3: Develop Chestnut St. as a bike and pedestrian corridor.
- Policy 5.4: Minimize or eliminate vehicle travel on Chestnut St where feasible.
- Policy 5.5: Actively involve neighborhood and community-based organizations in the ongoing management of the park.
- Policy 5.6: Work with the Parks Department and Office of Neighborhood services to promote activities and programming in the park.
- Policy 5.7: Establish and maintain a website to highlight the park and programmed activities in the park.
- Policy 5.8: Generate opportunities for donations and gifts to support the use and development of the park.
- Policy 5.9: Establish a non-profit Friends of Dutch Jake's Park organization.

V. Current Conditions

Before brainstorming alternatives and possible improvements to the park, the current conditions of the park were assesed. As a group, the EWU students visited the park multiple times to take pictures of the park's condtions. The major features and amenities in the park including the basketball court, playground, treeslighting, benches, picninc tables, sidewalks, covered area, fences, signs, water fountain, and the BBQ pit were then listed and rated as 'Good', "Fair', or "Poor'. The following rating system was used to assess the current conditions of those features:

Good- In good working condition, no attention is necessary.

Fair: - In working condition, attention isn't needed immediately but improvements could be made.

Poor- In need of immediate attention, currently a hazard or completely non-functional.

Feature	Condition		
	Poor	Fair	Good
Basketball Court			
Playground			
Paths			
Covered Area			16
Trees			
Lighting			
Picnic Tables			
Water Fountain			
Signs			
Seating			
BBQ's			
Fencing			l l

Based on the findings a list was compiled below, containing current and future issues of Dutch Jake's Park.

- Current water fountain is not functional and needs to be repaired or replaced.
- There is minimal lighting in the park and power outlets that need to be repaired or replaced.
- The walking paths are in poor condition and need repairs.
- The basketball court is decaying and needs repaving and updated hoops.
- The current playground is outdated and the wood chips pose a potential danger to children.
- Shrubbery along the northwest end of the park poses potential area for unwanted activities.
- The fence in the middle of the park is visually obstructive.
- Damaged trees need to be removed, and overgrown trees need to be limbed.
- Covered pavilion currently is a visual obstruction at the northeast entrance of the park.
- Wayfinding to the park is only located at the northeast entrance and is partially obstructed.

VI. Public Participation

Community Meeting

On Thursday April 20th, 2016 the West Central Neighborhood Parks Committee sponsored a neighborhood BBQ at Dutch Jake's Park. This meeting was held as a way to gather input from the community regarding their thoughts and visions for the park. Students from the EWU Urban and Regional Planning program facilitated the meeting with support from Sante Restaurant and Batch bakery providing barbecue and cookies. This meeting provided several different ways for attendees to give their input into the project. These opportunities for input included face to face conversation, written surveys, and a series of blank posters set around the park, each posing a seperate question that participants could write on to provide thier opinion about the future of the park. It was a wonderful opportunity for the community to experience what it feels like when the park is utilized as it should be. Neighbors came together and socialized, children played, and ideas were flowing. To see a complete list of questions, reference the meeting summary in the Appendix A.



Parks Committee Presentation

On Wednesday May 18th, 2016 the student team went to the West Central Community Center to present to the parks committee an overview of the plan following the community meeting. The presentation covered a summary of recommended vision, goals and policies, various alternatives for the park, Chestnut St, and the vacant lot southeast of the park. The purpose of this meeting was to inform the community on the progress of the master plan and gather further feedback on the park alternatives. After the presentation was concluded everyone in attendance split into two groups integrating the community members and students to listen to likes and dislikes. After a productive session, it was agreed upon to hold a community workshop to dedicate time to produce a preffered alternative as a group.

Community Workshop

On Tuesday May 24th, 2016 the student team went back to the West Central Community Center to hold a three-hour workshop. The workshop began by splitting into two groups and each group brainstorming and starting to formulate a preferred alternative. During the second half of the workshop, a spokesman for each group presented their group's alternative to everyone. From there a list was compiled of all the similarities and differences. Differences in the plans were discussed until a choice was agreed upon by all of the participants and added to the preferred alternative sketch. Similar features were often seen but a disscussion of pros and cons of the specifics about those features (location, size etc.) was often utilized to decide how each feature shold be added into the preferred alternative. The workshop concluded with a completed preferred alternative.



VII. Recommendations

Process

Observation of the current conditions of the park, including the state the features are in and what features are most used were the first indicators used to begin crafting different design scenarios for the park. The community meeting held at the park further directed the alternatives and included features. Following the meeting, alternatives were added to and modified according to input from conversations had with community members at the park, as well as feedback from the question boards and surveys available at the meeting. The alternatives were then further refined at the presentation at the West Central Parks Committee meeting, and at a workshop that took place the following week to align with the vision of the parks committee and community.

Park Alternatives

The following alternatives are recommendations. They can be implemented as a whole, or a 'hybrid' alternative that can be created by picking and choosing desired aspects from each alternative, or creating a phased approach that implements certain features as funds become available.

The alternatives include:

- Alternative #1: Minimal Change- This alternative features only minor changes to the park that would be relatively easy and inexpensive to implement.
- Alternative #2: Moderate Change- This alternative features more significant changes to the park that are a little more difficult and expensive to implement.
- Alternative #3: Significant Change, Option A and B- Both of these alternatives feature the most dramatic changes to the park, many of which would be more time consuming and expensive to implement. The differences in the two lie in the different features, and their locations within the park.

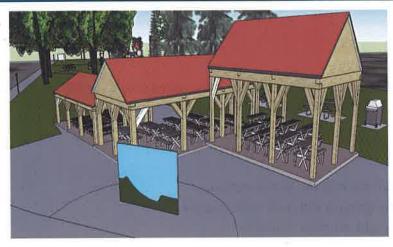
Alternative #1: Minimal Change

The minimal alternative demonstrates relatively easy, inexpensive changes that could be quickly implemented to improve the park.

- Remove shrubs from the north west corner of the park.
- Remove fence segments of the basketball court.
- Increase lighting.
- Add benches.
- Fix or remove water fountain.
- Prune trees and remove damaged trees.
- Improve signage and place additional sign on the south eastern corner.
- Introduce historical walking tour.
- Install bike rack.

Alternative #1: Minimal Change

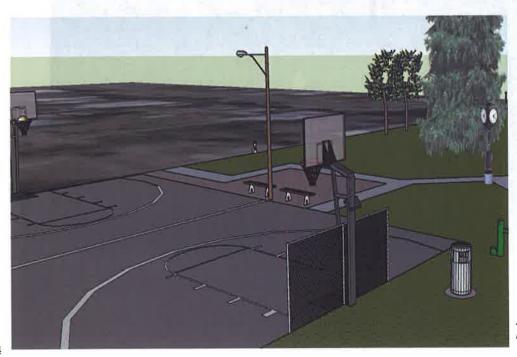




Alternative #1: Minimal Change, looking south



Alternative #1: Minimal Change, looking north



Alternative #1: Minimal Change, looking north-west

Alternative #2: Moderate Change

The moderate alternative includes builds on the foundation of the minimal alternative is slightly more intensive but represents a middle ground between the minimal and significant alternatives.

- Remove the pavilion.
- Reorient pathways.
- Repave and improve basketball court in the same location.
- Replace wood chips in the playground with new safety feature.
- Replace water fountain with multi-purpose fountain.
- Chess tables.
- Table tennis.
- Art in the entrances.
- Place historic clock in the center of the park.
- Place a community garden in the south east vacant lot.



Alternative #2: Moderate Change, looking east

Alternative #2: Moderate Change





Alternative #2: Moderate Change, looking south



Alternative #2: Moderate Change, looking north

Alternative #3: Significant Change- Option A

This significant alternative builds on the minimal and moderate alternatives with a new location of the basket-ball court and new orientation of the paths leading to a central covered area. The major way this option differs from significant change - option B by moving the basketball all the way to the south end and keeping a complete playground.

- Install new covered area in new location.
- Rebuild and relocate basketball court.
- Re-design pathways.
- Circular pathway around park.
- Relocate and upgrade playground.
- Enhanced water feature.
- Enhanced art in the park.
- Features added in minimal and moderate alternatives.

Alternative #3: Significant Change- Option A





Alternative #3: Significant Change- Option A, aerial



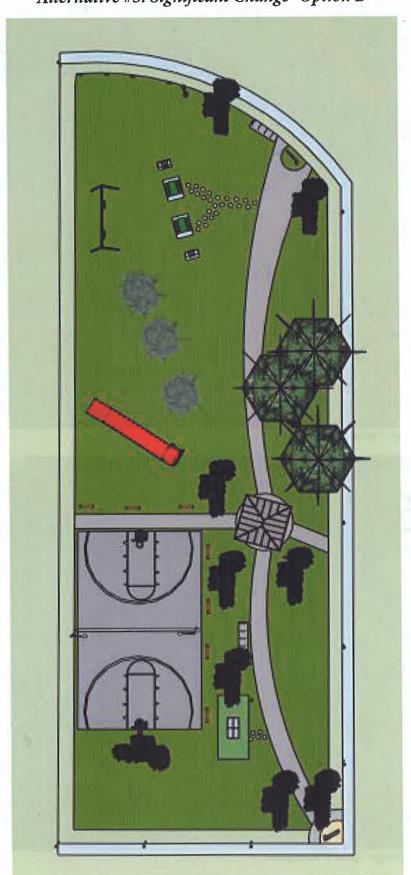
Alternative #3: Significant Change- Option A, looking north

Alternative #3: Significant Change- Option B

This significant alternative builds on the minimal and moderate alternatives including similar elements of the first significant alternative and the major change including removal of the playground and rotation of the basketball court. Option B mainly differs from option A by leaving the basketball court central to the court and rotating it, and getting rid of the traditional playground and replacing it with a few key play features.

- Install new covered area in a new location.
- Re-design pathways.
- Circular walk around park.
- Rebuild and relocate basketball court.
- Remove playground.
- Install swing set in north end of park.
- Install large slide.
- Enhanced water feature.
- Enhanced art in the park.
- Features added in minimal and moderate alternatives.

Alternative #3: Significant Change- Option B





Alternative #3: Significant Change- Option B, looking north



23 Alternative #3: Significant Change- Option B, looking east

Park Features

The following are features that are currently, or could potentially, be located in the park. Each feature is briefly discussed and described for each alternative. Cost estimates that are included are for planning purposes only, as they may not include the costs of shipping, permits, construction, installation, maintenance or other associated costs.

Lighting

Neighborhood residents identified light improvements as a top priority for Dutch Jake's Park. There are safety concerns connected to areas in the park with poor lighting and shading from trees. Adding lighting to key locations of the park can create a safer environment by encouraging foot traffic into the park, helping to reduce crime and fear of the park, and help enhance the landscape and paths within the park. According to Crime Prevention Through Environmental Design, consistent use of colors or materials -such as light fixtures can help create an identity of an area. Lighting also improves the ability to observe activity and identify individuals. Dutch Jake's Park currently has one tall light post in poor condition located in the center of the park. The light post is approximately 20ft. and lights sections of the basketball court and alleys connected to the park. The existing lighting located on Broadway Ave (left) is an opportunity to connect the Broadway corridor to Dutch Jake's Park and simultaneously use the design of the light post to exhibit consistency and as way-finders to the park. Or new lighting (right) that coincides with the 1920's feel of other features could be selected.

Minimal Alternative:

The minimum alternative for lighting would include improving the current light post in the park.

Moderate Alternative:

The moderate alternative for lighting would include placing light posts along Broadway Ave, Chestnut St. and College St.

Significant Alternatives:

The significant alternative would include the moderate alternatives plus additional light posts along the middle of the park.

Current lighting:



Potential Lighting:





Landscaping

The current landscaping of the park consists of trees placed throughout the park and shrubbery located in the northwest corner. According to the City forester there are nine types of trees within the park, and a total of 37 trees. After meeting with the forester it was indicated that a # of trees should be removed due to damaged, and that others should be limbed to improve the health of the tree and visibility into the park. The shrubbery in the corner was indicated by community members as a concern since it provides cover for illicit/ illegal activities- and for that reason a majority of people would like to see it removed.

Minimal alternative:

Remove shrubs and bushes in northwest corner of lot to improve safety. Limb trees to increase visibility into park.

Moderate alternative:

Remove plants in northwest corner, limb trees, and remove damaged trees from park. This improves visibility, safety, and the natural health of the park.

Significant alternatives:

Remove plants in northwest corner, limb trees, and remove damaged trees from park. Plant new trees within the park to replace those that have been removed and bring new life into the park.

Cost estimate: TBD

There is an opportunity here to have community involvement by those who may wish to gift a tree to the park. Trees are an item that can be included in a gift catalogue for individuals or organizations interested in making a donatinon or honoring a family member.

Basketball Court

The basketball court is well used-bringing people of all ages into the park. As it is now, it is in need of repair. The painting is faded, there are cracks throughout the blacktop and various depressions. Holes currently present in the asphalt present a tripping hazard. The backboards and hoops are also in disrepair and need to be upgraded. These needed improvements present an opprotunity to potentially reorient the basketball court which would enable other improvements to be made.

Minimal alternative:

Remove fence segments on north and east sides of basketball court- this eliminates visual clutter and makes the court more accessible.

Moderate alternative:

Remove fences, and repave the court and install new backboards and hoops. This improves the visuals and safety of the court.

Significant alternative, option A:

Remove north and east fences, repave the court, install new backboards and hoops, and rotate the court 90 degrees and move to the south west corner of the park. The rotation allows for the playground to be located above it, and the new location puts it near a non-busy street in case the ball rolls off the court, and allows for easy visual of the court from College Ave.

Significant alternative, option B:

Remove the north and east fences by the court, repave it, install new backboards and hoops, and rotate the court 90 degrees so that it runs north/south. This eliminates the visual barriers, and makes it so the court no longer appears cut in half by the court.

Current basketball court:



Example of new basketball court:



Cost estimate: \$70,000

There is an opportunity here to have outside help in upgrading the basketball court, such as through Hoopfest.

Playground

The playground currently resides in the southern portion of the park and is maintained on a weekly routine by the City Parks Department. The play equipment consists of a two plastic slides, metal monkey bars and a small covered castle structure. Wood chips are currently beneath the play structure for increased safety measures. Currently the playground has minimal shade and seating, making it an unlikely destination for long periods of time. The planning team has discussed play structure alternatives, the physical relocation of the playground and the blending of dual purpose art. Potential future changes to the playground could be the type of material used for the play structure as well as the materials beneath, upgraded playing features (i.e.: swings) and rotating the playground to a more desired location.

Minimal alternative:

Repaint playground equipment.

Moderate alternative:

Replace wood chips with new safety feature, and repaint equipment to update it and make it safer for children to play on.

Significant alternative, option A:

Replace playground with new equipment and move it so it is more centrally located within the park.

Significant alternative, option B:

Remove playground and instead install a singularly large prominent play feature (such as a large slide, possibly in the shape of a cannon as a reference to Dutch Jake), and swings- which were indicated by the community as a feature they would like to have.

Current Playground:



Examples of potential new playground equipment:





Cost estimate: Varies widely, dependent on features present.

Table Tennis

Currently within the park there are no table-tennis features, but there is enough room for them to be installed. At the community meeting in April a local group – West Central Table Tennis came and set up a table and played during the event showing the already localized interest in the activity and sparking many participants to indicate that would be an activity they'd like to see in the park.

Minimal alternative:
No installation of table tennis.

Moderate and significant option A alternatives: Install a table tennis table in the north side of the park

Significant alternative, option B: Install table tennis area in the south end of the park near the basketball court.

Examples of potential table tennis features:



Cost estimate: \$2,000- \$10,000

Chess Tables

Currently there are no passive activities in the park. At the community meeting many participants asked for or showed interest in having such activities. Many of the New York style chess tables are made of concrete with inlaid chess or backgammon boards. Making them prime opportunities for artists to help in the installation of the space or allowing for some donations. These tables would most likely require subsurface anchoring to make them a stable fixture within a park space. And many of these tables being constructed for continual use usually require very little maintenance. Options exist for purchasing just the table or a table and chair combo.

 $Minimal\ alternative:$

No installation.

Moderate, and significant alternatives:

Install one or more chess tables beneath the tree clusters in north end of the park.

Examples of potential chess tables:





Cost estimate: \$2,000 - \$4,000

Covered Area

Currently the covered area, or pavilion, is located in the north east corner of the park. Having a covered area is a benefit to those who use the park, it provides shelter from the weather, a spot for undercover picnics, and a natural converging spot. The covered area as it is now serves as a visual barrier to anyone going south on Chestnut St. and west on Broadway Ave. It impairs the person's view visually into the park. The jagged manner it is constructed in makes it difficult to congregate underneath it, and its location is not ideal for parents who may wish to sit underneath it while also being able to keep an eye on their kids playing on the playground or basketball court.

Minimal alternative:

Leave the covered area as it is now, make no changes.

Moderate alternative:

Remove the covered area completely, visually opening up the north-west corner, and creating a more welcoming feel to those traveling by on Chestnut or Broadway.

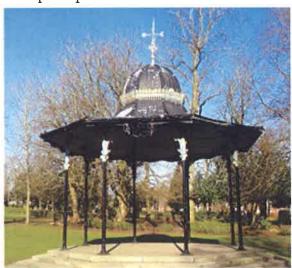
Significant alternatives:

Remove the current covered area, put in a new covered area in a new location. The proposed location would be more central to the park, allowing for easy visual into the play areas, for paths to lead to it, and for a gathering spot within the park. The covered area should remain as open as possible on all sides, allowing for better safety and keeping the park visually open. The new covered area would also cover a more circular area to allow for table set ups and easy gathering.

Current covered area:



Example of potential covered area:





Cost estimate: Dependent on many factors including size and type.

Art

Currently, Dutch Jake's Park has only one permanent art installment, which is a metal "Nettleton" monument near the north entrance. Adding various types of art in the same style will help the park create a distinguishable character for the park. Adding art into the park can also be a way to promote local artists, and competitions could be held between local artists or at nearby schools to create art installations that would be displayed in the park temporarily and/or permanently. Art can be installed in the park as both permanent and temporary features. The installments can also be integrated with other features such as benches, or bike racks.

Minimal alternative:

Art in this alternative includes bike racks, benches, art events, sculptures.

Moderate alternative:

Pathways, sculptures, benches, tables, clock, or other art that could be integrated with other features in the moderate alternative.

Significant alternatives:

Potential to include art in the form of bike racks, tables, benches, sculptures, art events, pathways, clock, playground equipment, installments along the corridor or in the adjacent vacant lot or any other art that could be integrated with other features in the significant alternatives.

Current art in the park:



Example of potential art features:





Cost estimate: Varies widely

Water Feature

Currently Dutch Jake's Park has a drinking fountain that is occasionally functional, and there have been reports of dirty water coming from the fountain. From the results of the survey that took place at the community meeting on April 20th it is important that something be done with the drinking fountain. The survey showed that the community would be in favor of some kind of functional water feature for hot summer days.

Minimal alternative:

Fix the water fountain that is currently there, or completely remove it.

Moderate alternative:

Replace current drinking fountain with a new one.

Significant alternatives:

Remove current water fountain and replace with a water feature such as a drinking fountain that also has a mister, or a dog water station.

Current water fountain:



Picture via EWU students, May 2016

Example of potential water features:





Cost estimate: \$1,500- \$5,000

Clock

The West Central Neighborhood has expressed an interest in adding several artistic features, perhaps with a 1920's theme, to draw additional people into Dutch Jake's Park. One such feature that could be incorporated into the redevelopment of the park is a pedestal street clock. A street clock could add an artistic element in a period style, as well as create a unique sense of place within the neighborhood.

Minimal Alternative:

No action required. Dutch Jake's Park will be updated without the incorporation of a pedestal street clock.

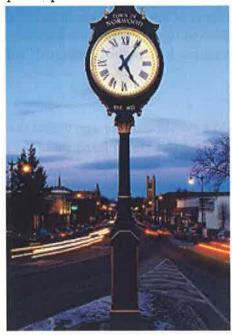
Moderate Alternatives:

A basic 1920's style pedestal street clock could be added to Dutch Jake's Park as an attractive feature. The clock could be matched with any period lighting that would go into the park as well as could be back lit to illuminate the time at night. The best location for the pedestal clock would be next to Broadway Street, that way it could be seen by vehicular and pedestrian traffic and would help activate the park.

Significant Alternatives:

In this alternative, an elegant 1920's style pedestal clock could be placed in Dutch Jake's Park. This clock could be constructed on a grander scale possibly made out of bronze with a stone base. Another example is the interior of the clock mechanisms could be exposed behind tempered glass to show the inner workings. A method of connecting the neighborhoods rail history with Dutch Jake's Park could be to incorporate steam whistles into the clock to chime on every hour. The clock feature could be located either on Broadway Avenue or could be placed in the center of the park as an attractant.

Examples of potential clocks:





Cost estimate: \$6,000 - \$30,000

Bike Racks

Currently there are no bike racks in Dutch Jake's Park. Installing bike racks in the park would be a great benefit for pedestrians riding their bikes along the Chestnut corridor, providing and incentivizing pedestrians a place to store and park their bikes while enjoying Dutch Jake's Park. Bike racks allow pedestrians to have a safe and reliable storage option while taking advantage of Dutch Jake's Park.

Minimal Alternative:

Install bike racks on the west and north entrance to the park.

Moderate Alternative:

Install bike racks on the south and north entrance of the park.

Maximum Alternative 1 and 2:

Install bike racks near the basketball court and north entrance of the park.

Example of potential bike racks:







Wayfinding and Signage

The park only has one sign, an entrance sign, located in the north-east corner of the park which lacks visibility from the street. The park also lacks an entrance sign on the south end. Beyond signage within the park there are also no wayfinding signs that lead to the park and connect it to nearby features, such as the Centennial Trail in Kendall Yards.

Minimal alternative:

Add park name sign at south-east corner entrance of park. Add a storyboard-like sign within the park showing the historical walking tour of the neighborhood, which includes Dutch Jake's Park.

Moderate alternative:

Enhance the entrance in the north-east corner to create a gateway into the park, duplicate it in the southeast corner. Add walking tour storyboard and signage within the park.

Significant alternatives:

Add enhanced signage at north east and south east entrances. Create storyboard that includes map of the historical walking tour of the neighborhood. Insert wayfinding signs on the centennial trail and at other nearby parks indicating time and mileage that location is from Dutch Jake's Park- put the same sign indicating those destinations at Dutch Jake's Park.

Current sign:



Examples of potential signs:







Related Features

Southeast Vacant Lot

There is a vacant lot located in an adjacent block that is kitty-corner to the southeast of Dutch Jake's Park. This southeast lot is a potential asset for the West Central Neighborhood that could help activate Dutch Jake's Park and contribute to the robustness of the Chestnut St. It is an addition that could enhance the uniqueness of the neighborhood as a transitional connection between Kendall Yards and the historic portions of West Central. The corner lot could put more eyes on the park as well as help enhance the southern entrance to Dutch Jake's Park.

Incorporation of the southeast vacant lot is recommended as a part of the development of the Dutch Jake's Park Master Plan. The property could be used as a park expansion to include additional features that cannot fit on the current park site. Development of this site has the potential to stimulate more development and improvements in the area. Private development of this site could be incentivized to allow for specific building allowances of density or mixed zone use to incorporate a connection with the park as well as to provide some capital towards developing the park.

Minimal alternative

No action required. The lot will be developed in accordance with the City of Spokane development regulations when the owner is ready to do so.

There would be no cost the community.

Moderate alternative

Incentivize private development to face toward Dutch Jake's Park with measures such as density bonuses and/or waiving city planning fees. Allow for possible mixed use (neighborhood commercial and residential) to be developed on the lot if it is integrated into the neighborhood and is oriented to face the park. Another option is exploring the feasibility of leasing the southeast lot as an interim use, prior to development, for community gardens until lot is ready for development.

The estimated cost could be anywhere from \$0 to \$5,000 annually, depending on the negotiated lease agreement.

Significant alternative

Acquire the southeast vacant lot for the expansion of Dutch Jake's Park. This could be achieved by purchasing, donation, or a combination of both. The lot could then be used for additional park activities such as other play features, a new mini skatepark, or a community garden. Portions of this lot could also be transformed using green infrastructure to create a feature such as a storm garden. The vacant lot could also be turned into community parking, or private parking if Chestnut Street is closed to vehicles, or a combination of parking, landscaped plaza, and sitting areas.

The estimated cost for purchasing the property could range from full market value as well as the additional costs of construction and development.

As of May 2016, vacant lots for sale in the region have a price ranging from \$14,000 to \$16,000.

Chestnut Streeet Corridor

N. Chestnut St—the narrow north-south local road that runs along the eastern edge of the park, has enormous potential to be a significant north-south pedestrian and bike corridor through West Central. While N. Chestnut Street is not part of the park itself, it has the potential to be an extension of the park by incorporating elements such as benches, lighting, green space, and artwork. Additionally, improvements to enhance the pedestrian and bike experience would encourage more active transportation along the corridor, and thus, increase the amount of eyes on the park. Lastly, improvements to N. Chestnut St would raise the value of properties and encourage development of lots that are vacant within its vicinity.

Excluding the No Build Alternative, four alternatives for N. Chestnut Street, which took into account Spokane's Bike Master Plan and the West Central community's comments and goals for the park and Chestnut Corridor, are summarized below. Full descriptions and renderings of the N. Chestnut Street alternatives can be found in the Chestnut Corridor Plan, a supplemental document which is attached as an appendix to this plan.

Neighborhood Greenway Alternative

Under this alternative, N. Chestnut St would be made into a neighborhood greenway along its entirety. At a minimum, sharrows (a painted bike alne) would be painted at the start and end of each block to indicate the presence of cyclists to motorists. Bike and pedestrian wayfinding signs would be located along the greenway to direct people to destinations. Vehicular traffic would be slowed along N. Chestnut Street through the use of speed humps. Cross traffic across N. Chestnut Street would give way to those travelling on Chestnut through the use of stop signs, except on arterial roads such as W Broadway Ave. The intersection at N. Chestnut Street and W. Broadway Ave should incorporate traffic calming measures such as center island medians (that prevent vehicular turning movements but have cutaways for bikes), bulbouts, raised tables, pavement treatments or markings, and signage to make crossing safer.

Shared Use Path Alternative

Under this alternative, N. Chestnut Street north of the mid-block alley between W. College Ave and W Broadway Ave would be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of the alley, N. Chestnut Street would be closed to vehicular traffic (e.g., through the use of bollards) and converted into a shared use path. Traffic across the Chestnut shared use path would be required to stop through the use of stop signs, allowing for free flow along the Chestnut shared use path. In addition, signage that alerts drivers of the shared use path crossing would be added at the intersection with W. College Ave. Existing sidewalks could be left in, torn out, or widened and a nature strip or swale could be added on both sides of the path, if desired. Lighting and wayfinding signage would be added along the path, and if a nature strip is added, amenities such as benches and kiosks could be located along the pathway where appropriate. Additionally, artwork with significance to the neighborhood could be added in the nature strip to tie in with an art or historic walking tour.

Separated Bikeway Alternative

Under this alternative, N. Chestnut Street north of W. Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of W. Broadway Ave, the west side of the N. Chestnut Street right-of-way will be a 9' two-way protected bikeway and the east side will be a 10' northbound one-way road. The bikeway and roadway will be separated by a 2' nature

strip or swale buffer that will contain lighting, wayfinding signage, and street trees where appropriate. Additionally, benches and artwork with significance to the neighborhood could be added if a nature strip is used. The existing 4½' sidewalks will be left in on both sides to allow for pedestrian traffic along N. Chestnut St. Parking would not be allowed along the corridor.

Separated Bikeway with Street Parking Alternative

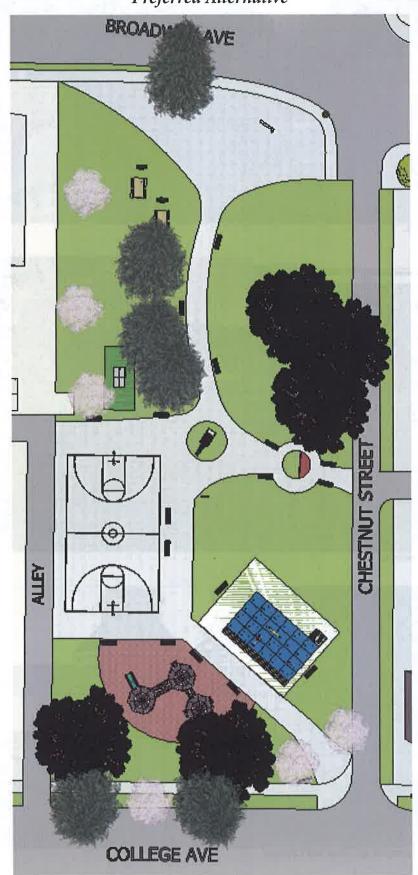
Under this alternative, Chestnut Street north of W. Broadway Avenue would be a neighborhood greenway as described in the Neighborhood Greenway Alternative. Between W. Broadway Avenue and W. College Avenue, the west side of the N. Chestnut Street right-of-way would be a protected bikeway, the center would be a northbound one-way road, and the east side would contain parallel parking. The bikeway and roadway would be separated by a painted line that could contain bollards or planter boxes. The sidewalk on the west side of Chestnut would need to be removed in order to accommodate the bikeway, roadway, and parking within the narrow right-of-way. Pedestrians would be diverted onto pathways through the park or onto the sidewalk on the east side of N. Chestnut Street. Lighting and signage would be located on the west side of N Chestnut Street where appropriate. South of W. College Avenue, N Chestnut Street would not contain any parking and would instead reflect the Protected Bikeway Alternative.

Preferred Alternative

The preferred alternative was created through the collaboration of the students, the West Central Neighborhood Parks Committee, and the community. It was built of the significant alternatives, adding, removing, and modifying features to create a scenario that reflects the vision of the participants.

- Rebuild basketball court, and reorient north-south.
- Move the playground to the south end of the park.
- Create a defined area for the playground.
- Remove wood chips and install new fall protection.
- More seating throughout the park.
- Specifically benches between the playground and basketball park.
- Install a water feature near the southeast entrance.
- Possibly a "pondless" feature that maintains visual interest when it is not in use.
- Install pylons for temporary shelters (put anchors on light poles).
- Raised stage area at eastern entrance.
- Install a statue/ artistic rendering of Dutch Jake in center of park.
- Put table tennis in north end.
- Put chess tables in north end.
- Keep brickwork in northeast corner.
- Install pathway around the perimeter of the park.
- A portion of this will go through the alley way and thus not have to be paved.
- Remove shrubs in northwest corner.
- Limb trees throughout park.
- Reconfigure pathways through park.
- Increase lighting (maximize efficiency by locating centrally as street lights help illuminate perimeter).
- Relocate power pole within utility right of way.
 - -Implementation step: Talk to avista about moving this closer to alley as a donation.
- Remove fence between alley and park lining the south western portion of park.

Preferred Alternative





Preferred scenario, looking south.



Prefered scenario, view from Chestnut.



VIII. Implementation

This chapter addresses priority projects which were indicated as most important to the overall improvement of the park, as well as a brief statement indicating what is currently in the park in regards to each feature, and steps that can be taken to improve that feature, or install a new one.

Features-

Priority Projects

- 1. Reorienting basketball court 90 degrees and updating
- 2. Update playground equipment
- 3. Shrub removal (northwest corner of park along Broadway Ave)
- Removal of pavilion
- 5. Increased lighting in the park
- 6. Relocation of power pole and relocation of light pole
- 7. Addition of clock within the park
- 8. Reconfigure pathways
- 9. Southern entrance to the park (at corner of Chestnut St and College Ave)
- 10. Pylons for Temporary Shelter
- 11. Removal of fence on western edge of park
- 12. Update drinking fountain

Long Term Projects

- 1. Addition of table tennis tables
- 2. Addition of chess tables
- 3. Addition of seating
- 4. Addition of stage on east entrance of park
- 5. Pathway around the entire park
- 6. Artistic rendering of Dutch Jake (statue)
- 7. Addition of water feature.

Basketball court:

Currently in Dutch Jake's Park, the basketball court is oriented running east and west, creating a barrier within the part. Reorienting the basketball court to run north and south will allow for easier access throughout the park. The basketball court is one of the most used features of the park and should reflect the value it holds in the community, the planning team recommends that improving the basketball court is a priority to obtain a higher valued park. The Hoopfest Organization is involved in donating one new basketball court to a Spokane Public Park each year; this could be an opportunity for the West Central Parks Committee to improve a frequently used part of the park and to set the stage for additional improvements.

Update playground:

The playground is currently located in the southern third of the park sitting right next to the basketball court. The planning team recommends moving the playground to the southernmost edge of the park near College Street. The new location of the playground will allow for parents to sit and watch their children at play while enjoying the shade of the trees located throughout the southern end of the park. Upgrading the current playground and the material the structure sits on is a high priority. Dutch Jake's Park is recommended to use wood or metal toys painted in earth tones allowing for the playground to fit in with the desired theme of Dutch Jake's Park.

Shrub removal:

The shrubs in the northwest corner of Dutch Jake's Park are currently a visual barrier and inviting illegal activities. Removing these shrubs will allow for increase eyes on the park and a walkway along the western edge of the park.

Removal of pavilion and pylons for temporary shelter:

The current pavilion in Dutch Jake's Park is located on the north end of the park where there is already the most natural shade. In addition, the pavilion is also shaped to not allow any sort of gathering underneath the structure. Removal of the pavilion from the park is highly advised and will allow for easier access into the park from Broadway Ave as well as increasing the sight range of all people that are passing by the park. Creating a temporary shelter with anchors attached to the light poles in the central third of the park will allow for maximum gathering space as well as not disturbing any visual lines.

Increased lighting:

Currently lighting within Dutch Jake's Park is nonexistent. The planning team recommends to put centrally located light poles to illuminate the park from within focusing on the area where the covered area would be.

Location of the light pole and power pole:

There is currently a light pole and a power pole that is located in the middle of the park which is a barrier for pedestrians to move with ease throughout the park. Relocating the light pole and power pole closer to the alley is recommended for easier access through the park. Avista can relocate power lines if they are given a sufficient reason for the project. Contacting Avista is highly recommended to further betterment the park.

Addition of clock:

Adding a clock within Dutch Jake's Park is highly recommended to further the 1920's feel that is desired. A clock is an excellent focal point for people that gather in the park to remember and gather around.

Reconfigure pathways:

The current layout of the pathways in Dutch Jake's Park is a concrete jagged maze forcing people to travel extra distance on out of date material. The planning team recommends reconfiguring the pathways to meet in the central area of the park under the temporary covered area, orienting people to face the stage. Forcing people to the central area of the park will increase the amount of foot traffic and eyes on the park resulting in a safer and more family friendly community gathering space.

Southern entrance to park:

The southern end of the park currently has no signage or gateway to indicate that a person is about to enter a city park. Putting a sign at the sourtnern end, like to one on the northern end, gives a better sense of place to the park, and welcomes the people wlaking up from that end.

Fence removal:

The western edge of the park below the alley is lined by a chain link fence that creates a physical and mental barrier between the homeowners and the park. Removing this fence will increase the foot traffic along

the western edge of the park and decrease the illegal activities that are currently taking place near this fence line.

Update drinking fountain:

Numerous community members spke about the lack of a working water fountain. The infastructure for one is already there, it just needs to be checked and fixed to ensure it is working and allowing for safe drinking water.

Table tennis:

Currently the only physical activity one can indulge in while at Dutch Jake's Park is basketball. At the community meeting on April 20th, 2016 the West Central Table Tennis Club spoke out about having a table tennis is the park. The planning team recommends that a two table tennis tables should be put in on the north end of the park near the alley. Providing Table Tennis within Dutch Jake's Park will allow for more citizens to participate in physical activities at the park.

Chess tables and seating:

Seating is currently lacking in Dutch Jake's Park, as well as an activity for people of all ages to include in. The planning team has recommended having chess tables put in under the maple trees along Chestnut and more benches placed throughout the park. Funding for all of these items can be either done privately or through donations where the person who donates can have their name on a bench or chess table.

Raised stage at east entrance:

Currently the east entrance along Chestnut Street is a small ramp that leads into the jagged maze of paths in the park. The planning team has proposed creating a small stage dug into the natural slope of the park. The stage would allow for people to gather under the temporary covered area while enjoying many different types of performances.

Pathway around the park:

Within the confines of Dutch Jake's Park there is not easy way to move from one end of the park to the other, but implementing a pathway along the western edge the park (above the alley) will allow easy access from one half of the park to the other. This path will increase the amount of foot traffic in a current area that has been reported as a "drug hot zone."

Artistic rendering of Dutch Jake:

Within the park limits of Dutch Jake's Park there are no historical markers explaining who the park is named and dedicated to. The planning team has recommended to build a large cannon slide in the playground area of the park. The cannon slide would be paying tribute to Dutch Jake and his cannon currently on display at the Museum of Arts and Culture.

Addition of a water feature:

Having a water feature, like a splash pad, was a highly requested item by the community. An addition of a water feature kids can play in would be another draw to the park during the warmer months. When it cools off the feature could double as an artistic feature that adds to the aesthetics of the park year-round.

Programming-

Establishing a great neighborhood parks system can seem a big job. Many neighborhoods may feel intimidated at the enormity of the task in the face of limited resources. It is important to draw on as many resources as possible to accomplish the job and maximize the resources available. West Central should look for opportunities to coordinate with other jurisdictions, agencies, organizations, and private sector resources to develop complementary programs and to avoid duplicating efforts. Successful collaboration with these other organizations provides opportunities to pool resources, and will create beneficial servieces for the public as whole. It is important to cooperate with other neighboring businesses and parks. The West Central community should consider including neighborhood open space policies to establish a coordinated corridor for open space and parks planning.

Partnership Opportunities

Many local businesses and jurisdictions have long-standing relationships with parks within the City of Spokane for uses of facilities located within city parks. The West Central neighborhood should establish connections with several different local jurisdictions to provide different entertainment and community events in their local parks. Below is a list of potential events that could be located in Dutch Jake's Park and the contact information for potential partnership:

Sidewalk Art Contest Contact: Spokane Arts P: (509) 321-9614

E: info@spokanearts.org

Reference: Allied Arts Show, Richland, Washington

Neighborhood Activity Night

Contact: Spokane Outdoor & Personal Interest Programs

P: (509) 363-5418

E: rgriffith@spokanecity.org Reference: South Perry Street Fair

Food Truck Event/Competition

Contact: Greater Spokane Food Trucks Association

E: greaterspokanefoodtrucks@gmail.com

Reference: MAYTOBERFEST Spokane, Washington

Brewery Competition/Octoberfest Contact: Spokane Craft Beer Week E: spokanecraftbeerkweek@gmail.com Reference: Spokane Craft Beer Week

Wine & Painting Class in the Park Contact: Paints & Pints Spokane P: (509) 893-5444

E: paint@paintandpints.com

Reference: The Paint Mixer, Salt Lake City, Utah

West Central Teen Night

Contact: Hillyard (Northeast) Community Center

P: (509) 487-1603

Reference: Hillyard Teen Night

3 on 3 Basketball Tournament

Contact: Spokane Hoopfest (Matt Santangelo)

P: (509) 624-2414

E: matt@spokanehoopfest.net Reference: Spokane Hoopfest

Croquet League Contact: Hillyard P: (509) 487-1603

Reference: Hillyard Croquet League

Garage Sale Day

Contact: Phinnery Neighborhood Association, Seattle, Washington

P: (206) 783-2244

E: pna@phinneycenter.org

Reference: PNA Garage Sale Day

Christmas Lights in Dutch Jake's Park

Reference: Holiday Lights at Gaiser Conservatory, Spokane Washington

Police Events in the Park (Basketall Tournament, Obstacle Courses, BBQ's)

Contact: Officer Teresa Fuller

P: (509) 835-4568

E: tfuller@spokanepolice.org

Reference: Walla Walla Police Basketball, Walla Walla, Washington

Yoga in the Park

Contact: Kayla Emineth

P: (509) 420-0887

E: kaylaemineth@yahoo.com

Reference: Yoga in Riverfront Park

Ninja Warrior Course

Contact: Myrlene Aguilera

P: (626) 201-4766

E: Myrlene@inflatable2000.com

Reference: American Ninja Warrior

PorchFest

Contact: Marshall Peterson

P: (509)-270-5804

E: marshallthephotographer@gmail.com

Appendix A: Engagment

Dutch Jake's Mini Park Master Plan Neighborhood Meeting Summary April 20, 2016

On Thursday April 20th, 2016 the West Central Neighborhood Parks Committee sponsored a neighborhood BBQ in support of preparing a master plan for Dutch Jake's park. Students from the Eastern Washington University urban and regional planning program were in attendance and provided several different opportunities for attendees to provide their input into the project.

The following is a brief summary of the meeting and its findings.

Participants:

West Central Neighborhood Parks Committee
Larry Swartz, Parks Committee Chair
Garrett Jones, City of Spokane Parks Department
Heather Troutman, City of Spokane Office of Neighborhood Services
Local Residents
Gregg Dohrn Eastern Washington University Professor
Eastern Washington University Urban Planning Students
Jeremy Hanson, Santé Restaurant

Meeting Summary:

Larry Swartz welcomed all of the participants and then introduced planning student Emily Adams who provided a brief overview of the proceedings and objectives of this meeting, explained the series of blank charts set around the park, along with surveys to fill out, prepared to obtain the views and ideas of the neighborhood in order to better serve them with the future updates of the park.

These chart questions included:

What about the park would you like to remain the same? What about the park would you like to change? What additions to the Park would you like to see? What thoughts do you have regarding the playground? What thoughts do you have regarding the basketball court?

These survey questions included:

How often do you use the park?
What season do you use the park?
How safe do you feel when you use the park?
How do you get to the park?
What is your age?

After the completion of the meeting and the ensuing discussion, the following points were noted:

- 1. The people expressed most interest in keeping:
 - Basketball Court
 - Playground
 - Trees
- 2. They feel change needs to occur in these existing conditions:
 - Water fountain working
 - Landscape ascetically updated

- Concrete basketball surface redone
- Concrete paths eliminate some
- Playground surface changed grass or rubber
- Lighting increased
- Garbage cans add recycling bins
- Fencing less intrusive
- Shade near playground
- Tables multiuse (passive game areas i.e. chess)
- Shelter removed or relocated
- Events movie nights
- BBQ's more, and more tables
- 3. What is found to be missing from the park that would be beneficial are:
 - Bike racks
 - Police presence
 - Blocked alley access
 - New playground equipment swing sets
 - Community Garden
 - Wayfinding signs
 - Emergency call box
 - Sculpture/Art
 - Skate park/features
 - Walking path
 - Splash pad
- 4. The survey questions indicate that:
 - Most people rarely or never use the park
 - If the park is used, it is most used in Summer, but used often in Spring and Autumn also
 - Perception of safety in the park is the moderate to severely unsafe
 - The park is accessed most by walking and cycling
 - Younger adults (age 25-34) use the park most often

Appendix B: Trees

Parks Committee members and EWU students met with a City of Spokane forestor to look at the exisiting tree, and discuss the future of the ones there, as well as talking about any additional trees that could be planted.

Existing Trees

1. Common Name/ Scientific Name

Kentucky Coffeetree/Gymnocladus dioicus

Growth Mature Size

Height: 50' Spread: 35'

Growth Rate: Medium

Characteristics

General: Unique habit, picturesque quality, upright to irregular branching. Fall Color: Inconsistent - sometimes a good yellow, but often not not good.

Flowering: Dioecious, fragrant, not highly ornamental but interesting.

Growing Conditions: Full sun or perhaps part shade, prefers deep, moist, rich soil for best

growth. Urban tolerant. Problem: None serious.

2. Common Name/ Scientific Name

Ponderosa Pine/Pinus ponderosa

Growth Mature Size

Height: 60-100' Spread: 20-35' Growth Rate: Fast

Characteristics

General: Evergreen tree with a narrow, upright, oval form in youth opening up into irregular crown.

Fall Color: needles stay same as summer - light green in color.

Flowering: not ornamentally important.

Growing Conditions: Full sun is best, prefers well-drained, acidic, deep, moist soil.

Potential Problem: Needle cast

Recommended Trees

Common Name/ Scientific Name

Northern Catalpa/Catalpa speciosa

Growth Mature Size

Height: 40-60' Spread: 20-40' Growth Rate: Fast

Characteristics

General:medium sized tree with irregular, rounded crown. Leaves are heart-shaped to arrowhead-like.

Fall Color: yellow-green

Flowering: perfect, white flowers, 2" in diameter, bell-shaped. Bloosm in June.

Growing Conditions: Full sun to partial shade, soil tolerant, transplant readily.

Potential Problem: leaf spots, powdery mildew.

Appendix C: Chestnut Corridor Plan





Table of Contents

Context	2
Why Plan for the Chestnut Corridor?	2
Goals & Policies	3
Recommendations	5
Intersections	6
Chestnut Corridor Alternatives	12
Shared Use Path Alternative	16
Separated Bikeway Alternative	19
Separated Bikeway with Street Parking Alternative	21
No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	25
Alternative Renderings	27

Table of Contents

Acknowledgments	
I. Introduction	2
II. History	3
Neighborhood	
Dutch Jake	
III. Neighborhood Context	4-6
Demographics	4
Figure 3.1	4
Figure 3.2	
CrimeStatistics	
Figure 3.3	
Table 3.1 Figure 3.4	
S .	
IV. Vision, Goals and Policies	
V. Current Conditions	9
VI. Public Participation	
Community Meeting	
Parks Committee Meeting	
Community Workshop	11
VII. Recommendations	
Alternative #1: Minimal Change	12-14
Alternative #2: Moderate Change	.15-17
Alternative #3: Significant Change- Option A	18-20
Alternative #3: Significant Change- Option B	
Park Features	
Related Features	.36-38
Preferred Alternative	.39-41
VIII. Implementation	.42-44
Features	.42-43
Programming	.44-45
Appendix A: Outreach	
Appendix B: Trees	
Appendix C: Chestnut Corridor Plan	
Context	2
Why Plan for the Chestnut Corridor?	2
Goals & Policies	3
Recommendations	
Intersections	6
Chestnut Corridor Alternatives	
Shared Use Path Alternative	16
Separated Bikeway Alternative	19
Separated Bikeway with Street Parking Alternative	21

No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	
Alternatvie Renderings	27

Appendix D: Walking Tour

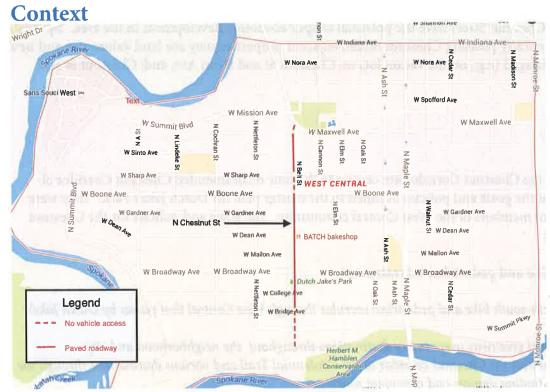


Figure D1 - Map of the location of the N Chestnut St corridor.

Chestnut Street is a narrow north-south local road that runs along the eastern side of Dutch Jake's Park (see Figure D1). In its entirety, it runs between W Maxwell Ave near AM Cannon Park and W Bridge Ave near Kendall Yards. From W Bridge Ave to the Centennial Trail, Chestnut St was vacated and is now a pedestrian corridor that contains community gardens for the residents of Kendall Yards. In the context of the immediate park focus area, Chestnut Street is intersected by W Broadway Ave, an east-west collector arterial that runs along the north end of the park, and W College Ave, an east-west local road that runs along the south end of the park. It is also intersected by an alley midblock, which terminates at Chestnut (creating a 3-way intersection).

Why Plan for the Chestnut Corridor?

Chestnut Street has enormous potential to become an important north-south pedestrian and bike corridor through West Central, connecting to Centennial Trail and linking destinations such as Dutch Jake's Park, AM Cannon Park, Kendall Yards' Olmstead Park, and businesses in Kendall Yards and Downtown Spokane. Connections to the park are an important aspect of the overall park plan, as pleasant connections linking the park to desirable destinations will encourage more foot traffic in and around the park. This will improve safety by creating more eyes on the park and help build a sense of community by allowing people to interact with one another. In addition, safe streets can encourage more active transportation (i.e., biking and walking) as an alternative to private automobile use. Active transportation is not only environmentally friendly, it is good for the health and wellbeing of the community. It also creates a more equitable transportation network that makes it easier for those without a car to get around.

Chestnut Street, through smart and innovative design, also has the potential to be an extension of the park itself. Features from the park (e.g., benches, artwork, lighting, etc.) can be blended into Chestnut Street adjacent to the park. Additionally, the corridor can be envisioned as part of a larger park network since it links three parks within its vicinity (AM Cannon Park, Dutch Jake's Park, and Olmstead Park). By creating pockets of landscaping, pedes-

trian scale lighting, and places to sit along the street, Chestnut Street can potentially be made to feel like a park itself.

Finally, improvements to Chestnut Street have the potential to spur economic development in the area. By creating a more safe and aesthetically pleasing Chestnut Street, adjacent properties may see land values rise and new development will be encouraged (e.g., on the vacant lots on Chestnut St and Dean Ave, and; Chestnut St and College Ave).

Goals & Policies

The goals and policies for the Chestnut Corridor are central to the four recommended Chestnut Corridor alternatives and compliment the goals and policies outlined in the master plan for Dutch Jake's Park. They were shaped through input from members of the West Central community. The goals and policies for the Chestnut Corridor are listed below:

G1: Expand Spokane's bike and pedestrian infrastructure.

- P1.1: Create a north-south bike and pedestrian corridor through West Central that passes by Dutch Jake's Park
- P1.2: Link and direct greenway users to key destinations throughout the neighborhood and city.
 P1.2.1: Connect the Chestnut corridor to the Centennial Trail and various destinations through the use of wayfinding signage and pavement markings.

G2: Make biking and walking safer and more appealing on N Chestnut St.

- *P2.1: Use sharrows or protected bike lanes and signage to alert drivers of the presence of cyclists.*
- P2.2: Use speed humps to make driving along Chestnut less appealing for through traffic.
- P2.3: Use center island median traffic diverters at major intersections to reduce traffic volume.
- P2.4: Use speed humps to slow traffic.
- P2.5: Use flashing signage, pavement markings, center island medians, curb extensions, and if desired, traffic tables at intersections with arterials to make crossing on bikes and on foot safer and more comfortable.
- P2.6: Place pedestrian amenities along the corridor where possible (e.g., trees and landscaping, pedestrian scale lighting, benches, artwork, etc.) to create a more comfortable and interesting journey.
- P2.7: Use markings on the pavement and signage to let users know where the greenway goes and what is near-by (e.g., parks, the community center, etc.).

G3: Activate and make Dutch Jake's Park a safe space for all.

- P3.1: Encourage bicycling and walking along N Chestnut Street to generate more eyes on the park, which will improve park safety (both real and perceived).
- *P3.2:* Place lighting along N Chestnut St, which may improve park safety at night (both real and perceived).

Current Conditions

N Chestnut St between W Boone Ave and W Bridge Ave has a right-of-way of approximately 30', which includes 21' of roadway and 4½' of sidewalks on both sides (see Figure D2). Between W Sharp Ave and W Maxwell Ave, N Chestnut St is an approx. 20' unpaved alley. Due to the narrow nature of the street, parking is not allowed along

its entirety, with the exception being on the east side of the street between W Bridge Ave and W College Ave. Additionally, there is no room in the current street layout for any pedestrian amenities, such as benches or street trees. There is also a lack of lighting along N Chestnut St, as luminaires are only located at intersections. Pedestrian crossings across W Broadway Ave on Chestnut are limited to the west side of the intersection, likely due to limited visibility created by the S-bend on Broadway (see Figure D3). The average daily traffic (ADT) at Chestnut and Broadway is approximately 3,700 veh/day as of 2015.

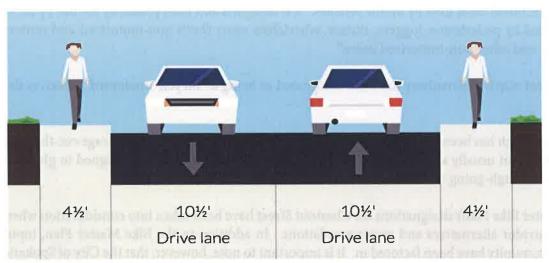


Figure D2 – Cross section of N Chestnut St at Dutch Jake's Park, which is representative of the street dimensions between W Bridge Ave and W Boone Ave. ROW = 30'.

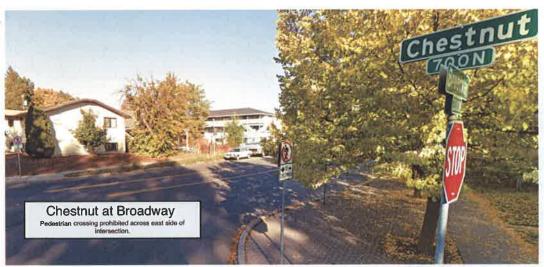


Figure D3 - Intersection at N Chestnut St at W Broadway Ave, where signs prohibit pedestrians from crossing on the eastern side of the intersection.

Additionally, pedestrians are prohibited from crossing across W Boone Ave west of N Chestnut St (pedestrians must cross between N Chestnut St and N Belt St). ADT on W Boone Ave just east of N Belt St is approximately 5,300 veh/day as of 2015, while ADT on Belt just north of Boone is relatively low—approximately 1,100 veh/day as of 2015. Unfortunately, N Chestnut St does not exist between W Boone Ave and W Sharp Ave, leaving a gap in the corridor. Lastly, there are some obstructions, such as plant overgrowth from adjacent properties, a lack of ADA ramps, and uneven sidewalk surfaces that can make traversing Chestnut difficult especially for those with physical disabilities.

Recommendations

According to Spokane's Master Bike Plan (amended June 8, 2009), Chestnut Street south of Broadway has been designated to be a "Shared Use or Multiuse Path", which is defined as:

"A facility physically separated from motorized vehicular traffic within a right of way or on an exclusive right of way with minimal cross flow by motor vehicles. It is designed and built primarily for use by bicycles, but is also used by pedestrians, joggers, skaters, wheelchair users (both non-motorized and motorized), equestrians, and other non-motorized users."

In addition, Chestnut Street north of Broadway has been designated as being a "Bicycle Boulevard", which is defined as:

"A share'd roadway which has been optimized for bicycle traffic. Bicycle boulevards discourage cut-through motor vehicle traffic, but usually allow access to local motor vehicle traffic. They are designed to give priority to cyclists as through-going traffic."

As such, the Spokane Master Bike Plan's designations for Chestnut Street have been taken into consideration when drafting the Chestnut Corridor alternatives and recommendations. In addition to the Bike Master Plan, input from the West Central community have been factored in. It is important to note, however, that the City of Spokane periodically updates their Bike Master Plan. As such, designations for Chestnut Street may change and therefore the neighborhood should work closely with the City to ensure that any changes are in the neighborhood's best interests.

Intersections



Figure D4 - An example of a possible wayfinding sign at the intersection of Chestnut and Bridge.

In this section, recommendations for the design of intersections along the corridor, particularly problematic arterial intersections, are addressed first. This is due to the fact that the recommendations for the intersections are constant and do not change between the four alternatives.

Chestnut at Bridge

Due to the development of Kendall Yards, N Chestnut St terminates at W Bridge Ave. Kendall Yards implemented a pedestrian walkway that continues Chestnut from Bridge down to the Centennial Trail, however, this passageway is unhospitable to bikes. This is primarily due to the sharp 90 degree turns the sidewalks make around Kendall Yards' community gardens, as well as the lack of curb ramps on Bridge leading into Kendall Yards. In a meeting with Greenstone Homes, it became clear that while pedestrians can still pass through the walkway, bikes can simply either divert onto Elm or Nettleton via Bridge to reach the Centennial Trail, depending on whether they wish to travel east or west. Signage located at the junction would direct users to destinations (see Figure D4), as well as sharrows painted on Bridge, Elm, and Nettleton, effectively extending the Chestnut greenway network.



Figure D5 - A basic example of

what Chestnut at W College Ave could be under the Separated Bikeway Alternative.

Chestnut at W College Ave is a minor intersection, due to College being a local street. However, its proximity to the Dutch Jake's Park means there is the opportunity to improve it. Depending on the direction that is chosen for the Chestnut Corridor, this intersection could vary slightly. However, the addition of curb ramps would be independent of what is done with Chestnut and should be added at a minimum (see Figure D5). They should also be paired with curb extensions, which would contain pedestrian scaled lighting at a minimum. The curb extensions could also contain art and/or landscaping that blends in with park. Finally, motorists travelling across Chestnut at College would have to stop as cyclists and pedestrians have the right of way.

Chestnut at Broadway

Figure D6 – A rendering of what the intersection at Chestnut and Broadway could look like if traffic calming measures were implemented. The bikeway connection to the right is representative of Chestnut under the Separated Bikeway Alternative and the Separated Bikeway with Parking Alternative. Looking east on Broadway.

Due to the fact that W Broadway Ave is a collector arterial road with an ADT of approximately 3,700 veh/day, and that Chestnut crosses Broadway at an S-bend, Broadway can be seen as a barrier to the northern entrance of Dutch Jake's Park. Residents in West Central have expressed a desire to calm the traffic on Broadway at Chestnut to allow for safer crossing by pedestrians and cyclists. In addition, there is a desire to cut down on the amount of cut-through traffic on Chestnut, especially by those who bike. The Broadway intersection at Chestnut should use several traffic calming features that would work together to increase driver awareness of the intersection, slow vehicles down, and cut down on the amount of cut-through traffic on Broadway (see Figure D6). Each feature could be implemented in phases if needed. The general recommendations are listed below:

- Raise the intersection to create a vertical deflection (bump) to reduce vehicular speeds along Broadway. It should be engineered for vehicle speeds of 15-20MPH;
- Add a landscaped center island median to prevent turning movements, which will reduce the amount of traffic on Chestnut. The median needs to features cutaways for through traffic by cyclists and pedestrians along Chestnut;
- Move the Nettleton statue into the median to create a visual gateway into the area while ensuring that it does not obstruct the driver's view of pedestrians;
- Add curb extensions in conjunction with the median to narrow the roadway, which will help reduce vehicular speeds and shorten the crossing distance for pedestrians and cyclists;
- Strategically place flashing beacons, high visibility signage, and pavement markings to alert drivers of the pedestrian and bike crossing, but avoid "over-engineering" the roadway, which could detract from the aesthetics of the area;
- Use brick or textured concrete to change the look and feel of the road, which will slow drivers down by letting them know they are driving in a pedestrian and bike zone;
- Replace the luminaire mounted on the wooden utility pole with pedestrian scale lighting, which would make the area feel more like a pedestrian zone, and;
- Place aesthetically pleasing metal bollards where appropriate to protect pedestrians and cyclists from vehicles.

Chestnut & Belt at Boone

The intersection of these three roads poses a challenge as it forces people travelling north on Chestnut or south on Belt to do an S-manoeuvre to continue travelling north-south due to a misalignment in the roads and due to the fact that Chestnut does not have a stretch of roadway between Boone and Sharp. The S-manoeuver creates three potential conflict points for a cyclist, excluding the initial stop: (1) the right turn in front of traffic (risk of being hit from the side); (2) waiting in the travel lane to turn left (risk of not being seen by a distracted driver and being hit from behind), and; the left turn in front of traffic (head on/side collision; see Figure D7). A straight crossing across a road, on the other hand, only creates two potential conflict points. Considering the relatively high ADT at this segment of road, it would be ideal to bridge the gap in Chestnut St between Boone and Sharp (see Figure D8).



Figure D7 - A diagram showing the three potential vehicle-cyclist conflict points at N Chestnut St, W Boone Ave, and N Belt St.

If this is not possible due to private ownership of the land, the intersections can be re-engineered to provide for safer crossing by:

- Reducing or eliminating the risk of cyclists being rear ended while waiting to turn left, thus bringing the potential conflict points down to two;
 - o Add a left-turn refuge median on Boone for cyclists travelling north-south (see Figure D9).
 - o Use sturdy metal bollards and reflective signs to protect the refuge median.
 - Reorient the lanes and parking on Boone to allow for the implementation of slight horizontal deflections, which would force vehicles to slow prior to reaching the bike and pedestrian crossings.
- Adding pedestrian scale lighting in the medians or sidewalks, and;
- Adding wayfinding signs and pavement markings such as sharrows to help users navigate the intersection safely.

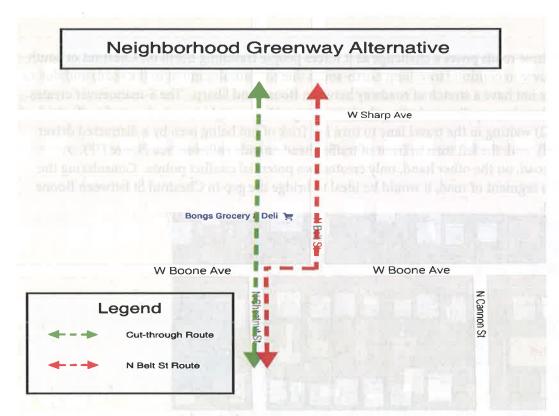


Figure D8 - Possible greenway routes north of W Boone Ave.

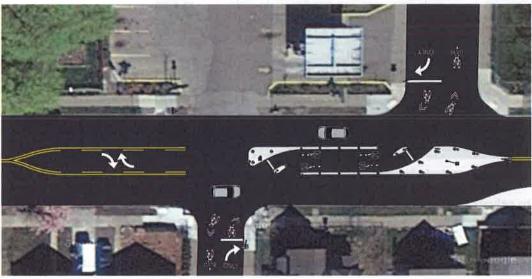


Figure D9 – Top view of a potential re-engineered intersection at N Chestnut St, W Boone Ave, and N Belt St. Sharrows direct bikes to follow the route through the protected center median left turn lanes, which are for exclusive use by cyclists.

Belt at Pettet & Maxwell



Figure D10 - A potential future design for the N Belt St, N Pettet Dr, and W Maxwell Ave intersection, which borrows themes from protected intersections to create a safer, seamless transition between the Chestnut Corridor Greenway and the Pettet/Maxwell bike lanes.

The most northern major intersection of the corridor would be located at N Belt St and at the junction of N Pettet Dr and W Maxwell Ave. Due to this intersection being on a arterial road curve, it can be daunting to cross, despite the fact that drivers on the N Pettet Dr and W Maxwell Ave arterials have a clear line of sight of the intersection from the beginning of the curves. Currently, N Pettet Dr has bike lanes, so connecting the Chestnut greenway seamlessly to the Pettet Dr bike route would be ideal. While the intersection could be left as it is, implementing a variation of the protected intersection would allow for a safe, seamless transition between the Chestnut Greenway and the Pettet bike lanes (see Figure D10). Benefits of this intersection include:

- Having a forward stop bar, making cyclists much more visible to oncoming and turning vehicles;
- Turning vehicle speeds will be greatly reduced due to tighter corner radii;
- Crossing distances will be greatly reduced for both pedestrians and cyclists making crossing safer and more comfortable;
- Slower through traffic due to the use of speed humps on Pettet and Maxwell, and;
- Improved driver awareness of the intersection, due to the use of textured pavers, green paint, and high visibility flashing signs.

All other minor intersections

All other minor roads that intersect the Chestnut Corridor (including N Belt St) will be forced to stop through the use of stop signs. The reason for this is two fold: Frist, in order to create an effective greenway, bikes and pedestrians travelling along the greenway should have unimpeded flow, with the only exception being at arterial roads, where a minor delay is acceptable. Lastly, there were quite a few complaints from West Central residents commenting on the frequency of side impact crashes at intersections throughout the neighborhood. Residents suspect the lack of regulatory stop or yield signs at intersections. The city appears to have a position where local street intersections are safer without regulatory signs. Whether or not if that is the case, stop signs should be implemented at a minimum at crossings with the corridor to play it safe, since a vehicle-bike side-impact collision would likely result in serious injury or death to the cyclist.

Chestnut Corridor Alternatives

Through the input of the community, four recommended alternatives for the future of Chestnut Street were

developed: (1) a Neighborhood Greenway Alternative; (2) a Shared Use Path Alternative; (3) A Separated Bikeway Alternative, and; (4) a Separated Bikeway with Parking Alternative. The following section will explore each alternative in depth, listing its features, strengths, and weaknesses. In addition to these four alternatives, the No Build Alternative is also explored.

Figure D11 – Cross section of N Chestnut St at Dutch Jake's Park under the Neighborhood Greenway Alternative. This cross section is representative of what the whole Chestnut corridor would look like under the Neighborhood Greenway Alternative. ROW = 30'



Figure D12 - Map depicting the Neighborhood Greenway Alternative. (see also Figure D8).

Neighborhood greenways (also known as bicycle boulevards) are typically located on local streets with low volumes of automobile traffic (≤2000ADT) and low speed limits (≤20MPH) where bicycles and pedestrians are given priority. They typically include no more than one shared travel lane in each direction and discourage cut-through traffic through the use of speed bumps and traffic diverters. Neighborhood greenways have been implemented with much success in many communities, such as in Portland, OR. N Chestnut St will make a good candidate for

a neighborhood greenway due to it being a local road with a low speed limit and traffic volume, and due to the lack of parking on the street (car doors are a threat to cyclists).

Under this alternative, N Chestnut St will be made into a neighborhood greenway along its entirety, and will keep the current widths of the roadway and sidewalks (see Figure D11). The Chestnut Greenway will run between N Pettet Dr and W Bridge Ave (see Figure D12). At W Bridge Ave, the greenway splits east-west to N Elm St and N Nettleton St, where the greenways then run north-south, connecting to Centennial Trail (see Figure D6). Additionally, just north of W Boone Ave, the greenway could either run in a straight line to connect to Chestnut at W Sharp Ave (cut-through route) or divert onto N Belt St (N Belt St route; refer back to Figure D8 & D9). The benefit of continuing the greenway in a straight line across W Boone Ave is that it: (1) avoids putting cyclists through an awkward diversion between N Chestnut St and N Belt St, and; (2) minimizes vehicle bike-vehicle conflict. The disadvantages are that: (1) the greenway will need to cross private property; (2) N Chestnut St is an unpaved alley north of Sharp, and; (3) it terminates just shy of the N Pettet Dr arterial at AM Cannon Park, though this could be remedied by connecting onto W Maxwell Ave and then onto N Belt Ave towards N Pettet Dr.



Figure D13 – A typical sharrow pavement marking.

Neighborhood greenways typically implement sharrows to indicate the presence of bicycles to drivers and to remind everyone to share the road safely (see Figure D13). Sharrows on N Chestnut St will be painted at the start and end of each block at a minimum, though sharrows could also be added midblock at intersections with eastwest alleys. Sharrows on N Chestnut St will also serve a wayfinding purpose for cyclists through West Central, supplemented by wayfinding signs located along the greenway to direct people to destinations. At a minimum, wayfinding signs should be located at least every three blocks and should be located at intersections of bike routes or where the bike route makes a turn onto another street. Wayfinding signs or signs indicating the presence of the greenway should also be placed at the start of the block at W Bridge Ave, W Broadway Ave, W Dean Ave, W Boone Ave, and W Maxwell Ave.

Neighborhood greenways also aim to slow vehicular traffic, typically through the use of speed humps, which have a gradual rise so that bikes can easily pass over them (see Figure D14). Chicanes generally are not recommended as they can create conflict between vehicles and cyclists, especially on narrow roads.



Figure D14 – Example of speed humps on a residential street in

The minimum frequency of speed humps is one per block. Speed humps on N Chestnut St could either be located midblock near the alleys or two per block (between the alleys and the intersections). At the location of speed humps, small curb extensions (approx. 1' each) could be employed, which would allow for the placement of small lamp posts along the corridor.

It is also typical of neighborhood greenways to allow for mostly unimpeded bike flow along the length of the greenway. Therefore, cross traffic across N Chestnut Street will give way to those travelling on N Chestnut St to allow for unimpeded bike flow along Chestnut. This will be implemented through the use of stop signs, except on arterial roads such as W Broadway Ave, W Boone Ave, and N Pettet Dr.

Lastly, curb ramps will need to be added to all intersections along the Chestnut Greenway where they do not already exist to allow for wheelchair access.

List of Features - Neighborhood Greenway Alternative

Between W Bridge Ave and W Maxwell Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pavement markings, along with pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage vehicular traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Crossings at arterials would be eased through implementation of traffic calming devices.
- Curb ramps will be added at all intersections for wheelchair accessibility.

Table of Strengths & Weaknesses - Neighborhood Greenway Alternative

Neighborhood Greenway Section					
Strengths	Weaknesses				
 Compliant with the Bike Master Plan designation north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Crossings at arterials would be eased through implementation of traffic calming devices. Besides work at arterials, it does not significantly alter the streetscape on Chestnut, reducing costs. No parked cars to interfere with cyclists. 	 Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users. 				

Table D1 - Table of strengths and weaknesses of the Neighborhood Greenway Alternative.

Shared Use Path Alternative 4½' 4½' 6' 6' 4½' 4½'

Figure D15 - Shared Use Path Alternative cross section of N Chestnut St at Dutch Jake's Park, which is representative of the Chestnut corridor south of the alley. ROW = 30'.

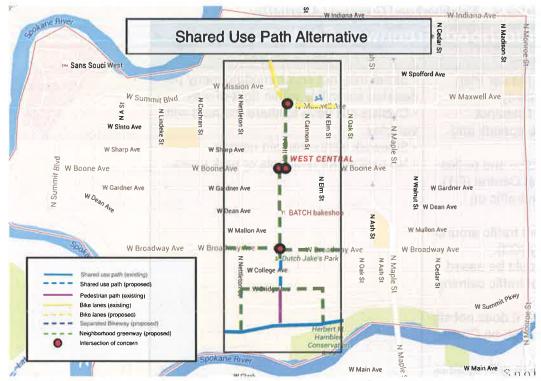


Figure D16 - Map depicting the Shared Use Path Alternative.

Under this alternative, N Chestnut Street north of the mid-block alley between W College Ave and W Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of the alley, N Chestnut Street will be closed to vehicular traffic (e.g., through the use of bollards) and converted into a shared use path (see Figure D15 & D16).

One benefit of having a shared use path is that it reduces the amount of potential conflicts between vehicles and cyclists and pedestrians. Cross traffic across the Chestnut shared use path will be required to stop through the use of stop signs, allowing for free flow along the Chestnut shared use path. In addition, signage that alerts drivers of the shared use path crossing will be added at the intersection with W College Ave.

Another benefit of having a shared use path as opposed to a roadway is that it frees up valuable space within the right-of-way. Existing sidewalks could be left in, torn out, or widened and a nature strip or swale could be added on both sides of the path, if desired. Lighting and wayfinding signage will be added along the path, and if a nature strip is added, amenities such as benches and kiosks could be located along the pathway where appropriate. Additionally, artwork with significance to the neighborhood could be added in the nature strip to tie in with an art or historic walking tour. This will make traversing Chestnut Street fun and interesting for people of all ages, therefore encourage more people to use the corridor.

Lastly, curb ramps will need to be added to all intersections along the Chestnut Corridor where they do not already exist.

List of Features - Shared Path Alternative

North of Dutch Jake's Park's eastern midblock alley

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut,

- except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of Dutch Jake's Park's eastern midblock alley

- A shared use path primarily for use by cyclists and pedestrians.
- Sidewalks may be torn out, widened, or left as is.
- Cross traffic across N Chestnut St at W College Ave and W Bridge Ave will be required to stop to allow for unimpeded bike flow on Chestnut.
- Wayfinding signage and pavement markings, along with pedestrian scaled lighting will be located along the shared use path.
- Nature strip or swale with trees and/or landscaping could be added.
- Artwork and pedestrian amenities such as benches could be located in the nature strip if one is implemented.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Shared Path Alternative

Neighborhood Greenway Section					
Strengths	Weaknesses				
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 					
Shared Use	Path Section				
Strengths	Weaknesses				
 Compliant with the Bike Master Plan south of Broadway. Provides a north-south bike and pedestrian corridor through West Central (G1). Eliminates cut-through traffic (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for ample room to add green space, lighting and signage, pedestrian amenities, and artwork. More breathing room on pathways. No parked cars to interfere with cyclists. 	 Requires significant re-engineering of the roadway, increasing costs. Shared use path may not be worth the high costs on a low volume local street. No parking for residents or park users. 				

Separated Bikeway Alternative

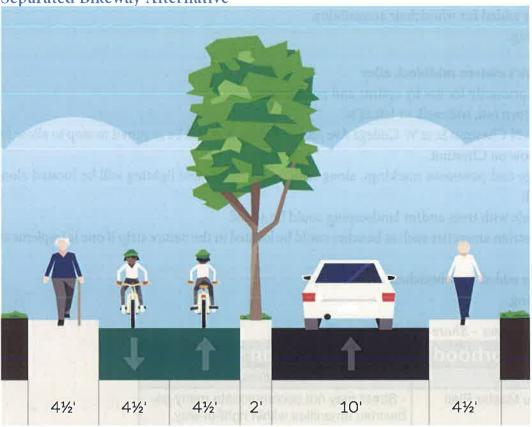


Figure D17 - Cross section of N Chestnut St at Dutch Jake's Park under the Protected Bikeway Alternative, which is representative of the Chestnut corridor south W Broadway Ave.



Figure D18 - Map depicting the Separated Bikeway Alternative (also relevant to the Separated Bikeway with Parking Alternative).

Under this alternative, N Chestnut Street north of W Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of W Broadway Ave, the west side of the N Chestnut Street right-of-way will be a 9' two-way protected bikeway and the east side will be a 10' northbound one-way road (see Figure D17 & D18). The bikeway and roadway will be separated by a 2' nature strip or swale buffer that will contain lighting, wayfinding signage, and street trees where appropriate. Additionally, benches and artwork with significance to the neighborhood could be added if a nature strip is used. The existing 4½' sidewalks will be left in on both sides to allow for pedestrian traffic along N Chestnut St. Parking would not be allowed along the corridor.

List of Features – Separated Bikeway Alternative

North of W Broadway Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of W Broadway Ave

- A 9' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 2' nature strip separating the road and bikeway.
- Artwork and pedestrian amenities such as benches could be located in the nature strip.
- 4½' sidewalks on both sides of the road.
- Cross traffic across N Chestnut St at W College Ave and W Bridge Ave will be required to stop to allow for unimpeded bike flow on Chestnut.
- Wayfinding signage and pedestrian scaled lighting will be located along the nature strip. Artwork could also be added to tie in with an art walk or historic walking tour.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Separated Bikeway Alternative

Neighborhood Greenway Section					
Strengths	Weaknesses				
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 	 Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users. 				
Separated Bil	keway Section				
Strengths	Weaknesses				
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for room to add green space, lighting and signage, pedestrian amenities, and artwork. No parked cars to interfere with cyclists. Feels safer due to its separation from the road, which can increase usage. 	Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. No parking for residents or park users.				

Table D3 - Table of strengths and weaknesses of the Separated Bikeway Alternative.

Separated Bikeway with Street Parking Alternative

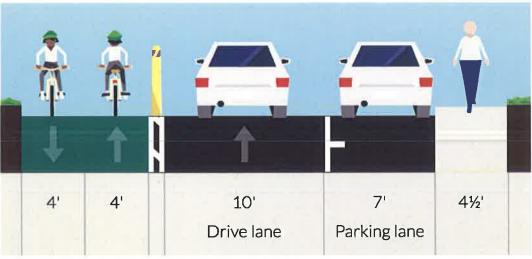


Figure D19 - Cross section of N Chestnut St at Dutch Jake's Park under the Separated Bikeway Alternative with Parking, which is representative of the Chestnut corridor south W Broadway Ave and north

of W College Ave.

Under this alternative, N Chestnut Street north of W Broadway Avenue will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. Between W Broadway Avenue and W College Avenue, the west side of the N Chestnut Street right-of-way will be a 8' two-way protected bikeway, the center will be a 10' northbound one-way road, and the east side will contain 7' parallel parking bays (see Figure D18 & D19). The bikeway and roadway will be separated by a painted line that could contain bollards or planter boxes. The sidewalk on the west side of Chestnut will need to be removed in order to accommodate the bikeway, roadway, and parking within the narrow right-of-way. Pedestrians will be diverted onto pathways through the park or onto the sidewalk on the east side of N Chestnut Street. Lighting and signage will be located on the western side of N Chestnut Street where appropriate. South of W College Avenue, N Chestnut Street will not contain any parking and will instead reflect the Separated Bikeway Alternative.

List of Features - Separated Bikeway Alternative with Parking

North of W Broadway Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of W Broadway Ave and north of W College Ave

- A 8' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 1/2' painted line buffer between the bikeway and the roadway, which may or may not include bollards or planter boxes.
- 7' wide parking bays on the eastern side of the road.
- One 4½' sidewalk on the eastern side of the road.
- Cross traffic across N Chestnut St at will be required to stop to allow for unimpeded bike flow on Chestnut, except at arterials such as Broadway.
- Wayfinding signage and pedestrian scaled lighting would be located on the western side of the street (in the park).
- Curb ramps will be added for wheelchair accessibility.

South of W College Ave

- A 9' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 2' nature strip or painted buffer separating the road and bikeway.
- Wayfinding signage and pedestrian scaled lighting will be located along the nature strip, if one is implemented.

- Artwork and pedestrian amenities such as benches could also be located in the nature strip, if one is implemented.
- 4½' sidewalks on both sides of the road.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow on Chestnut.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Separated Bikeway Alternative with Parking

Neighborhood Greenway Section					
Strengths	Weaknesses				
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 	 Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users. 				
	Section with Parking				
Strengths	Weaknesses				
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for some room to add green space, lighting and signage, pedestrian amenities, and artwork. Allows for residents and users of the park to park their vehicles. Parked cars don't interfere with cyclists since they are located on the opposite side of the street relative to the bikeway. If bollards or planter boxes are used to separate bike traffic from car traffic, it can improve the feeling of safety, which can increase usage. Lack of sidewalk on western edge of the street will force more foot traffic in the park. 	Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. Lack of sidewalk on western side of the street, possibly limiting park connections on the eastern edge.				

Separated Bikeway Section					
Strengths	Weaknesses				
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for some room to add green space, lighting and signage, pedestrian amenities, and artwork. No parked cars to interfere with cyclists. Feels safer due to its separation from the road, which can increase usage. 	 Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. No parking for residents or park users. 				

Table D4 - Table of strengths and weaknesses of the Separated Bikeway With Parking Alternative.

No Build Alternative

Under the No Build Alternative, the Chestnut corridor would remain as it is, with no improvements to the road-way or intersections. However, N Nettleton St and/or N Elm St may be used as alternative greenways to Chestnut. If the those streets become greenways, elements of this plan's designs and recommendations for Chestnut and its intersection could be applied.

No Build Alternative					
Strengths	Weaknesses				
No cost, unless greenway is constructed on Nettleton and/or Elm. If a greenway is constructed on Elm, it would connect directly with Centennial Trail, continue on the same street father north than Chestnut and benefit from the school crossing on W Northwest Blvd. If a greenway was constructed on Nettleton, the greenway would connect directly to Centennial Trail and pass by Olmstead Brothers Park.	 Chestnut St may not accommodate many pedestrian amenities within right-of-way. Sidewalk widths remain narrow on the Chestnut Corridor. No parking on Chestnut for residents or park users. Cyclists will not have a north-south bike route through West Central if no green-ways are built. Greenway on Nettleton won't pass by Dutch Jake's Park and will not continue far north. Greenway on Elm won't pass by Dutch Jake's Park. 				

Funding for Chestnut Corridor Projects

Since traffic calming is a central aspect of many of the Chestnut Corridor alternatives and recommendations, some funding may be available through the City of Spokane's Neighborhood Traffic Calming program. Each Neighborhood Council is able to submit two applications for a traffic calming measure to be installed in their neighbourhood—one for a residential street and one for an arterial. Applications close March of every year (see Figure D20) and funding is limited. Therefore, selection is a competitive process. Each application that is submitted will go through a traffic analysis by the City of Spokane's Traffic Operations.



Figure D20 - City of Spokane's Traffic Calming Program's application timeline.

For more information on other funding sources that may be available at the local, state, or federal level for neighbourhood transportation projects, contact City of Spokane staff for the most current information.

Summary of costs

Costs estimates of many of the possible elements of the Chestnut Corridor are listed in the table below (Table D5). It is important to note that these cost estimates may not reflect the actual costs of the Chestnut Corridor features when implemented.

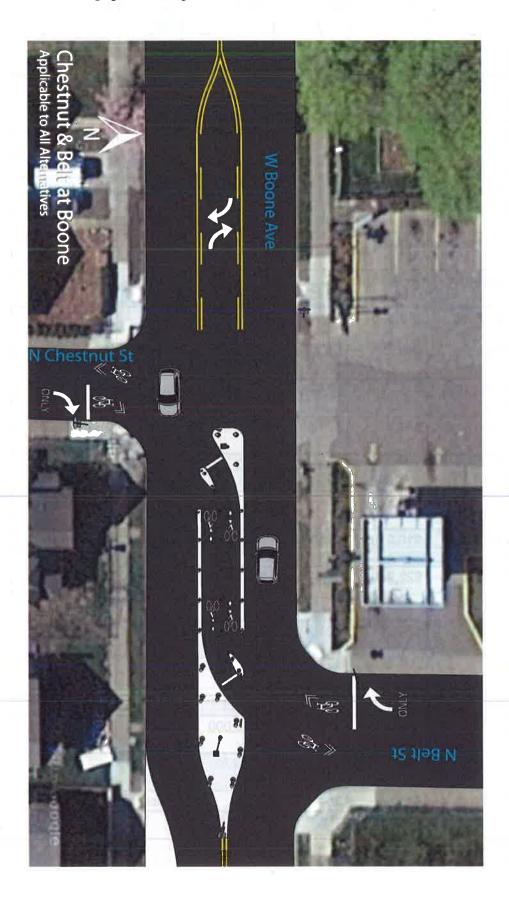
Cost Estimates of Potential Chestnut Street Features						
Features	Median cost	Average Cost		Max Cost	Cost	Number of Observa- tions
Bench	\$1,660	\$1,550	\$220	\$5,750	Each	17
Bike rack	\$540	\$660	\$64	\$3,610	Each	21
Bikeway, bike lanes	\$89,470	\$133,170	\$5,360	\$536,680	Mile	6 11 10 10 10 10 10 10 10 10 10 10 10 10
Bikeway, signed bike route	\$27,240	\$25,070	\$5,360	\$64,330	Mile	6
Bikeway, signed bike route, roadway improvements needed	\$241,230	\$239,440	\$42,890	\$536,070	Mile	6
Bollards	\$650	\$730	\$62	\$4,130	Each	42
Curb exten-	\$10,150	\$13,000	\$1,070	\$41,170	Each	28
Curb ramp	\$740	\$810	\$89	\$3,600	Each	31
	\$12	\$12	\$3.37	\$76	Square foot	43
Curb ramp, truncated dome/ detectable warning	\$37	\$42	\$6.18	\$260	Square foot	15

Lighting	\$3,600	\$4,880	\$310	\$13,900	Each	17
Pavement marking, ad-		\$320	\$77	\$570	Each	5
vance stop/ yield line		\$10	\$4.46	\$100	Square foot	4
Pavement	\$340	\$770	\$110	\$2,090	Each	8
marking, striped crosswalk	\$5.87	\$8.51	\$1.03	\$26	Linear foot	48
Pavement marking, high visibility cross- walk	\$3,070	\$2,540	\$600	\$5,710	Each	4
Pavement marking, shar- row	\$160	\$180	\$22	\$600	Each	39
Raised cross- walk	\$7,110	\$8,170	\$1,290	\$30,880	Each	14
Raised Inter- section	\$59,160	\$59,160	\$12,500	\$114,150	Each	5
Raised median island	\$10,460	\$13,520	\$2,140	\$41,170	Each	19
isianu	\$9.80	\$10	\$2.28	\$26	Square foot	15
Shared use path, asphalt	\$261,000	\$481,140	\$64,710	\$4,288,520	Mile	42
Sidewalk, con- crete	\$27	\$32	\$2.09	\$410	Linear foot	164
Sidewalk, con- crete + curb	\$170	\$150	\$23	\$230	Linear foot	7
Signage, bike route	ж	\$160	1		Each	
Signage, flash- ing beacon	\$5,170	\$10,010	\$360	\$59,100	Each	25
Signage, flash- ing (RRFB) beacon	\$14,160	\$22,250	\$4,520	\$52,310	Each	4
Signage, regu- latory	\$220	\$300	\$210	\$560	Each	4
Signage, way- finding	14	72	\$530	\$2,150	Each	• 1
Speed humps	\$2,130	\$2,640	\$690	\$6,860	Each	14
Street closure, full	4	-	\$500	\$120,000	Each	
Street closure, half	at and	-	\$10,290	\$41,170	Each	•
Street tree	\$460	\$430	\$54	\$940 Source: WSDOT.	Each	7

Table D5 - Summary of costs of potential Chestnut corridor elements. Source: WSDOT,

Alternative Renderings

In the pages below are full page renderings of the Chestnut Corridor alternatives:















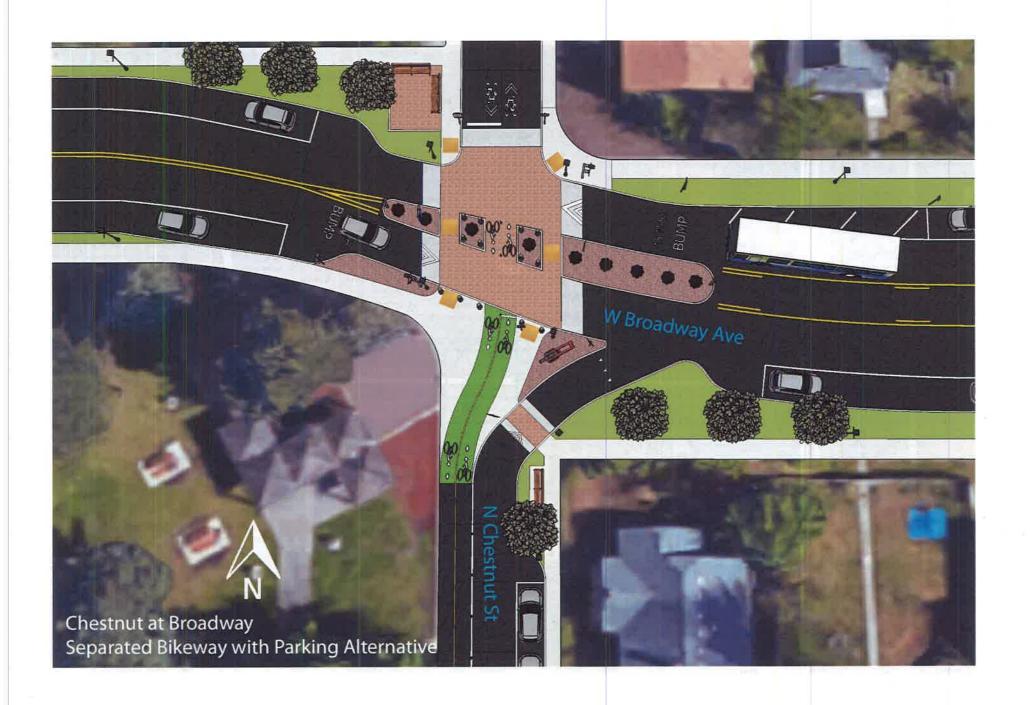












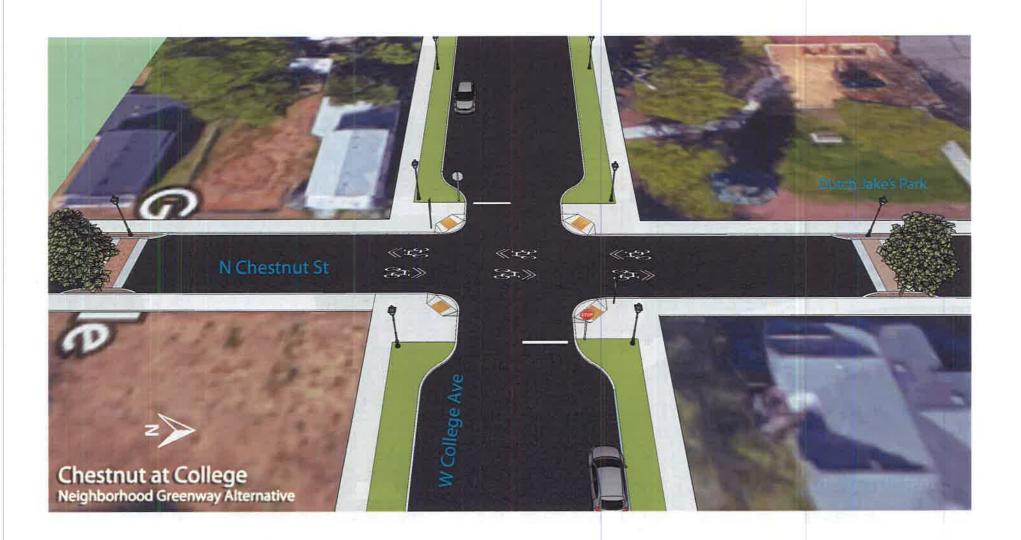
















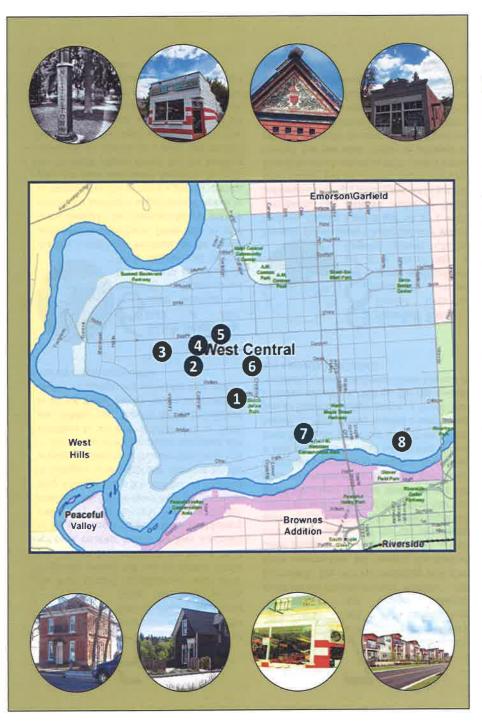














German-born mining tycoon Jacob Goetz, better known in Spokane as Dutch Jake, was part of this West

Central neighborhood from its beginning. His role in discovering the Bunker Hill and Sullivan mines in Idaho made him his fortune, but his fame came from his outstanding generosity and sense of fun. When Goetz opened the Spokane Hotel downtown, he was known to fire a cannon from the rooftop playground during celebrations, and his birthday parties famously lasted for days. After his death in 1927, former Spokane mayor W. J. Hindley said that Goetz's "capacity for friendship and his charity" had made him "known from one end of this country to the other." Neighbors of the local park insisted that the city council name it in Goetz's honor, refusing to even submit a list of alternative names. Construction of Dutch Jake's Park began in April of 1976.



Trolley Lines The West Central neighborhood was platted in the 1880's when William Nettleton invested heavily in the area. As the neighborhood grew with

new homes and businesses, people flocked to the area. Development was accelerated with the trolley system in 1899. The streetcar track remnants on Cochran and Dean were part of a system built by the Washington Water Power Co. Accessibility to Natatorium Park and the scenic views of the river provided a wonderful recreational retreat for the thriving community. The trolley system eventually gave way to buses in 1932, and the last streetcar ran in Spokane on August 31, 1936. There are trolley tracks peeking through the pavement all over Spokane but the lines on Cochran are some of the most well preserved in the area.

The Chamberlin House Nettleton and William Pettit may have platted the West Central area in 1887 but it was Gilbert Chamberlin and his son Ernest who designed and constructed many of the first houses. Chamberlin



arrived in Spokane in 1899 and by 1912 he had built hundreds of homes for the bustling neighborhood. He credited his success to being a good businessman and a fair dealer. He also noted that the area was in great demand; streetcars were popular and the Natatorium Park brought families and visitors to the area in their hundreds. Chamberlin continued to invest in real estate in West Central for years to come. The house is a fine example of the classic Queen Anne style, featuring a pitched roof with multiple cross gables, decorative corbelled chimney cap, and a front-facing facade gable. Take a look at this beautiful home and see if you can spot other Chamberlin homes in the area!

Dutch Jake's House

house on This Gardner belonged to Jake and his wife Louisa. His best friend and business partner, Harry Baer, lived just around the corner near the minipark. The exterior



has changed very little over the years though a new roof was added in the last two decades. The house was designed by architect Loren Rand. It displays many gothic characteristics, including an Oriel window and painted decoration in the gable. From all accounts, Dutch Jake spent most of his time at his casino and saloon in downtown Spokane. Pioneer historian William L. Lewis summed up Dutch Jake's life, writing, "In the entire Northwest, there is probably no more simple, kindly or bighearted individual, and probably no man better known to the public."

Doyle's Ice

Cream

An icon of small businesses in Spokane, the beloved Doyle's Ice Cream Parlor has been serving

the West Central neighborhood since 1940. Originally owned and run by Arthur Doyle, who opened his business at the age of 28, It regularly receives awards for best ice-cream in the area and is famous for its Huckleberry cone. Jerry Gill, the new owner of Doyle's, lived just two houses down from the ice-cream shop when he was a boy and has no intention of changing its nostalgic feel. The store has the original working soda fountain fixtures as well as the antique 1940s ice-cream equipment and continues to sell favorite treats such as 'Black and Whites' and 'Banana Splits'. In addition to its icy treats, Doyle's houses an incredible display of vintage and collectible toys, games, and ice-cream memorabilia.



the few commercial buildings in the mostly residential neighborhood. From 1910 to 1936 it was owned by the Danielson family, and was notable for housing a neighborhood church in its basement as well as being a general meeting place for local community members. In 1936, the St Paul's Market closed but the building continued to operate as a meat and grocery market until the 1960's under the name The Dean Avenue Market. Today the interior of the store has been completely renovated but still features the original meat hooks used in the butcher shop a hundred years ago. Stop in for a coffee and a cupcake.



Shacktown
Spokane was a thriving community in the early twentieth century with an infrastructure that boasted railways,

streetcars and the rise of a new "machine"—the automobile. The city was exploding with new home construction, but beneath the Monroe Street Bridge lived a small community of men who wanted no part of the city developing above them. As early as 1911, Adolph Engel was one of the first residents of the 'village' that was called Shacktown by other Spokane locals but affectionately known as the North River Bank Community amongst its residents. At its peak it held about thirty small houses that ranged from bare huts to modest one to two room homes. In 1937, it even boasted a main street and an honorary village mayor; a World War I veteran named I. L. Wilcox. The city council eventually closed Shacktown down because it was a potential fire hazard.

Kendall Yards
Kendall Yards is
Spokane's newest
and hippest neighborhood
but it is named after a
forgotten pioneer, Charles

Kendall Before James Glover had ever visited Spokane, Charles Kendall had set up a small community that included twelve to fifteen buildings including a trading post and a general store. Glover and his partner, Jasper Matheny, visited the small outpost in 1873, when Charles Kendall had just died. Today, in addition to offering affordable housing, Kendall Yards has attracted new businesses, new partnerships, and local artists & entrepreneurs. Take a stroll along the trail and stop for a beer at Nectar Beer & Wine or enjoy some Tapas at the Wandering

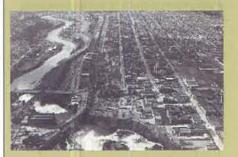
Spokane Historical

A project by Eastern Washington University

For more stories on West Central and Greater Spokane check out www.spokanehistorical.org



Historic West Central Walking Tour

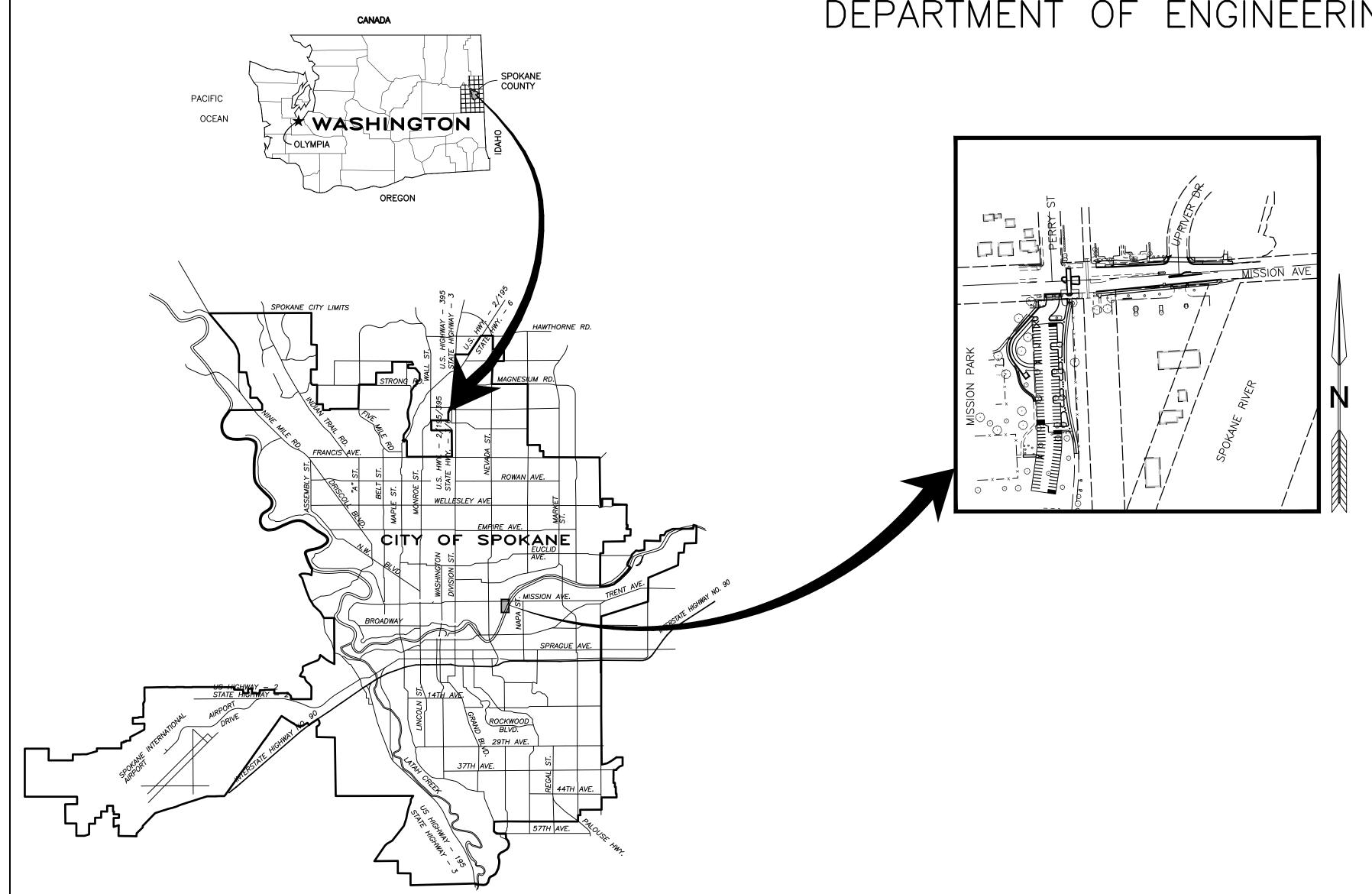


Self-Guided Tour

A collaboration between
Eastern Washington
University's History
and Urban Planning
Departments



CITY OF SPOKANE, WASHINGTON DEPARTMENT OF ENGINEERING SERVICES



MAYOR

DAVID A. CONDON

COUNCIL MEMBERS

BEN STUCKART, CITY COUNCIL PRESIDENT

BREEAN BEGGS

MIKE FAGAN

LORI KINNEAR

CANDACE MUMM

KAREN STRATTON

AMBER WALDREF

SHEET INDEX

G-1) COVER SHEET/ INDEX / VICINITY MAPS

R-1) DEMOLITION PLAN

R-2) SITE PLAN

R-3) MISSION AVE DETAILS

R-4) MISSION PARK PARKING LOT DETAILS

L-1 THRU L-X) LANDSCAPE PLANS AND DETAILS

I-1 THRU I-X) IRRIGATION PLANS AND DETAILS

E-1 THRU E-X) ELECTRICAL & LIGHTING PLANS AND DETAILS

T-1 THRU T-x.) SIGNING & STRIPING PLANS

CITY ADMINISTRATOR

THERESA SANDERS

DIRECTOR OF PUBLIC WORKS

SCOTT SIMMONS

ENGINEERING OPERATIONS MANAGER

KYLE TWOHIG

CITY ENGINEER

DAN BULLER, P.E.

DIRECTOR OF

WATER & WASTEWATER COLLECTION

DANIEL KEGLEY

DIRECTOR OF STREETS

MARK SERBOUSEK, P.E.

DIRECTOR OF PARKS

LEROY EADIE

Centennial Trail Mission Avenue Gap Phase 1 APPROVED

SPOKANE



City Project # 2014095

FOR THE CONSTRUCTION OF:
PARKING LOT, CENTENNIAL TRAIL, CROSSWALK, AND SIDEWALK IMPROVEMENTS;
ASPHALT SHARED USE PATH, CONCRETE TRAFFIC ISLANDS, TRAFFIC SIGNAL
UPGRADE, AND ASSOCIATED ADA, STORM, AND LANDSCAPING IMPROVEMENTS.

APPROVED	
APPROVED	
APPROVED	
APPROVED	

APPROVED

(CITY ENGINEER)

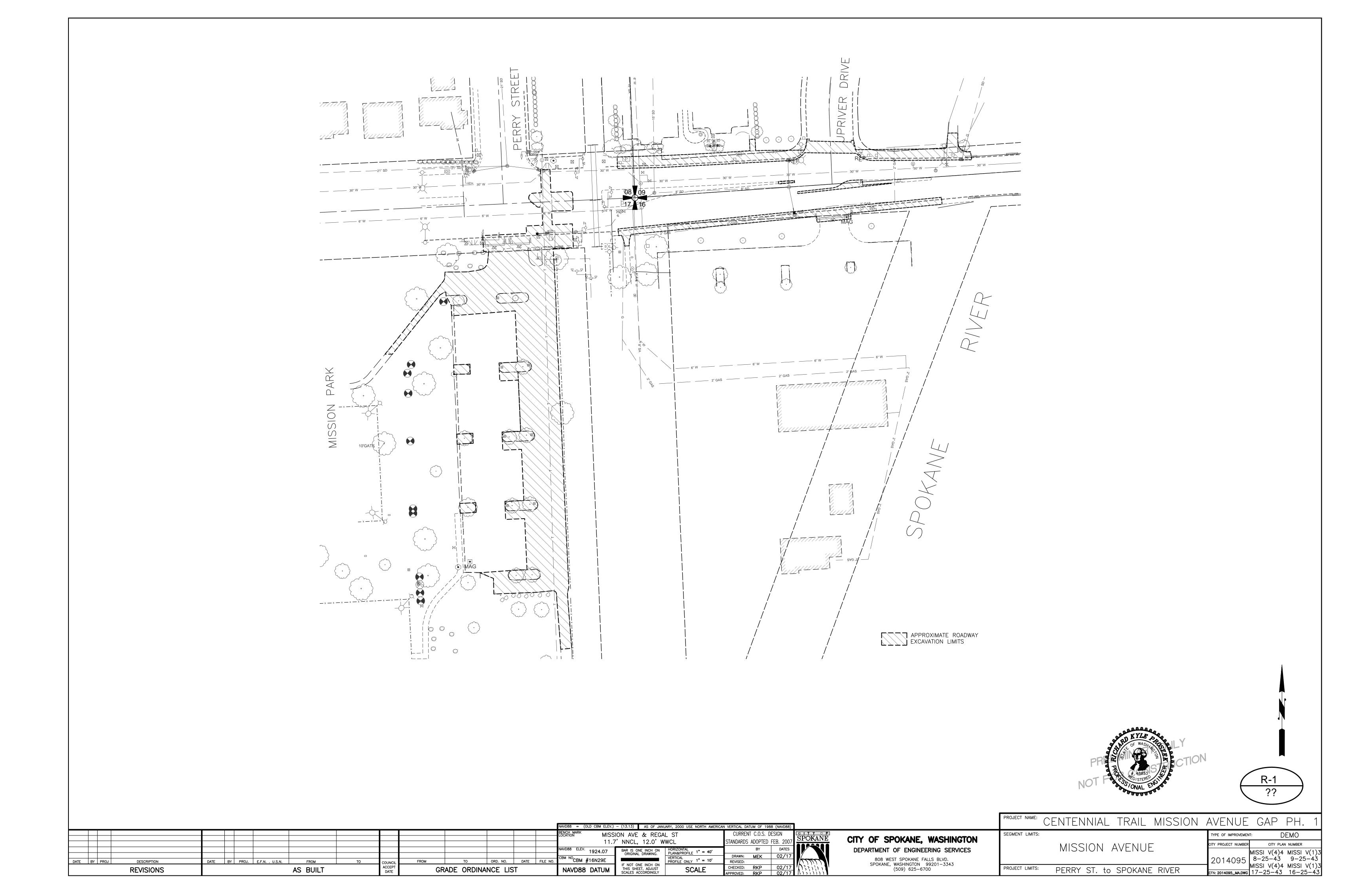
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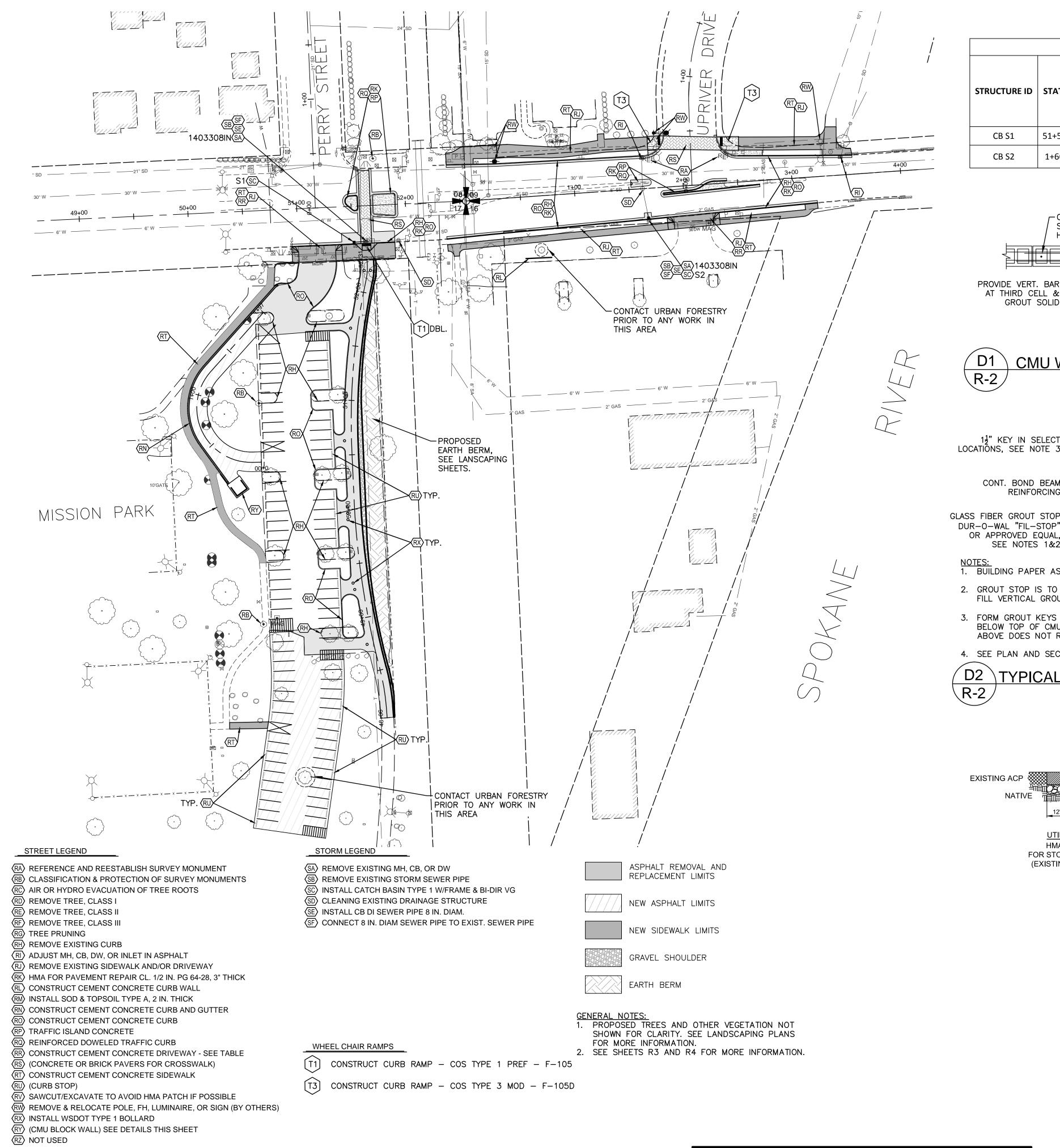
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(DIRECTOR OF PARKS)

(PRINCIPAL ENGINEER — DESIGN)

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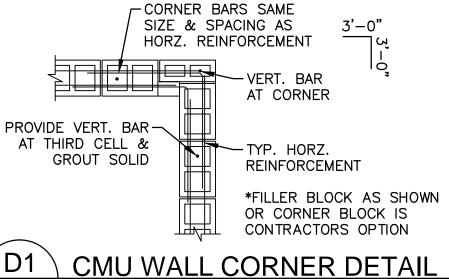
	STRUCTURES										
STRUCTURE ID	STATION	OFFSE	Т*	RIM ELEVATION	CATCH BASIN TYPE 1	BI-DIRECTIONAL VANED GRATE	CATCH BASIN DI SEWER PIPE, 8In. DIAM. (DOWNSTREAM OF STRUCTURE)	CONNECTION TO EXISTING PIPE	NORTHING	EASTING	
CB S1	51+51.27	34.20	RT	1894.80	Х	Χ	16.4	1	263965.15	2488427.29	
CB S2	1+66.21	28.20	RT	1892.81	Х	Х	5.0	1	263987.54	2488697.87	

W/ KNOCKOUTS REMOVED,

- 3" CLASS <u>1</u>" HMA -

GROUT SOLID

DRIVEWAYS						
CENTERLINE STATION SIDE WIDTH						
51+17.00	RT	34				
2+07.23	RT	36				



 $1\frac{1}{2}$ " KEY IN SELECT - LOCATIONS, SEE NOTE 3 CONT. BOND BEAM-REINFORCING GLASS FIBER GROUT STOP--CONT. BOND BEAM COURSE

NOTES:

1. BUILDING PAPER AS GROUT STOP IS NOT PERMITTED.

SEE NOTES 1&2

- 2. GROUT STOP IS TO BE DISCONTINUOUS TO ALLOW GROUT TO FILL VERTICAL GROUTED CELLS.
- 3. FORM GROUT KEYS BETWEEN LIFTS BY TERMINATING GROUT 1" BELOW TOP OF CMU UNIT. DO NOT FORM KEY WHERE CELL ABOVE DOES NOT RECEIVE GROUT IN SUBSEQUENT LIFT.
- 4. SEE PLAN AND SECTIONS FOR REINFORCING & WALL THICKNESS.

NATIVE COMPACTED SELECT NATIVE

D2 TYPICAL CMU BOND BEAM DETAIL

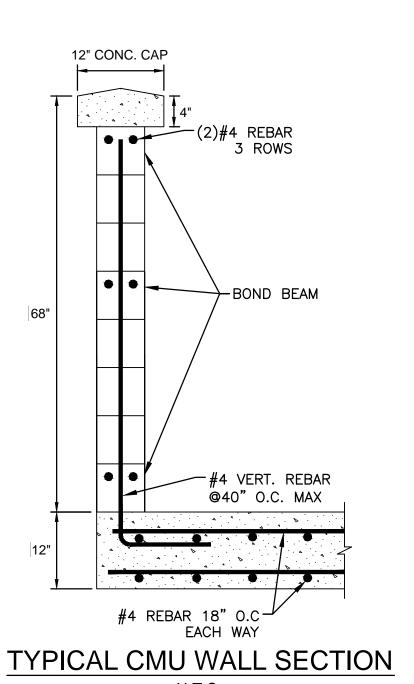
12" MIN

UTILITY TRENCH PATCH

HMA PAVEMENT REPAIR

FOR STORM DRAIN INSTALLATION

(EXISTING ASPHALT PAVEMENT)



EXISTING ACP NATIVE

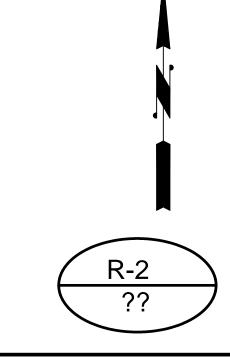
(EXISTING ASPHALT PAVEMENT) PAVEMENT PATCH

CURB RETURN PAVEMENT PATCH

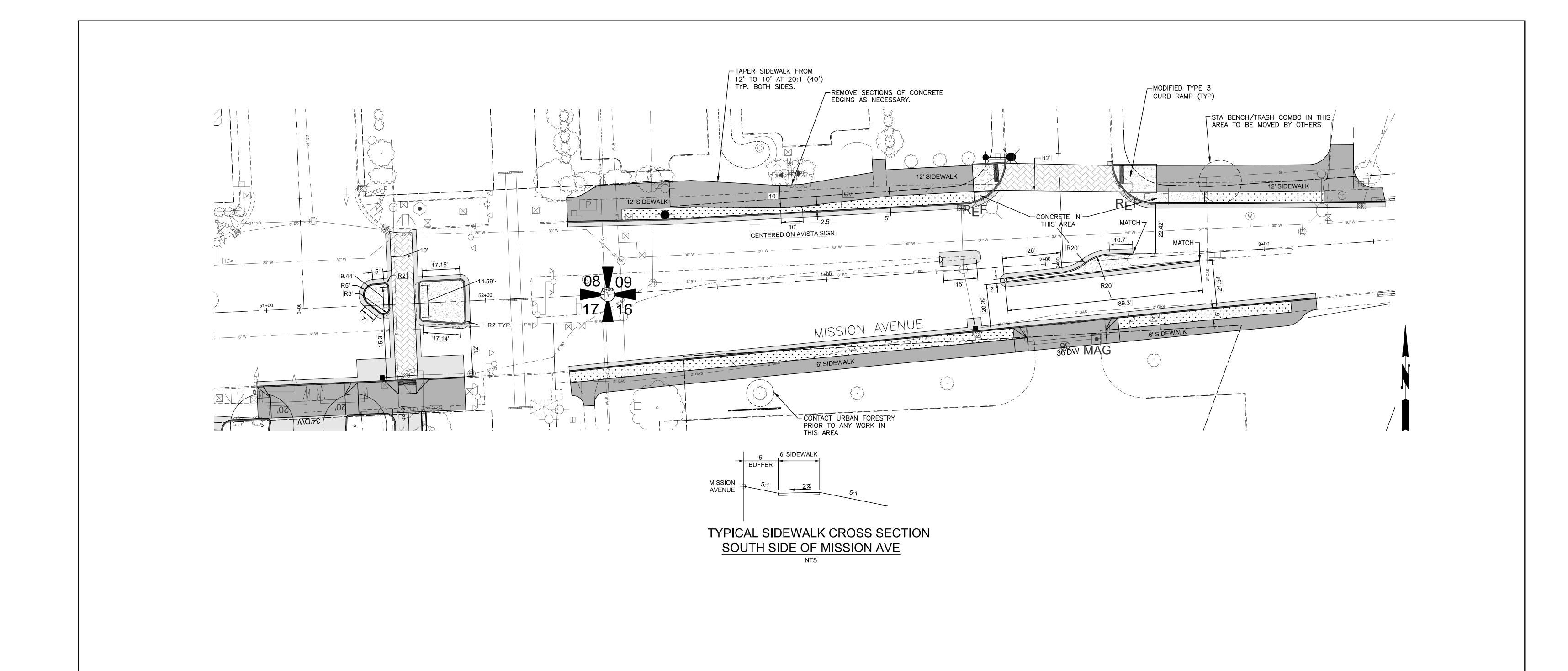
HMA PAVEMENT REPAIR



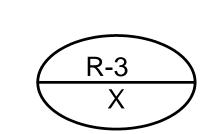
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	BENCH MARK MISSION AVE & REGAL ST 11.7' NNCL, 12.0' WWCL NAVD88 ELEV. 1924.07 BAR IS ONE INCH ON ORIGINAL DRAWING. PLAN&PROFILE 1" = 50' PLAN&PROFILE	G SERVICES MISSION AVENUE GITY PROJECT NUMBER CITY PLAN NUMBER MISSI V(4)4 MISSI V(1)3
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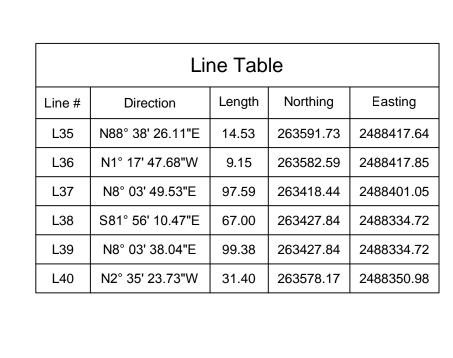


L													NAVD88 = (OLD CBM ELEV.) - (13.13) AS OF JAN	NUARY, 2000 USE NORTH AMERICA	AN VERTICAL DAT	UM OF 1988	3 (NAVD88)	
													BENCH MARK MISS	SION AVE & REG	AI ST	CURRENT	C.O.S. DE	ESIGN	SPOKANE
L														7' NNCL, 12.0' \		STANDARDS		FFR 2007	
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CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6700

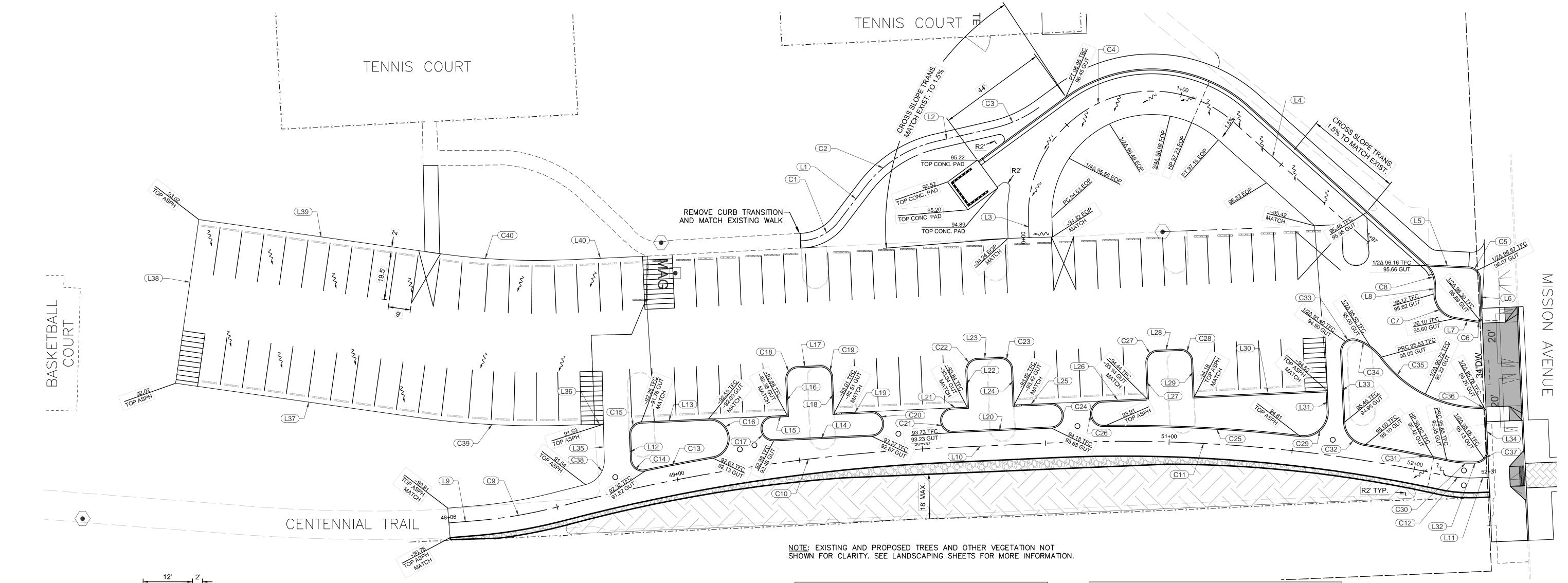
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SEGMENT LIMITS:		TYPE OF IMPROVEMENT:	DETAIL
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		2014095	MISSI V(4)4 8-25-43
PROJECT LIMITS:	PERRY ST. to SPOKANE RIVER	EFN: 2014095_MA.DWG	MISSI V(1)3 9-25-43

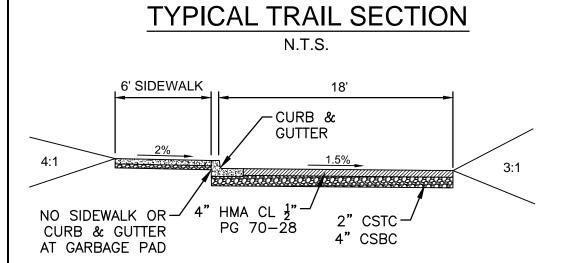


Curve Table											
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len					
C38	13.54	10.00	77.60	8.04	N52.3338W	12.53					
C39	66.29	357.00	10.64	33.24	N2.3107E	66.19					
C40	52.05	290.00	10.28	26.10	N2.3406E	51.98					

Line Table									
Line #	Direction	Length	Northing	Easting					
L1	N52° 36' 48.47"W	17.60	263687.06	2488335.48					
L2	N12° 59' 49.70"W	24.28	263726.23	2488303.13					
L3	S88° 11' 20.01"W	7.82	263764.16	2488342.08					
L4	N41° 44' 42.29"E	72.92	263847.18	2488295.37					
L5	N2° 52' 31.53"E	16.93	263925.36	2488353.08					
L6	S87° 33' 39.60"W	15.57	263947.68	2488374.26					
L7	N9° 19' 06.64"E	8.90	263936.58	2488374.88					
L8	N89° 09' 01.07"W	3.91	263928.20	2488364.86					

	Curve Table										
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len					
C1	18.01	20.00	51.59	9.67	N26.4915W	17.40					
C2	34.57	50.00	39.62	18.01	S32.4819E	33.89					
C3	20.24	50.00	23.20	10.26	N24.3541W	20.11					
C4	116.55	50.00	133.56	116.54	S25.0159E	91.90					
C5	7.39	5.00	84.69	4.56	S45.1306W	6.74					
C6	3.55	2.00	101.76	2.46	N41.3337W	3.10					
C7	14.23	10.00	81.53	8.62	N50.0503E	13.06					
C8	8.57	10.00	49.11	4.57	S66.1750W	8.31					





3" CSTC — GRAVEL SHOULDER

GRAVEL SHOULDER & 25, 2%

DAYLIGHTING WHEN

NOT MATCHING INTO

ASPHALT OR CURB 2½" HMA CL 38"

NOTE: CROSS SLOPE TO CHANGE TO MATCH INTO EXISTING PARKING LOT ASPHALT. SEE TRANSITION DIMENSIONS IN ABOVE PLAN.

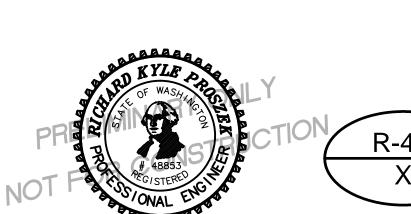
TYPICAL BUS LOOP SECTION

	Line Table									
Line #	Direction	Length	Northing	Easting						
L9	N4° 37' 27.69"W	10.49	263529.16	2488457.64						
L10	N2° 37' 53.01"W	43.98	263729.97	2488427.21						
L11	N2° 26' 25.28"W	5.65	263944.80	2488439.40						
L12	S87° 57' 01.90"W 9.98 263602.68		2488431.89							
L13	3 N2° 36' 48.66"W 27.27 263607.09		2488416.74							
L14	S2° 36' 54.24"E	39.73	263700.46	2488422.54						
L15	N2° 49' 31.30"W 5.94 263660.27		263660.27	2488414.37						
L16	S87° 36' 22.00"W	14.57	263666.21	2488414.08						
L17	N2° 23' 28.38"W	9.00	263670.39	2488394.31						
L18	N87° 36' 31.62"E	14.47	263684.59	2488398.72						
L19	N2° 24' 17.17"W	14.86	263685.19	2488413.18						
L20	S2° 36' 54.24"E	39.73	263773.21	2488419.22						
L21	N2° 49' 31.30"W	6.11	263733.03	2488411.05						

	Lir	ne Tab	le	
Line #	Direction	Length	Northing	Easting
L22	S87° 36' 22.00"W	14.57	263739.13	2488410.74
L23	N2° 23' 28.38"W	9.00	263743.31	2488390.98
L24	N87° 36' 31.62"E	14.46	263757.51	2488395.39
L25	N2° 24' 17.17"W	14.69	263758.11	2488409.85
L26	S2° 37' 00.73"E	18.07	263812.06	2488407.38
L27	S87° 36' 22.00"W	14.54	263812.06	2488407.38
L28	N2° 23' 28.38"W	9.00	263816.24	2488387.65
L29	N87° 36' 31.62"E	14.46	263830.43	2488392.06
L30	S2° 36' 54.89"E	53.95	263885.01	2488404.05
L31	S87° 32' 38.61"W	8.31	263885.37	2488412.35
L32	S2° 26' 25.28"E	0.65	263945.19	2488433.38
L33	N87° 32' 38.61"E	28.53	263890.34	2488388.29
L34	N87° 33' 30.00"E	15.53	263949.31	2488412.65

	Curve Table										
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len					
C9	35.11	200.00	10.06	17.60	N9.3908W	35.06					
C10	157.87	750.00	12.06	79.23	S8.3921E	157.58					
C11	159.29	620.00	14.72	80.09	S4.4443W	158.85					
C12	12.67	50.00	14.52	6.37	N4.4914E	12.64					
C13	27.85	756.00	2.11	13.92	S10.4920E	27.84					
C14	8.71	5.00	99.83	5.94	N38.0212E	7.65					
C15	7.80	5.00	89.44	4.95	S47.1953E	7.04					
C16	24.13	8.00	172.85	128.00	S83.4834W	15.97					
C17	15.71	5.00	180.00	799736.32	N87.1029E	10.00					
C18	7.85	5.00	90.00	5.00	S47.2335E	7.07					
C19	7.85	5.00	90.00	5.00	S42.3630W	7.07					
C20	15.71	5.00	180.00	799735.88	S87.3543W	10.00					
C21	15.71	5.00	180.00	799736.32	N87.1029E	10.00					
C22	7.85	5.00	90.00	5.00	S47.2335E	7.07					
C23	7.85	5.00	90.00	5.00	S42.3630W	7.07					

Curve Table						
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len
C24	15.71	5.00	180.00	799735.88	S87.3543W	10.00
C25	80.07	626.00	7.33	40.09	S2.5637W	80.02
C26	16.16	5.20	178.11	314.53	N88.1955E	10.40
C27	7.85	5.00	90.00	5.00	S47.2335E	7.07
C28	7.85	5.00	90.00	5.00	S42.3630W	7.07
C29	17.29	10.00	99.06	11.72	N42.5526W	15.22
C30	11.19	44.00	14.57	5.62	N4.5037E	11.16
C31	34.02	626.00	3.11	17.01	N10.3243E	34.01
C32	13.71	10.00	78.56	8.18	N48.1559E	12.66
C33	9.60	5.00	110.04	7.15	S37.2603E	8.19
C34	12.54	20.00	35.91	6.48	S35.3241W	12.33
C35	46.92	50.00	53.77	25.35	N26.3704E	45.22
C36	3.07	2.00	87.82	1.93	S43.3845W	2.77
C37	7.85	5.00	90.00	5.00	N47.2626W	7.07



OTF			X	/
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DETAIL

CITY PLAN NUMBER

MISSI V(4)4 8-25-43 MISSI V(1)3

N.T.S.		NA NA	NAVD88 = (OLD CBM ELEV.) $-$ (13.13) AS OF JANUARY, 2000 USE NORTH AME	7.85 5.00 90.00 5.00 \$42.363	30W 7.07	PROJECT NAME: CENTENNIAL TRAIL MISSION	AVENUE GA
		BE	BENCH MARK MISSION AVE & REGAL ST	CURRENT C.O.S. DESIGN STANDARDS ADOPTED FER 2007 SPOKANE	CITY OF SPOKANE, WASHINGTON	SEGMENT LIMITS:	TYPE OF IMPROVEMENT:
		NA NA	11.7' NNCL, 12.0' WWCL NAVD88 ELEV. 1924.07 BAR IS ONE INCH ON HORIZONTAL PLANS PROFILE 1" = 20'	STANDARDS ADOPTED FEB. 2007 BY DATES	DEPARTMENT OF ENGINEERING SERVICES	MISSION PARK	CITY PROJECT NUMBER
Y PROJ DESCRIPTION DATE BY PROJ. E.F.N U.S.N. FROM TO	COUNCII	FROM TO ORD. NO. DATE FILE NO.	CBM NO CBM #16N29E VERTICAL PROFILE ONLY N/A	DRAWN: MEK 02/17 REVISED:	808 WEST SPOKANE FALLS BLVD.		2014095
REVISIONS AS BUILT	ACCEPT DATE	GRADE ORDINANCE LIST	NAVD88 DATUM IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY SCALES ACCORDINGLY	CHECKED: RKP 02/17 APPROVED: RKP 02/17	SPOKANE, WASHINGTON 99201-3343 (509) 625-6700	PROJECT LIMITS: PERRY ST. to SPOKANE RIVER	EFN: 2014095_MA.DWG

Dutch Jake's Park Master Plan









Eastern Washington University
Urban and Regional Planning Program
Senior Capstone Project 2016
prepared in association with the
West Central Neighborhood Council
Parks Committee



Table of Contents

Acknowledgments	
I. Introduction2	
II. History3	
Neighborhood3	
Dutch Jake3	
III. Neighborhood Context4-6	,
Demographics4	
Figure 3.14	
Figure 3.24	
CrimeStatistics6	
Figure 3.35	
Table 3.16 Figure 3.46	
8	
IV. Vision, Goals and Policies7-8	
V. Current Conditions9	
VI. Public Participation10-11	
Community Meeting10	
Parks Committee Meeting10	
Community Workshop11	
VII. Recommendations12-41	L
Alternative #1: Minimal Change12-14	
Alternative #2: Moderate Change15-17	
Alternative #3: Significant Change- Option A18-20	
Alternative #3: Significant Change- Option B21-23	
Park Features24-35	
Related Features36-38	
Preferred Alternative39-41	L
VIII. Implementation42-44	ł
Features42-43	3
Programming44-45	5
Appendix A: Outreach	
Appendix B: Trees	
Appendix C: Chestnut Corridor Plan	
Context2	
Why Plan for the Chestnut Corridor?	
Goals & Policies	3
Recommendations	
Intersections	
Chestnut Corridor Alternatives1	
Shared Use Path Alternative1	
Separated Bikeway Alternative1	
Separated Bikeway with Street Parking Alternative2	1

No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	25
Alternatvie Renderings	

Appendix D: Walking Tour

Acknowledgments

This project was made possible through the support of the City of Spokane Parks and Recreation Department and the Office of Neighborhood Services and Code Enforcement.

Special thanks is extended to:

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Jeremy Hason and Sante Restaurant

Jeremy Stebbind

Jose Barajas

Joanne Percy

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Emily Adams

Evan Niimoto

Erin "Bear" Braich

Emily Neder

Robert Calhoun

Robert Peres

Shan Shan Deng

Isaac Swanson

Ella Kotelovich

Anthony Taylor

David Lisovsky

Alena Tuttle

Jennyfer Mesa

Professor Gregg Dohrn









Clockwise from the bottom left: Kids make good use of the basketball court during the April meeting. Emily Adams and Emily Neder set up for the community meeting Student Bear Braich presents his findings during a meeting . Neighborhood residents draw out their vision for Dutch Jake's Park.

I. Introduction



Dutch Jake's Park should be a neighborhood magnet for recreational activities and community programing, bringing all members of the community together.

To address the gorwing concerns about the park the West Central Neighborhood Council, in partnership with the City of Spokane Pars and Recreatio Department, and the City of Spokane Office of Neighborhood Services and Code Enforcement contracted with the Eastern Washington University Urban and Regional Planning Program to prepare a master pan to guide future use and development of Dutch Jake's Park. Thirteen undergraduate students majoring in urban and regional planning answered the call to prepare this master plan a their senior capstone project for 2016.

Following some initial data gathering, the Eastern Washington University students met with Larry Schwartz and Jeremy Stebbins from the West Central Neighborhood Parks Committee to tour the park. The students then assessed the existing conditions and conducted further research. After this, students facilitated a public event within the park on April 20th to gain public input and feedback on what changes and improvements the community wanted to see within the park. The students then used the public input and research to develop a series of alternatives ranked by the amount of change (minimum, moderate, and significant). This research conducted by students also led to the planning for future improvements along Chestnut Street and Broadway Avenue, east of the park.

On May 10th, 2016, students met with Jeremy Stebbins and Jose Barajas to preview the alternatives before presenting the alternatives to the West Central Neighborhood Parks Committee on May 18th. A follow up workshop was conducted on May 24th to outline a preferred alternative for further review.

The project continued on with Erin "Bear" Braich and Emily Adams working throughout the summer to refine the preferred alternative with the committee and finalize the plan. The final plan was delivered to the committee at their September meeting along with a list of grants to consider as possible funding sources.

II. History

Neighborhood

West Central Spokane was platted in 1887 and had several additions including Ide's, Muzzy's and Nettleton's. Homes were largely constructed over a short period of time between 1889 and 1912 because of booming land development. West Central's economic fortunes mirrored the rest of Spokane and there was a general decline after this period with less home construction thereafter. This short burst of home building has given the neighborhood a very distinct appearance with mostly two-storey bungalows in the Craftsman and Queen Anne design - many designed and built by the same firm, the Chamberlin Real Estate Company.

Connected to downtown Spokane by the Monroe Street Bridge and served by a flourishing trolley system, West Central was a mainly residential and working class neighborhood that was also home to the famous Natatorium Park. The 'Nat', as it was affectionately known, held year round fair rides and also hosted carnivals from across the United States. It began operating in 1903 and eventually closed in the early 1960s. The Looff carousel, now housed at Riverfront Park, originally resided at the Natatorium. In the early part of the twentieth century, people flocked to the area to start small businesses, buy homes, and visit the scenic park and the fairground rides.

Dutch Jake

Several famous men and women lived in this neighborhood, including 'Dutch' Jake Goetz and his partner Harry Baer. The German-born mining tycoon Jacob Goetz, better known in Spokane as Dutch Jake, was part of this West Central neighborhood from its beginning. His role in discovering the Bunker Hill and Sullivan mines in Idaho made him his fortune, but his fame came from his generosity and sense of fun. When he opened the Spokane Hotel downtown, he was known to fire a cannon from the rooftop playground during celebrations, and his famous birthday celebrations could last for days. After his death in 1927, former Spokane mayor W. J. Hindley said that Goetz's "capacity for friendship and his charity" had made him "known from one end of this country to the other."

If that doesn't earn him a place in the city's memory, then maybe this mini-park on an extended lot in West Central will. Neighbors of the park insisted that the city council name it in Goetz's honor, refusing to even submit a list of alternative names. So with that agreed on, construction of Dutch Jake's Place began in April of 1976. The city put a community development grant towards the construction, but members of the community also donated more than \$17,000 in labor and materials. The park was dedicated in July of 1976, in a ceremony attended by Goetz's daughter, Helen Goetz Edmunds. Though it's one of the city's smaller parks, it features a basketball court, a playground, and a picnic area. The playground originally included a rocking burro, in homage to Goetz's burro, which he said was the "real" discoverer of the Bunker Hill mine.

The block spanning Chestnut St from College Ave to Broadway Ave, is where Goetz's lifelong friend and business partner Harry F. Baer built his home in 1888. The home where Goetz himself raised his family is still standing, a few blocks to the north on Gardner Ave. So, we know that the two spent plenty of time here in the 1910s and 1920s. But Baer's house fell into disrepair after his death; the home was officially condemned in 1973 and a fire destroyed the garage in 1975. When the park was created, it returned this lot to its preferred role: a gathering place for the neighborhood, and a celebration of its most famous citizens.

III. Neighborhood Context

Demographics



Figure 3.1 Image retrieved from Demographicsnow, 2015 Population

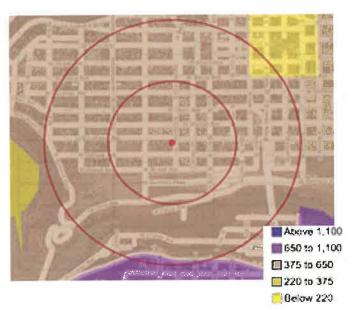


Figure 3.2 Image retrieved from Demographicsnow, 2015 Total households

West Central is changing. The neighborhood has seen imense growth in the last few years with the addition of Kendall Yards along the southern border of the neighborhood. This growth- the residents and housing types that have been added to the neighborhood influence the neighborhood as a whole.

To gain a better understanding of the surroundings of Dutch Jakes Park data was collected that only includes households within a half mile radius of the park. As a neighborhood mini-park Dutch Jakes Park was developed to serve a concentrated group of people so those with in a half-mile are the ones most effected by the park.

The 2015 census count of half a mile radius of Dutch Jake's Park is 4,776 residents. In 2010 the same area was comprised of 4,562 residents. This indicates a positive growth rate in the area from 2010 to 2015 of 5%, a reversal from the 2000 to 2010 negative growth of -4.5%.

The area surrounding half a mile radius of Dutch Jake's Park is 50.1% male and 49.8% female, and the median age is 34.3 years. The racial make up of the same area is 80.6% White, 6.8 % Hispanic, 4.5% American Indian or Alaska Native, and 4.1% African American.

There are 2,038 households within a half mile radius of Dutch Jake's Park. In 2015 the median annual household income for the West Central neighborhood was \$21,090.

These indicators can guide development to ensure that the park is meeting the needs and wants of the surrounding residents.

Crime Statistics

Multiple community members who use the park, or know of the park, spoke about the issue of crime, with many indicating the area as one that is associated with drugs. A perception, or actual problem of crime in the area must be addressed in order to make the park more appealing to users. To understand this issue crime data was obtained through the City of Spokane's GIS mapping data for crime statistics. An 8 year period from 2007-2015 within the borders of North Nettleton to the west, North Canon to the east, West Broadway to the north and West Bridge to the south, was looked at as the general area of influence on the park's perception.

The data has been represented in Table 3.1 and Figure 3.3, and can be visually seen in Figure 3.4. There were a total of 656 reported incidents in the 8 year time period. Out of that the bulk of the incidents within the area were theft (23% of the total incidents), assault (22%), and malicious mischief (20%), which together comprised more than half of all the incidents.

This data was taken into consideration when creating goals and policies for the park, as well as the overall recommendations seen in chapter 7. Being aware of this data and the current perception of crime held by residents led to policies such as using the principles of Crime Prevention Through Environmental Design to be included (as listed in the following chapter).

Crime Statstics Dutch Jake Park 2007 - 2015

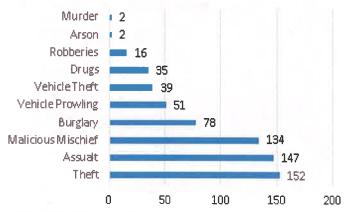


Figure 3.3 Crime Statistics Dutch Jake's Park

Crime	Count	Percentage
Theft	152	23.17%
Assault	147	22.41%
Malicious Mischeif	134	20.43%
Burglary	78	11.89%
Vehicle Prowling	51	7.77%
Vehicle Theft	39	5.95%
Drugs	35	5.34%
Robberies	16	2.44%
Arson	2	0.30%
Murder	2	0.30%
Total	656	100.00%

Table 3.1 Crime Count by Type



Crime

- OTHER
 - ARSON
- ASSAULT 1ST
- ASSAULT 2ND
- ASSAULT 3RD
- ASSAULT 4TH/CITY
- ASSAULT-SIMPLE
- ASSAULT-SUB BDLY HARM
- ASSAULT-WEAPON
 - BURGLARY-COMMERCIAL
 - BURGLARY-FENCED AREA

- BURGLARY-GARAGE
- BURGLARY-POSS TOOLS
- BURGLARY-RESIDNTL
- DEATH-HOMICIDE
- DRUGS-DELIVER
- DRUGS-OTHER

- DRUGS-PARA
- DRUGS-POSSESS
- MALICIOUS MISCHIEF
- ROBBERY
- THEFT
- THEFT-FROM BUILDING

- THEFT-IDENTITY
- THEFT-OF MAIL
- THEFT-OPEN AREA
- THEFT-SHOPLIFTING
- VEH-PROWL
- VEH-THEFT

- VEH-THEFT AUTO PARTS
- VEH-THEFT PLATES/TABS
- VEH-THEFT-CAR/TRUCK
- VEH-THEFT-OTHER

Figure 3.4 Crime Data Map

IV. Vision, Goals and Policies

"We envision Dutch Jake's Park as a safe, accessible space that provides opportunities to meet, socialize, and recreate."

This vision will be accomplished through the following goals (what we want to achieve) and policies (how we are going to achieve it):

Goal 1: Create a park that is accessible by all.

- Policy 1.1: Encourage mixed use areas and features.
- Policy 1.2: Encourage uses and features that can be used by all ages and physical abilities.
- Policy 1.3: Encourage family activities such as movie nights, concerts, neighborhood barbeques, yard sales, and youth athletics.
- Policy 1.4: Provide a range of social and recreational opportunities including: sitting, conversing, and more active forms of recreation.

Goal 2: Recognize and honor the history of the West Central neighborhood.

- Policy 2.1: Look for opportunities to incorporate Dutch Jake's personality and history into the park.
- Policy 2.2: Establish and maintain a walking tour of historical sites.

Goal 3: Promote local artists.

- Policy 3.1: Commission works of art for the park.
- Policy 3.2: Incorporate artistic features into the design of the playground equipment, lighting and other features.
- Policy 3.3: Encourage the establishment of an art walk tour in the West Central neighborhood.

Goal 4: Maintain Dutch Jake's Park as a safe place at all hours of the day.

- Policy 4.1: Utilize the Crime Prevention Through Environmental Design (CPTED) principles.
- Policy 4.2: Improve and maintain the lighting around and within the park.
- Policy 4.3: Maintain clear sight lines through the park.
- Policy 4.4: Encourage bicycle and pedestrian activities in and around the park.
- Policy 4.5: Increase eyes on the park.
- Policy 4.6: Provide density bonuses to orient new buildings toward the park.
- Policy 4.7: Work with the police to increase opportunities for observation.
- Policy 4.8: Utilize features to promote safety, especially the playground.

Goal 5: Connect Dutch Jake's Park with other parks and significant destinations in the neighbohood.

- Policy 5.1: Install wayfinding signs to and from Dutch Jake's Park.
- Policy 5.2: Encourage bike and pedestrian access in the neighborhood.
- Policy 5.3: Develop Chestnut St. as a bike and pedestrian corridor.
- Policy 5.4: Minimize or eliminate vehicle travel on Chestnut St where feasible.
- Policy 5.5: Actively involve neighborhood and community-based organizations in the ongoing management of the park.
- Policy 5.6: Work with the Parks Department and Office of Neighborhood services to promote activities and programming in the park.
- Policy 5.7: Establish and maintain a website to highlight the park and programmed activities in the park.
- Policy 5.8: Generate opportunities for donations and gifts to support the use and development of the park.
- Policy 5.9: Establish a non-profit Friends of Dutch Jake's Park organization.

V. Current Conditions

Before brainstorming alternatives and possible improvements to the park, the current conditions of the park were assesed. As a group, the EWU students visited the park multiple times to take pictures of the park's condtions. The major features and amenities in the park including the basketball court, playground, treeslighting, benches, picninc tables, sidewalks, covered area, fences, signs, water fountain, and the BBQ pit were then listed and rated as 'Good', "Fair', or "Poor'. The following rating system was used to assess the current conditions of those features:

Good- In good working condition, no attention is necessary.

Fair: - In working condition, attention isn't needed immediately but improvements could be made.

Poor- In need of immediate attention, currently a hazard or completely non-functional.

Feature	Condition		
	Poor	Fair	Good
Basketball Court			
Playground			
Paths			
Covered Area			16
Trees			
Lighting			
Picnic Tables			
Water Fountain			
Signs			
Seating			
BBQ's			
Fencing			l l

Based on the findings a list was compiled below, containing current and future issues of Dutch Jake's Park.

- Current water fountain is not functional and needs to be repaired or replaced.
- There is minimal lighting in the park and power outlets that need to be repaired or replaced.
- The walking paths are in poor condition and need repairs.
- The basketball court is decaying and needs repaving and updated hoops.
- The current playground is outdated and the wood chips pose a potential danger to children.
- Shrubbery along the northwest end of the park poses potential area for unwanted activities.
- The fence in the middle of the park is visually obstructive.
- Damaged trees need to be removed, and overgrown trees need to be limbed.
- Covered pavilion currently is a visual obstruction at the northeast entrance of the park.
- Wayfinding to the park is only located at the northeast entrance and is partially obstructed.

VI. Public Participation

Community Meeting

On Thursday April 20th, 2016 the West Central Neighborhood Parks Committee sponsored a neighborhood BBQ at Dutch Jake's Park. This meeting was held as a way to gather input from the community regarding their thoughts and visions for the park. Students from the EWU Urban and Regional Planning program facilitated the meeting with support from Sante Restaurant and Batch bakery providing barbecue and cookies. This meeting provided several different ways for attendees to give their input into the project. These opportunities for input included face to face conversation, written surveys, and a series of blank posters set around the park, each posing a seperate question that participants could write on to provide thier opinion about the future of the park. It was a wonderful opportunity for the community to experience what it feels like when the park is utilized as it should be. Neighbors came together and socialized, children played, and ideas were flowing. To see a complete list of questions, reference the meeting summary in the Appendix A.



Parks Committee Presentation

On Wednesday May 18th, 2016 the student team went to the West Central Community Center to present to the parks committee an overview of the plan following the community meeting. The presentation covered a summary of recommended vision, goals and policies, various alternatives for the park, Chestnut St, and the vacant lot southeast of the park. The purpose of this meeting was to inform the community on the progress of the master plan and gather further feedback on the park alternatives. After the presentation was concluded everyone in attendance split into two groups integrating the community members and students to listen to likes and dislikes. After a productive session, it was agreed upon to hold a community workshop to dedicate time to produce a preffered alternative as a group.

Community Workshop

On Tuesday May 24th, 2016 the student team went back to the West Central Community Center to hold a three-hour workshop. The workshop began by splitting into two groups and each group brainstorming and starting to formulate a preferred alternative. During the second half of the workshop, a spokesman for each group presented their group's alternative to everyone. From there a list was compiled of all the similarities and differences. Differences in the plans were discussed until a choice was agreed upon by all of the participants and added to the preferred alternative sketch. Similar features were often seen but a disscussion of pros and cons of the specifics about those features (location, size etc.) was often utilized to decide how each feature shold be added into the preferred alternative. The workshop concluded with a completed preferred alternative.



VII. Recommendations

Process

Observation of the current conditions of the park, including the state the features are in and what features are most used were the first indicators used to begin crafting different design scenarios for the park. The community meeting held at the park further directed the alternatives and included features. Following the meeting, alternatives were added to and modified according to input from conversations had with community members at the park, as well as feedback from the question boards and surveys available at the meeting. The alternatives were then further refined at the presentation at the West Central Parks Committee meeting, and at a workshop that took place the following week to align with the vision of the parks committee and community.

Park Alternatives

The following alternatives are recommendations. They can be implemented as a whole, or a 'hybrid' alternative that can be created by picking and choosing desired aspects from each alternative, or creating a phased approach that implements certain features as funds become available.

The alternatives include:

- Alternative #1: Minimal Change- This alternative features only minor changes to the park that would be relatively easy and inexpensive to implement.
- Alternative #2: Moderate Change- This alternative features more significant changes to the park that are a little more difficult and expensive to implement.
- Alternative #3: Significant Change, Option A and B- Both of these alternatives feature the most dramatic changes to the park, many of which would be more time consuming and expensive to implement. The differences in the two lie in the different features, and their locations within the park.

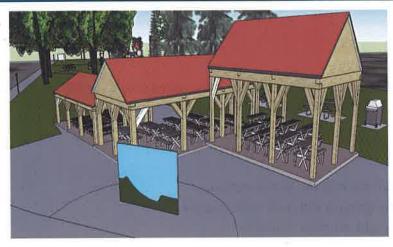
Alternative #1: Minimal Change

The minimal alternative demonstrates relatively easy, inexpensive changes that could be quickly implemented to improve the park.

- Remove shrubs from the north west corner of the park.
- Remove fence segments of the basketball court.
- Increase lighting.
- Add benches.
- Fix or remove water fountain.
- Prune trees and remove damaged trees.
- Improve signage and place additional sign on the south eastern corner.
- Introduce historical walking tour.
- Install bike rack.

Alternative #1: Minimal Change

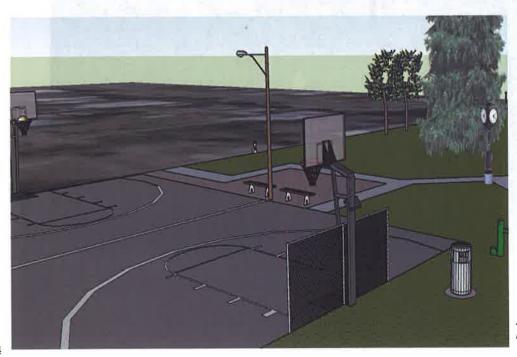




Alternative #1: Minimal Change, looking south



Alternative #1: Minimal Change, looking north



Alternative #1: Minimal Change, looking north-west

Alternative #2: Moderate Change

The moderate alternative includes builds on the foundation of the minimal alternative is slightly more intensive but represents a middle ground between the minimal and significant alternatives.

- Remove the pavilion.
- Reorient pathways.
- Repave and improve basketball court in the same location.
- Replace wood chips in the playground with new safety feature.
- Replace water fountain with multi-purpose fountain.
- Chess tables.
- Table tennis.
- Art in the entrances.
- Place historic clock in the center of the park.
- Place a community garden in the south east vacant lot.



Alternative #2: Moderate Change, looking east

Alternative #2: Moderate Change





Alternative #2: Moderate Change, looking south



Alternative #2: Moderate Change, looking north

Alternative #3: Significant Change- Option A

This significant alternative builds on the minimal and moderate alternatives with a new location of the basket-ball court and new orientation of the paths leading to a central covered area. The major way this option differs from significant change - option B by moving the basketball all the way to the south end and keeping a complete playground.

- Install new covered area in new location.
- Rebuild and relocate basketball court.
- Re-design pathways.
- Circular pathway around park.
- Relocate and upgrade playground.
- Enhanced water feature.
- Enhanced art in the park.
- Features added in minimal and moderate alternatives.

Alternative #3: Significant Change- Option A





Alternative #3: Significant Change- Option A, aerial



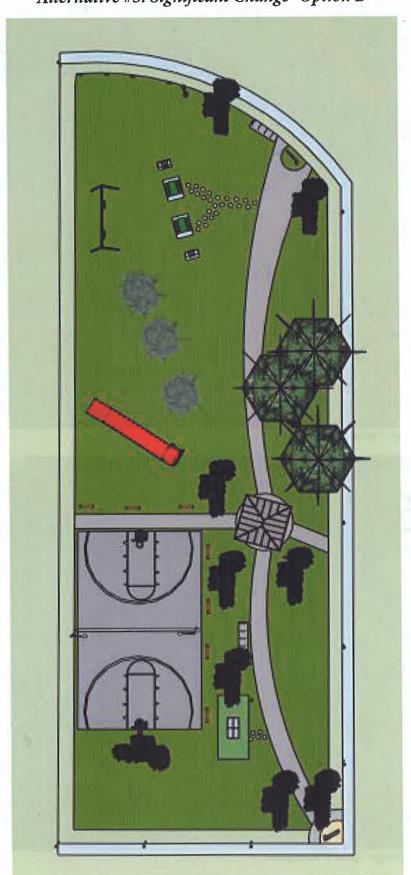
Alternative #3: Significant Change- Option A, looking north

Alternative #3: Significant Change- Option B

This significant alternative builds on the minimal and moderate alternatives including similar elements of the first significant alternative and the major change including removal of the playground and rotation of the basketball court. Option B mainly differs from option A by leaving the basketball court central to the court and rotating it, and getting rid of the traditional playground and replacing it with a few key play features.

- Install new covered area in a new location.
- Re-design pathways.
- Circular walk around park.
- Rebuild and relocate basketball court.
- Remove playground.
- Install swing set in north end of park.
- Install large slide.
- Enhanced water feature.
- Enhanced art in the park.
- Features added in minimal and moderate alternatives.

Alternative #3: Significant Change- Option B





Alternative #3: Significant Change- Option B, looking north



23 Alternative #3: Significant Change- Option B, looking east

Park Features

The following are features that are currently, or could potentially, be located in the park. Each feature is briefly discussed and described for each alternative. Cost estimates that are included are for planning purposes only, as they may not include the costs of shipping, permits, construction, installation, maintenance or other associated costs.

Lighting

Neighborhood residents identified light improvements as a top priority for Dutch Jake's Park. There are safety concerns connected to areas in the park with poor lighting and shading from trees. Adding lighting to key locations of the park can create a safer environment by encouraging foot traffic into the park, helping to reduce crime and fear of the park, and help enhance the landscape and paths within the park. According to Crime Prevention Through Environmental Design, consistent use of colors or materials -such as light fixtures can help create an identity of an area. Lighting also improves the ability to observe activity and identify individuals. Dutch Jake's Park currently has one tall light post in poor condition located in the center of the park. The light post is approximately 20ft. and lights sections of the basketball court and alleys connected to the park. The existing lighting located on Broadway Ave (left) is an opportunity to connect the Broadway corridor to Dutch Jake's Park and simultaneously use the design of the light post to exhibit consistency and as way-finders to the park. Or new lighting (right) that coincides with the 1920's feel of other features could be selected.

Minimal Alternative:

The minimum alternative for lighting would include improving the current light post in the park.

Moderate Alternative:

The moderate alternative for lighting would include placing light posts along Broadway Ave, Chestnut St. and College St.

Significant Alternatives:

The significant alternative would include the moderate alternatives plus additional light posts along the middle of the park.

Current lighting:



Potential Lighting:





Landscaping

The current landscaping of the park consists of trees placed throughout the park and shrubbery located in the northwest corner. According to the City forester there are nine types of trees within the park, and a total of 37 trees. After meeting with the forester it was indicated that a # of trees should be removed due to damaged, and that others should be limbed to improve the health of the tree and visibility into the park. The shrubbery in the corner was indicated by community members as a concern since it provides cover for illicit/ illegal activities- and for that reason a majority of people would like to see it removed.

Minimal alternative:

Remove shrubs and bushes in northwest corner of lot to improve safety. Limb trees to increase visibility into park.

Moderate alternative:

Remove plants in northwest corner, limb trees, and remove damaged trees from park. This improves visibility, safety, and the natural health of the park.

Significant alternatives:

Remove plants in northwest corner, limb trees, and remove damaged trees from park. Plant new trees within the park to replace those that have been removed and bring new life into the park.

Cost estimate: TBD

There is an opportunity here to have community involvement by those who may wish to gift a tree to the park. Trees are an item that can be included in a gift catalogue for individuals or organizations interested in making a donatinon or honoring a family member.

Basketball Court

The basketball court is well used-bringing people of all ages into the park. As it is now, it is in need of repair. The painting is faded, there are cracks throughout the blacktop and various depressions. Holes currently present in the asphalt present a tripping hazard. The backboards and hoops are also in disrepair and need to be upgraded. These needed improvements present an opprotunity to potentially reorient the basketball court which would enable other improvements to be made.

Minimal alternative:

Remove fence segments on north and east sides of basketball court- this eliminates visual clutter and makes the court more accessible.

Moderate alternative:

Remove fences, and repave the court and install new backboards and hoops. This improves the visuals and safety of the court.

Significant alternative, option A:

Remove north and east fences, repave the court, install new backboards and hoops, and rotate the court 90 degrees and move to the south west corner of the park. The rotation allows for the playground to be located above it, and the new location puts it near a non-busy street in case the ball rolls off the court, and allows for easy visual of the court from College Ave.

Significant alternative, option B:

Remove the north and east fences by the court, repave it, install new backboards and hoops, and rotate the court 90 degrees so that it runs north/south. This eliminates the visual barriers, and makes it so the court no longer appears cut in half by the court.

Current basketball court:



Example of new basketball court:



Cost estimate: \$70,000

There is an opportunity here to have outside help in upgrading the basketball court, such as through Hoopfest.

Playground

The playground currently resides in the southern portion of the park and is maintained on a weekly routine by the City Parks Department. The play equipment consists of a two plastic slides, metal monkey bars and a small covered castle structure. Wood chips are currently beneath the play structure for increased safety measures. Currently the playground has minimal shade and seating, making it an unlikely destination for long periods of time. The planning team has discussed play structure alternatives, the physical relocation of the playground and the blending of dual purpose art. Potential future changes to the playground could be the type of material used for the play structure as well as the materials beneath, upgraded playing features (i.e.: swings) and rotating the playground to a more desired location.

Minimal alternative:

Repaint playground equipment.

Moderate alternative:

Replace wood chips with new safety feature, and repaint equipment to update it and make it safer for children to play on.

Significant alternative, option A:

Replace playground with new equipment and move it so it is more centrally located within the park.

Significant alternative, option B:

Remove playground and instead install a singularly large prominent play feature (such as a large slide, possibly in the shape of a cannon as a reference to Dutch Jake), and swings- which were indicated by the community as a feature they would like to have.

Current Playground:



Examples of potential new playground equipment:





Cost estimate: Varies widely, dependent on features present.

Table Tennis

Currently within the park there are no table-tennis features, but there is enough room for them to be installed. At the community meeting in April a local group – West Central Table Tennis came and set up a table and played during the event showing the already localized interest in the activity and sparking many participants to indicate that would be an activity they'd like to see in the park.

Minimal alternative:
No installation of table tennis.

Moderate and significant option A alternatives: Install a table tennis table in the north side of the park

Significant alternative, option B: Install table tennis area in the south end of the park near the basketball court.

Examples of potential table tennis features:



Cost estimate: \$2,000- \$10,000

Chess Tables

Currently there are no passive activities in the park. At the community meeting many participants asked for or showed interest in having such activities. Many of the New York style chess tables are made of concrete with inlaid chess or backgammon boards. Making them prime opportunities for artists to help in the installation of the space or allowing for some donations. These tables would most likely require subsurface anchoring to make them a stable fixture within a park space. And many of these tables being constructed for continual use usually require very little maintenance. Options exist for purchasing just the table or a table and chair combo.

 $Minimal\ alternative:$

No installation.

Moderate, and significant alternatives:

Install one or more chess tables beneath the tree clusters in north end of the park.

Examples of potential chess tables:





Cost estimate: \$2,000 - \$4,000

Covered Area

Currently the covered area, or pavilion, is located in the north east corner of the park. Having a covered area is a benefit to those who use the park, it provides shelter from the weather, a spot for undercover picnics, and a natural converging spot. The covered area as it is now serves as a visual barrier to anyone going south on Chestnut St. and west on Broadway Ave. It impairs the person's view visually into the park. The jagged manner it is constructed in makes it difficult to congregate underneath it, and its location is not ideal for parents who may wish to sit underneath it while also being able to keep an eye on their kids playing on the playground or basketball court.

Minimal alternative:

Leave the covered area as it is now, make no changes.

Moderate alternative:

Remove the covered area completely, visually opening up the north-west corner, and creating a more welcoming feel to those traveling by on Chestnut or Broadway.

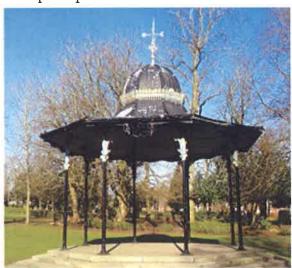
Significant alternatives:

Remove the current covered area, put in a new covered area in a new location. The proposed location would be more central to the park, allowing for easy visual into the play areas, for paths to lead to it, and for a gathering spot within the park. The covered area should remain as open as possible on all sides, allowing for better safety and keeping the park visually open. The new covered area would also cover a more circular area to allow for table set ups and easy gathering.

Current covered area:



Example of potential covered area:





Cost estimate: Dependent on many factors including size and type.

Art

Currently, Dutch Jake's Park has only one permanent art installment, which is a metal "Nettleton" monument near the north entrance. Adding various types of art in the same style will help the park create a distinguishable character for the park. Adding art into the park can also be a way to promote local artists, and competitions could be held between local artists or at nearby schools to create art installations that would be displayed in the park temporarily and/or permanently. Art can be installed in the park as both permanent and temporary features. The installments can also be integrated with other features such as benches, or bike racks.

Minimal alternative:

Art in this alternative includes bike racks, benches, art events, sculptures.

Moderate alternative:

Pathways, sculptures, benches, tables, clock, or other art that could be integrated with other features in the moderate alternative.

Significant alternatives:

Potential to include art in the form of bike racks, tables, benches, sculptures, art events, pathways, clock, playground equipment, installments along the corridor or in the adjacent vacant lot or any other art that could be integrated with other features in the significant alternatives.

Current art in the park:



Example of potential art features:





Cost estimate: Varies widely

Water Feature

Currently Dutch Jake's Park has a drinking fountain that is occasionally functional, and there have been reports of dirty water coming from the fountain. From the results of the survey that took place at the community meeting on April 20th it is important that something be done with the drinking fountain. The survey showed that the community would be in favor of some kind of functional water feature for hot summer days.

Minimal alternative:

Fix the water fountain that is currently there, or completely remove it.

Moderate alternative:

Replace current drinking fountain with a new one.

Significant alternatives:

Remove current water fountain and replace with a water feature such as a drinking fountain that also has a mister, or a dog water station.

Current water fountain:



Picture via EWU students, May 2016

Example of potential water features:





Cost estimate: \$1,500- \$5,000

Clock

The West Central Neighborhood has expressed an interest in adding several artistic features, perhaps with a 1920's theme, to draw additional people into Dutch Jake's Park. One such feature that could be incorporated into the redevelopment of the park is a pedestal street clock. A street clock could add an artistic element in a period style, as well as create a unique sense of place within the neighborhood.

Minimal Alternative:

No action required. Dutch Jake's Park will be updated without the incorporation of a pedestal street clock.

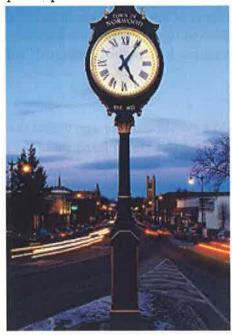
Moderate Alternatives:

A basic 1920's style pedestal street clock could be added to Dutch Jake's Park as an attractive feature. The clock could be matched with any period lighting that would go into the park as well as could be back lit to illuminate the time at night. The best location for the pedestal clock would be next to Broadway Street, that way it could be seen by vehicular and pedestrian traffic and would help activate the park.

Significant Alternatives:

In this alternative, an elegant 1920's style pedestal clock could be placed in Dutch Jake's Park. This clock could be constructed on a grander scale possibly made out of bronze with a stone base. Another example is the interior of the clock mechanisms could be exposed behind tempered glass to show the inner workings. A method of connecting the neighborhoods rail history with Dutch Jake's Park could be to incorporate steam whistles into the clock to chime on every hour. The clock feature could be located either on Broadway Avenue or could be placed in the center of the park as an attractant.

Examples of potential clocks:





Cost estimate: \$6,000 - \$30,000

Bike Racks

Currently there are no bike racks in Dutch Jake's Park. Installing bike racks in the park would be a great benefit for pedestrians riding their bikes along the Chestnut corridor, providing and incentivizing pedestrians a place to store and park their bikes while enjoying Dutch Jake's Park. Bike racks allow pedestrians to have a safe and reliable storage option while taking advantage of Dutch Jake's Park.

Minimal Alternative:

Install bike racks on the west and north entrance to the park.

Moderate Alternative:

Install bike racks on the south and north entrance of the park.

Maximum Alternative 1 and 2:

Install bike racks near the basketball court and north entrance of the park.

Example of potential bike racks:







Wayfinding and Signage

The park only has one sign, an entrance sign, located in the north-east corner of the park which lacks visibility from the street. The park also lacks an entrance sign on the south end. Beyond signage within the park there are also no wayfinding signs that lead to the park and connect it to nearby features, such as the Centennial Trail in Kendall Yards.

Minimal alternative:

Add park name sign at south-east corner entrance of park. Add a storyboard-like sign within the park showing the historical walking tour of the neighborhood, which includes Dutch Jake's Park.

Moderate alternative:

Enhance the entrance in the north-east corner to create a gateway into the park, duplicate it in the southeast corner. Add walking tour storyboard and signage within the park.

Significant alternatives:

Add enhanced signage at north east and south east entrances. Create storyboard that includes map of the historical walking tour of the neighborhood. Insert wayfinding signs on the centennial trail and at other nearby parks indicating time and mileage that location is from Dutch Jake's Park- put the same sign indicating those destinations at Dutch Jake's Park.

Current sign:



Examples of potential signs:







Related Features

Southeast Vacant Lot

There is a vacant lot located in an adjacent block that is kitty-corner to the southeast of Dutch Jake's Park. This southeast lot is a potential asset for the West Central Neighborhood that could help activate Dutch Jake's Park and contribute to the robustness of the Chestnut St. It is an addition that could enhance the uniqueness of the neighborhood as a transitional connection between Kendall Yards and the historic portions of West Central. The corner lot could put more eyes on the park as well as help enhance the southern entrance to Dutch Jake's Park.

Incorporation of the southeast vacant lot is recommended as a part of the development of the Dutch Jake's Park Master Plan. The property could be used as a park expansion to include additional features that cannot fit on the current park site. Development of this site has the potential to stimulate more development and improvements in the area. Private development of this site could be incentivized to allow for specific building allowances of density or mixed zone use to incorporate a connection with the park as well as to provide some capital towards developing the park.

Minimal alternative

No action required. The lot will be developed in accordance with the City of Spokane development regulations when the owner is ready to do so.

There would be no cost the community.

Moderate alternative

Incentivize private development to face toward Dutch Jake's Park with measures such as density bonuses and/or waiving city planning fees. Allow for possible mixed use (neighborhood commercial and residential) to be developed on the lot if it is integrated into the neighborhood and is oriented to face the park. Another option is exploring the feasibility of leasing the southeast lot as an interim use, prior to development, for community gardens until lot is ready for development.

The estimated cost could be anywhere from \$0 to \$5,000 annually, depending on the negotiated lease agreement.

Significant alternative

Acquire the southeast vacant lot for the expansion of Dutch Jake's Park. This could be achieved by purchasing, donation, or a combination of both. The lot could then be used for additional park activities such as other play features, a new mini skatepark, or a community garden. Portions of this lot could also be transformed using green infrastructure to create a feature such as a storm garden. The vacant lot could also be turned into community parking, or private parking if Chestnut Street is closed to vehicles, or a combination of parking, landscaped plaza, and sitting areas.

The estimated cost for purchasing the property could range from full market value as well as the additional costs of construction and development.

As of May 2016, vacant lots for sale in the region have a price ranging from \$14,000 to \$16,000.

Chestnut Streeet Corridor

N. Chestnut St—the narrow north-south local road that runs along the eastern edge of the park, has enormous potential to be a significant north-south pedestrian and bike corridor through West Central. While N. Chestnut Street is not part of the park itself, it has the potential to be an extension of the park by incorporating elements such as benches, lighting, green space, and artwork. Additionally, improvements to enhance the pedestrian and bike experience would encourage more active transportation along the corridor, and thus, increase the amount of eyes on the park. Lastly, improvements to N. Chestnut St would raise the value of properties and encourage development of lots that are vacant within its vicinity.

Excluding the No Build Alternative, four alternatives for N. Chestnut Street, which took into account Spokane's Bike Master Plan and the West Central community's comments and goals for the park and Chestnut Corridor, are summarized below. Full descriptions and renderings of the N. Chestnut Street alternatives can be found in the Chestnut Corridor Plan, a supplemental document which is attached as an appendix to this plan.

Neighborhood Greenway Alternative

Under this alternative, N. Chestnut St would be made into a neighborhood greenway along its entirety. At a minimum, sharrows (a painted bike alne) would be painted at the start and end of each block to indicate the presence of cyclists to motorists. Bike and pedestrian wayfinding signs would be located along the greenway to direct people to destinations. Vehicular traffic would be slowed along N. Chestnut Street through the use of speed humps. Cross traffic across N. Chestnut Street would give way to those travelling on Chestnut through the use of stop signs, except on arterial roads such as W Broadway Ave. The intersection at N. Chestnut Street and W. Broadway Ave should incorporate traffic calming measures such as center island medians (that prevent vehicular turning movements but have cutaways for bikes), bulbouts, raised tables, pavement treatments or markings, and signage to make crossing safer.

Shared Use Path Alternative

Under this alternative, N. Chestnut Street north of the mid-block alley between W. College Ave and W Broadway Ave would be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of the alley, N. Chestnut Street would be closed to vehicular traffic (e.g., through the use of bollards) and converted into a shared use path. Traffic across the Chestnut shared use path would be required to stop through the use of stop signs, allowing for free flow along the Chestnut shared use path. In addition, signage that alerts drivers of the shared use path crossing would be added at the intersection with W. College Ave. Existing sidewalks could be left in, torn out, or widened and a nature strip or swale could be added on both sides of the path, if desired. Lighting and wayfinding signage would be added along the path, and if a nature strip is added, amenities such as benches and kiosks could be located along the pathway where appropriate. Additionally, artwork with significance to the neighborhood could be added in the nature strip to tie in with an art or historic walking tour.

Separated Bikeway Alternative

Under this alternative, N. Chestnut Street north of W. Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of W. Broadway Ave, the west side of the N. Chestnut Street right-of-way will be a 9' two-way protected bikeway and the east side will be a 10' northbound one-way road. The bikeway and roadway will be separated by a 2' nature

strip or swale buffer that will contain lighting, wayfinding signage, and street trees where appropriate. Additionally, benches and artwork with significance to the neighborhood could be added if a nature strip is used. The existing 4½' sidewalks will be left in on both sides to allow for pedestrian traffic along N. Chestnut St. Parking would not be allowed along the corridor.

Separated Bikeway with Street Parking Alternative

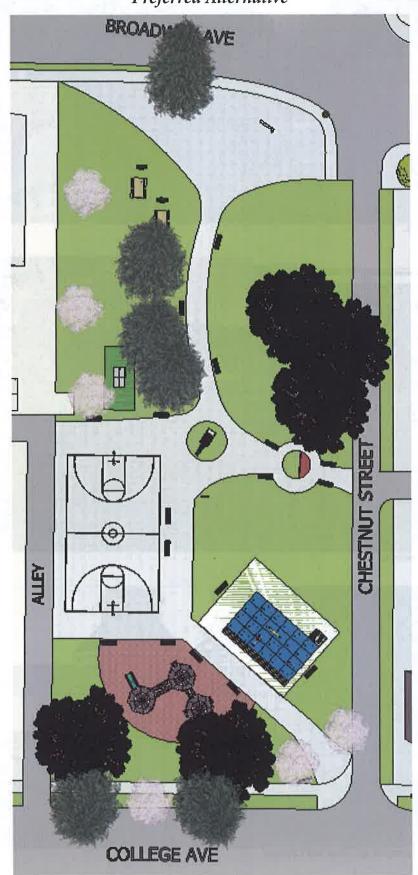
Under this alternative, Chestnut Street north of W. Broadway Avenue would be a neighborhood greenway as described in the Neighborhood Greenway Alternative. Between W. Broadway Avenue and W. College Avenue, the west side of the N. Chestnut Street right-of-way would be a protected bikeway, the center would be a northbound one-way road, and the east side would contain parallel parking. The bikeway and roadway would be separated by a painted line that could contain bollards or planter boxes. The sidewalk on the west side of Chestnut would need to be removed in order to accommodate the bikeway, roadway, and parking within the narrow right-of-way. Pedestrians would be diverted onto pathways through the park or onto the sidewalk on the east side of N. Chestnut Street. Lighting and signage would be located on the west side of N Chestnut Street where appropriate. South of W. College Avenue, N Chestnut Street would not contain any parking and would instead reflect the Protected Bikeway Alternative.

Preferred Alternative

The preferred alternative was created through the collaboration of the students, the West Central Neighborhood Parks Committee, and the community. It was built of the significant alternatives, adding, removing, and modifying features to create a scenario that reflects the vision of the participants.

- Rebuild basketball court, and reorient north-south.
- Move the playground to the south end of the park.
- Create a defined area for the playground.
- Remove wood chips and install new fall protection.
- More seating throughout the park.
- Specifically benches between the playground and basketball park.
- Install a water feature near the southeast entrance.
- Possibly a "pondless" feature that maintains visual interest when it is not in use.
- Install pylons for temporary shelters (put anchors on light poles).
- Raised stage area at eastern entrance.
- Install a statue/ artistic rendering of Dutch Jake in center of park.
- Put table tennis in north end.
- Put chess tables in north end.
- Keep brickwork in northeast corner.
- Install pathway around the perimeter of the park.
- A portion of this will go through the alley way and thus not have to be paved.
- Remove shrubs in northwest corner.
- Limb trees throughout park.
- Reconfigure pathways through park.
- Increase lighting (maximize efficiency by locating centrally as street lights help illuminate perimeter).
- Relocate power pole within utility right of way.
 - -Implementation step: Talk to avista about moving this closer to alley as a donation.
- Remove fence between alley and park lining the south western portion of park.

Preferred Alternative





Preferred scenario, looking south.



Prefered scenario, view from Chestnut.



VIII. Implementation

This chapter addresses priority projects which were indicated as most important to the overall improvement of the park, as well as a brief statement indicating what is currently in the park in regards to each feature, and steps that can be taken to improve that feature, or install a new one.

Features-

Priority Projects

- 1. Reorienting basketball court 90 degrees and updating
- 2. Update playground equipment
- 3. Shrub removal (northwest corner of park along Broadway Ave)
- Removal of pavilion
- 5. Increased lighting in the park
- 6. Relocation of power pole and relocation of light pole
- 7. Addition of clock within the park
- 8. Reconfigure pathways
- 9. Southern entrance to the park (at corner of Chestnut St and College Ave)
- 10. Pylons for Temporary Shelter
- 11. Removal of fence on western edge of park
- 12. Update drinking fountain

Long Term Projects

- 1. Addition of table tennis tables
- 2. Addition of chess tables
- 3. Addition of seating
- 4. Addition of stage on east entrance of park
- 5. Pathway around the entire park
- 6. Artistic rendering of Dutch Jake (statue)
- 7. Addition of water feature.

Basketball court:

Currently in Dutch Jake's Park, the basketball court is oriented running east and west, creating a barrier within the part. Reorienting the basketball court to run north and south will allow for easier access throughout the park. The basketball court is one of the most used features of the park and should reflect the value it holds in the community, the planning team recommends that improving the basketball court is a priority to obtain a higher valued park. The Hoopfest Organization is involved in donating one new basketball court to a Spokane Public Park each year; this could be an opportunity for the West Central Parks Committee to improve a frequently used part of the park and to set the stage for additional improvements.

Update playground:

The playground is currently located in the southern third of the park sitting right next to the basketball court. The planning team recommends moving the playground to the southernmost edge of the park near College Street. The new location of the playground will allow for parents to sit and watch their children at play while enjoying the shade of the trees located throughout the southern end of the park. Upgrading the current playground and the material the structure sits on is a high priority. Dutch Jake's Park is recommended to use wood or metal toys painted in earth tones allowing for the playground to fit in with the desired theme of Dutch Jake's Park.

Shrub removal:

The shrubs in the northwest corner of Dutch Jake's Park are currently a visual barrier and inviting illegal activities. Removing these shrubs will allow for increase eyes on the park and a walkway along the western edge of the park.

Removal of pavilion and pylons for temporary shelter:

The current pavilion in Dutch Jake's Park is located on the north end of the park where there is already the most natural shade. In addition, the pavilion is also shaped to not allow any sort of gathering underneath the structure. Removal of the pavilion from the park is highly advised and will allow for easier access into the park from Broadway Ave as well as increasing the sight range of all people that are passing by the park. Creating a temporary shelter with anchors attached to the light poles in the central third of the park will allow for maximum gathering space as well as not disturbing any visual lines.

Increased lighting:

Currently lighting within Dutch Jake's Park is nonexistent. The planning team recommends to put centrally located light poles to illuminate the park from within focusing on the area where the covered area would be.

Location of the light pole and power pole:

There is currently a light pole and a power pole that is located in the middle of the park which is a barrier for pedestrians to move with ease throughout the park. Relocating the light pole and power pole closer to the alley is recommended for easier access through the park. Avista can relocate power lines if they are given a sufficient reason for the project. Contacting Avista is highly recommended to further betterment the park.

Addition of clock:

Adding a clock within Dutch Jake's Park is highly recommended to further the 1920's feel that is desired. A clock is an excellent focal point for people that gather in the park to remember and gather around.

Reconfigure pathways:

The current layout of the pathways in Dutch Jake's Park is a concrete jagged maze forcing people to travel extra distance on out of date material. The planning team recommends reconfiguring the pathways to meet in the central area of the park under the temporary covered area, orienting people to face the stage. Forcing people to the central area of the park will increase the amount of foot traffic and eyes on the park resulting in a safer and more family friendly community gathering space.

Southern entrance to park:

The southern end of the park currently has no signage or gateway to indicate that a person is about to enter a city park. Putting a sign at the sourtnern end, like to one on the northern end, gives a better sense of place to the park, and welcomes the people wlaking up from that end.

Fence removal:

The western edge of the park below the alley is lined by a chain link fence that creates a physical and mental barrier between the homeowners and the park. Removing this fence will increase the foot traffic along

the western edge of the park and decrease the illegal activities that are currently taking place near this fence line.

Update drinking fountain:

Numerous community members spke about the lack of a working water fountain. The infastructure for one is already there, it just needs to be checked and fixed to ensure it is working and allowing for safe drinking water.

Table tennis:

Currently the only physical activity one can indulge in while at Dutch Jake's Park is basketball. At the community meeting on April 20th, 2016 the West Central Table Tennis Club spoke out about having a table tennis is the park. The planning team recommends that a two table tennis tables should be put in on the north end of the park near the alley. Providing Table Tennis within Dutch Jake's Park will allow for more citizens to participate in physical activities at the park.

Chess tables and seating:

Seating is currently lacking in Dutch Jake's Park, as well as an activity for people of all ages to include in. The planning team has recommended having chess tables put in under the maple trees along Chestnut and more benches placed throughout the park. Funding for all of these items can be either done privately or through donations where the person who donates can have their name on a bench or chess table.

Raised stage at east entrance:

Currently the east entrance along Chestnut Street is a small ramp that leads into the jagged maze of paths in the park. The planning team has proposed creating a small stage dug into the natural slope of the park. The stage would allow for people to gather under the temporary covered area while enjoying many different types of performances.

Pathway around the park:

Within the confines of Dutch Jake's Park there is not easy way to move from one end of the park to the other, but implementing a pathway along the western edge the park (above the alley) will allow easy access from one half of the park to the other. This path will increase the amount of foot traffic in a current area that has been reported as a "drug hot zone."

Artistic rendering of Dutch Jake:

Within the park limits of Dutch Jake's Park there are no historical markers explaining who the park is named and dedicated to. The planning team has recommended to build a large cannon slide in the playground area of the park. The cannon slide would be paying tribute to Dutch Jake and his cannon currently on display at the Museum of Arts and Culture.

Addition of a water feature:

Having a water feature, like a splash pad, was a highly requested item by the community. An addition of a water feature kids can play in would be another draw to the park during the warmer months. When it cools off the feature could double as an artistic feature that adds to the aesthetics of the park year-round.

Programming-

Establishing a great neighborhood parks system can seem a big job. Many neighborhoods may feel intimidated at the enormity of the task in the face of limited resources. It is important to draw on as many resources as possible to accomplish the job and maximize the resources available. West Central should look for opportunities to coordinate with other jurisdictions, agencies, organizations, and private sector resources to develop complementary programs and to avoid duplicating efforts. Successful collaboration with these other organizations provides opportunities to pool resources, and will create beneficial servieces for the public as whole. It is important to cooperate with other neighboring businesses and parks. The West Central community should consider including neighborhood open space policies to establish a coordinated corridor for open space and parks planning.

Partnership Opportunities

Many local businesses and jurisdictions have long-standing relationships with parks within the City of Spokane for uses of facilities located within city parks. The West Central neighborhood should establish connections with several different local jurisdictions to provide different entertainment and community events in their local parks. Below is a list of potential events that could be located in Dutch Jake's Park and the contact information for potential partnership:

Sidewalk Art Contest Contact: Spokane Arts P: (509) 321-9614

E: info@spokanearts.org

Reference: Allied Arts Show, Richland, Washington

Neighborhood Activity Night

Contact: Spokane Outdoor & Personal Interest Programs

P: (509) 363-5418

E: rgriffith@spokanecity.org Reference: South Perry Street Fair

Food Truck Event/Competition

Contact: Greater Spokane Food Trucks Association

E: greaterspokanefoodtrucks@gmail.com

Reference: MAYTOBERFEST Spokane, Washington

Brewery Competition/Octoberfest Contact: Spokane Craft Beer Week E: spokanecraftbeerkweek@gmail.com Reference: Spokane Craft Beer Week

Wine & Painting Class in the Park Contact: Paints & Pints Spokane P: (509) 893-5444

E: paint@paintandpints.com

Reference: The Paint Mixer, Salt Lake City, Utah

West Central Teen Night

Contact: Hillyard (Northeast) Community Center

P: (509) 487-1603

Reference: Hillyard Teen Night

3 on 3 Basketball Tournament

Contact: Spokane Hoopfest (Matt Santangelo)

P: (509) 624-2414

E: matt@spokanehoopfest.net Reference: Spokane Hoopfest

Croquet League Contact: Hillyard P: (509) 487-1603

Reference: Hillyard Croquet League

Garage Sale Day

Contact: Phinnery Neighborhood Association, Seattle, Washington

P: (206) 783-2244

E: pna@phinneycenter.org

Reference: PNA Garage Sale Day

Christmas Lights in Dutch Jake's Park

Reference: Holiday Lights at Gaiser Conservatory, Spokane Washington

Police Events in the Park (Basketall Tournament, Obstacle Courses, BBQ's)

Contact: Officer Teresa Fuller

P: (509) 835-4568

E: tfuller@spokanepolice.org

Reference: Walla Walla Police Basketball, Walla Walla, Washington

Yoga in the Park

Contact: Kayla Emineth

P: (509) 420-0887

E: kaylaemineth@yahoo.com

Reference: Yoga in Riverfront Park

Ninja Warrior Course

Contact: Myrlene Aguilera

P: (626) 201-4766

E: Myrlene@inflatable2000.com

Reference: American Ninja Warrior

PorchFest

Contact: Marshall Peterson

P: (509)-270-5804

E: marshallthephotographer@gmail.com

Appendix A: Engagment

Dutch Jake's Mini Park Master Plan Neighborhood Meeting Summary April 20, 2016

On Thursday April 20th, 2016 the West Central Neighborhood Parks Committee sponsored a neighborhood BBQ in support of preparing a master plan for Dutch Jake's park. Students from the Eastern Washington University urban and regional planning program were in attendance and provided several different opportunities for attendees to provide their input into the project.

The following is a brief summary of the meeting and its findings.

Participants:

West Central Neighborhood Parks Committee
Larry Swartz, Parks Committee Chair
Garrett Jones, City of Spokane Parks Department
Heather Troutman, City of Spokane Office of Neighborhood Services
Local Residents
Gregg Dohrn Eastern Washington University Professor
Eastern Washington University Urban Planning Students
Jeremy Hanson, Santé Restaurant

Meeting Summary:

Larry Swartz welcomed all of the participants and then introduced planning student Emily Adams who provided a brief overview of the proceedings and objectives of this meeting, explained the series of blank charts set around the park, along with surveys to fill out, prepared to obtain the views and ideas of the neighborhood in order to better serve them with the future updates of the park.

These chart questions included:

What about the park would you like to remain the same? What about the park would you like to change? What additions to the Park would you like to see? What thoughts do you have regarding the playground? What thoughts do you have regarding the basketball court?

These survey questions included:

How often do you use the park?
What season do you use the park?
How safe do you feel when you use the park?
How do you get to the park?
What is your age?

After the completion of the meeting and the ensuing discussion, the following points were noted:

- 1. The people expressed most interest in keeping:
 - Basketball Court
 - Playground
 - Trees
- 2. They feel change needs to occur in these existing conditions:
 - Water fountain working
 - Landscape ascetically updated

- Concrete basketball surface redone
- Concrete paths eliminate some
- Playground surface changed grass or rubber
- Lighting increased
- Garbage cans add recycling bins
- Fencing less intrusive
- Shade near playground
- Tables multiuse (passive game areas i.e. chess)
- Shelter removed or relocated
- Events movie nights
- BBQ's more, and more tables
- 3. What is found to be missing from the park that would be beneficial are:
 - Bike racks
 - Police presence
 - Blocked alley access
 - New playground equipment swing sets
 - Community Garden
 - Wayfinding signs
 - Emergency call box
 - Sculpture/Art
 - Skate park/features
 - Walking path
 - Splash pad
- 4. The survey questions indicate that:
 - Most people rarely or never use the park
 - If the park is used, it is most used in Summer, but used often in Spring and Autumn also
 - Perception of safety in the park is the moderate to severely unsafe
 - The park is accessed most by walking and cycling
 - Younger adults (age 25-34) use the park most often

Appendix B: Trees

Parks Committee members and EWU students met with a City of Spokane forestor to look at the exisiting tree, and discuss the future of the ones there, as well as talking about any additional trees that could be planted.

Existing Trees

1. Common Name/ Scientific Name

Kentucky Coffeetree/Gymnocladus dioicus

Growth Mature Size

Height: 50' Spread: 35'

Growth Rate: Medium

Characteristics

General: Unique habit, picturesque quality, upright to irregular branching. Fall Color: Inconsistent - sometimes a good yellow, but often not not good.

Flowering: Dioecious, fragrant, not highly ornamental but interesting.

Growing Conditions: Full sun or perhaps part shade, prefers deep, moist, rich soil for best

growth. Urban tolerant. Problem: None serious.

2. Common Name/ Scientific Name

Ponderosa Pine/Pinus ponderosa

Growth Mature Size

Height: 60-100' Spread: 20-35' Growth Rate: Fast

Characteristics

General: Evergreen tree with a narrow, upright, oval form in youth opening up into irregular crown.

Fall Color: needles stay same as summer - light green in color.

Flowering: not ornamentally important.

Growing Conditions: Full sun is best, prefers well-drained, acidic, deep, moist soil.

Potential Problem: Needle cast

Recommended Trees

Common Name/ Scientific Name

Northern Catalpa/Catalpa speciosa

Growth Mature Size

Height: 40-60' Spread: 20-40' Growth Rate: Fast

Characteristics

General:medium sized tree with irregular, rounded crown. Leaves are heart-shaped to arrowhead-like.

Fall Color: yellow-green

Flowering: perfect, white flowers, 2" in diameter, bell-shaped. Bloosm in June.

Growing Conditions: Full sun to partial shade, soil tolerant, transplant readily.

Potential Problem: leaf spots, powdery mildew.

Appendix C: Chestnut Corridor Plan





Table of Contents

Context	2
Why Plan for the Chestnut Corridor?	2
Goals & Policies	3
Recommendations	5
Intersections	6
Chestnut Corridor Alternatives	12
Shared Use Path Alternative	16
Separated Bikeway Alternative	19
Separated Bikeway with Street Parking Alternative	21
No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	25
Alternative Renderings	27

Table of Contents

Acknowledgments	
I. Introduction	2
II. History	3
Neighborhood	
Dutch Jake	
III. Neighborhood Context	4-6
Demographics	4
Figure 3.1	4
Figure 3.2	
CrimeStatistics	
Figure 3.3	
Table 3.1 Figure 3.4	
S .	
IV. Vision, Goals and Policies	
V. Current Conditions	9
VI. Public Participation	
Community Meeting	
Parks Committee Meeting	
Community Workshop	11
VII. Recommendations	
Alternative #1: Minimal Change	12-14
Alternative #2: Moderate Change	.15-17
Alternative #3: Significant Change- Option A	18-20
Alternative #3: Significant Change- Option B	
Park Features	
Related Features	.36-38
Preferred Alternative	.39-41
VIII. Implementation	.42-44
Features	.42-43
Programming	.44-45
Appendix A: Outreach	
Appendix B: Trees	
Appendix C: Chestnut Corridor Plan	
Context	2
Why Plan for the Chestnut Corridor?	2
Goals & Policies	3
Recommendations	
Intersections	6
Chestnut Corridor Alternatives	
Shared Use Path Alternative	16
Separated Bikeway Alternative	19
Separated Bikeway with Street Parking Alternative	21

No Build Alternative	24
Funding for Chestnut Corridor Projects	24
Summary of costs	
Alternatvie Renderings	27

Appendix D: Walking Tour

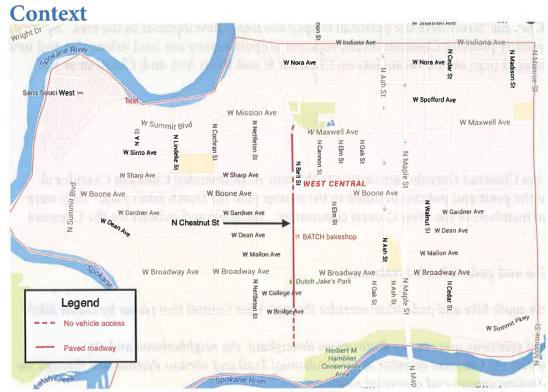


Figure D1 - Map of the location of the N Chestnut St corridor.

Chestnut Street is a narrow north-south local road that runs along the eastern side of Dutch Jake's Park (see Figure D1). In its entirety, it runs between W Maxwell Ave near AM Cannon Park and W Bridge Ave near Kendall Yards. From W Bridge Ave to the Centennial Trail, Chestnut St was vacated and is now a pedestrian corridor that contains community gardens for the residents of Kendall Yards. In the context of the immediate park focus area, Chestnut Street is intersected by W Broadway Ave, an east-west collector arterial that runs along the north end of the park, and W College Ave, an east-west local road that runs along the south end of the park. It is also intersected by an alley midblock, which terminates at Chestnut (creating a 3-way intersection).

Why Plan for the Chestnut Corridor?

Chestnut Street has enormous potential to become an important north-south pedestrian and bike corridor through West Central, connecting to Centennial Trail and linking destinations such as Dutch Jake's Park, AM Cannon Park, Kendall Yards' Olmstead Park, and businesses in Kendall Yards and Downtown Spokane. Connections to the park are an important aspect of the overall park plan, as pleasant connections linking the park to desirable destinations will encourage more foot traffic in and around the park. This will improve safety by creating more eyes on the park and help build a sense of community by allowing people to interact with one another. In addition, safe streets can encourage more active transportation (i.e., biking and walking) as an alternative to private automobile use. Active transportation is not only environmentally friendly, it is good for the health and wellbeing of the community. It also creates a more equitable transportation network that makes it easier for those without a car to get around.

Chestnut Street, through smart and innovative design, also has the potential to be an extension of the park itself. Features from the park (e.g., benches, artwork, lighting, etc.) can be blended into Chestnut Street adjacent to the park. Additionally, the corridor can be envisioned as part of a larger park network since it links three parks within its vicinity (AM Cannon Park, Dutch Jake's Park, and Olmstead Park). By creating pockets of landscaping, pedes-

trian scale lighting, and places to sit along the street, Chestnut Street can potentially be made to feel like a park itself.

Finally, improvements to Chestnut Street have the potential to spur economic development in the area. By creating a more safe and aesthetically pleasing Chestnut Street, adjacent properties may see land values rise and new development will be encouraged (e.g., on the vacant lots on Chestnut St and Dean Ave, and; Chestnut St and College Ave).

Goals & Policies

The goals and policies for the Chestnut Corridor are central to the four recommended Chestnut Corridor alternatives and compliment the goals and policies outlined in the master plan for Dutch Jake's Park. They were shaped through input from members of the West Central community. The goals and policies for the Chestnut Corridor are listed below:

G1: Expand Spokane's bike and pedestrian infrastructure.

- P1.1: Create a north-south bike and pedestrian corridor through West Central that passes by Dutch Jake's Park
- P1.2: Link and direct greenway users to key destinations throughout the neighborhood and city.
 P1.2.1: Connect the Chestnut corridor to the Centennial Trail and various destinations through the use of wayfinding signage and pavement markings.

G2: Make biking and walking safer and more appealing on N Chestnut St.

- *P2.1: Use sharrows or protected bike lanes and signage to alert drivers of the presence of cyclists.*
- P2.2: Use speed humps to make driving along Chestnut less appealing for through traffic.
- P2.3: Use center island median traffic diverters at major intersections to reduce traffic volume.
- P2.4: Use speed humps to slow traffic.
- P2.5: Use flashing signage, pavement markings, center island medians, curb extensions, and if desired, traffic tables at intersections with arterials to make crossing on bikes and on foot safer and more comfortable.
- P2.6: Place pedestrian amenities along the corridor where possible (e.g., trees and landscaping, pedestrian scale lighting, benches, artwork, etc.) to create a more comfortable and interesting journey.
- P2.7: Use markings on the pavement and signage to let users know where the greenway goes and what is near-by (e.g., parks, the community center, etc.).

G3: Activate and make Dutch Jake's Park a safe space for all.

- P3.1: Encourage bicycling and walking along N Chestnut Street to generate more eyes on the park, which will improve park safety (both real and perceived).
- *P3.2:* Place lighting along N Chestnut St, which may improve park safety at night (both real and perceived).

Current Conditions

N Chestnut St between W Boone Ave and W Bridge Ave has a right-of-way of approximately 30', which includes 21' of roadway and 4½' of sidewalks on both sides (see Figure D2). Between W Sharp Ave and W Maxwell Ave, N Chestnut St is an approx. 20' unpaved alley. Due to the narrow nature of the street, parking is not allowed along

its entirety, with the exception being on the east side of the street between W Bridge Ave and W College Ave. Additionally, there is no room in the current street layout for any pedestrian amenities, such as benches or street trees. There is also a lack of lighting along N Chestnut St, as luminaires are only located at intersections. Pedestrian crossings across W Broadway Ave on Chestnut are limited to the west side of the intersection, likely due to limited visibility created by the S-bend on Broadway (see Figure D3). The average daily traffic (ADT) at Chestnut and Broadway is approximately 3,700 veh/day as of 2015.

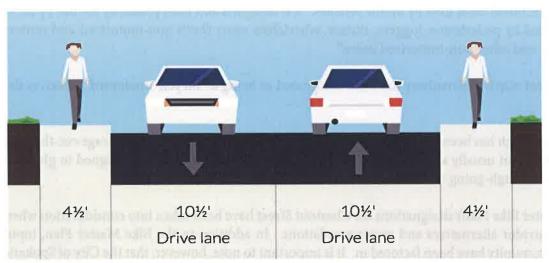


Figure D2 – Cross section of N Chestnut St at Dutch Jake's Park, which is representative of the street dimensions between W Bridge Ave and W Boone Ave. ROW = 30'.

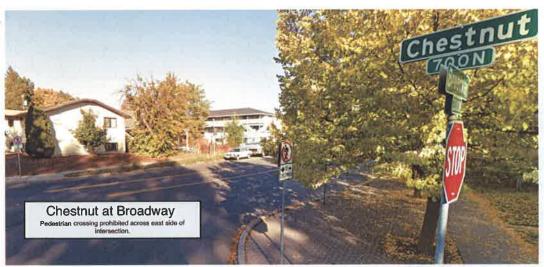


Figure D3 - Intersection at N Chestnut St at W Broadway Ave, where signs prohibit pedestrians from crossing on the eastern side of the intersection.

Additionally, pedestrians are prohibited from crossing across W Boone Ave west of N Chestnut St (pedestrians must cross between N Chestnut St and N Belt St). ADT on W Boone Ave just east of N Belt St is approximately 5,300 veh/day as of 2015, while ADT on Belt just north of Boone is relatively low—approximately 1,100 veh/day as of 2015. Unfortunately, N Chestnut St does not exist between W Boone Ave and W Sharp Ave, leaving a gap in the corridor. Lastly, there are some obstructions, such as plant overgrowth from adjacent properties, a lack of ADA ramps, and uneven sidewalk surfaces that can make traversing Chestnut difficult especially for those with physical disabilities.

Recommendations

According to Spokane's Master Bike Plan (amended June 8, 2009), Chestnut Street south of Broadway has been designated to be a "Shared Use or Multiuse Path", which is defined as:

"A facility physically separated from motorized vehicular traffic within a right of way or on an exclusive right of way with minimal cross flow by motor vehicles. It is designed and built primarily for use by bicycles, but is also used by pedestrians, joggers, skaters, wheelchair users (both non-motorized and motorized), equestrians, and other non-motorized users."

In addition, Chestnut Street north of Broadway has been designated as being a "Bicycle Boulevard", which is defined as:

"A share'd roadway which has been optimized for bicycle traffic. Bicycle boulevards discourage cut-through motor vehicle traffic, but usually allow access to local motor vehicle traffic. They are designed to give priority to cyclists as through-going traffic."

As such, the Spokane Master Bike Plan's designations for Chestnut Street have been taken into consideration when drafting the Chestnut Corridor alternatives and recommendations. In addition to the Bike Master Plan, input from the West Central community have been factored in. It is important to note, however, that the City of Spokane periodically updates their Bike Master Plan. As such, designations for Chestnut Street may change and therefore the neighborhood should work closely with the City to ensure that any changes are in the neighborhood's best interests.

Intersections



Figure D4 - An example of a possible wayfinding sign at the intersection of Chestnut and Bridge.

In this section, recommendations for the design of intersections along the corridor, particularly problematic arterial intersections, are addressed first. This is due to the fact that the recommendations for the intersections are constant and do not change between the four alternatives.

Chestnut at Bridge

Due to the development of Kendall Yards, N Chestnut St terminates at W Bridge Ave. Kendall Yards implemented a pedestrian walkway that continues Chestnut from Bridge down to the Centennial Trail, however, this passageway is unhospitable to bikes. This is primarily due to the sharp 90 degree turns the sidewalks make around Kendall Yards' community gardens, as well as the lack of curb ramps on Bridge leading into Kendall Yards. In a meeting with Greenstone Homes, it became clear that while pedestrians can still pass through the walkway, bikes can simply either divert onto Elm or Nettleton via Bridge to reach the Centennial Trail, depending on whether they wish to travel east or west. Signage located at the junction would direct users to destinations (see Figure D4), as well as sharrows painted on Bridge, Elm, and Nettleton, effectively extending the Chestnut greenway network.



Figure D5 - A basic example of

what Chestnut at W College Ave could be under the Separated Bikeway Alternative.

Chestnut at W College Ave is a minor intersection, due to College being a local street. However, its proximity to the Dutch Jake's Park means there is the opportunity to improve it. Depending on the direction that is chosen for the Chestnut Corridor, this intersection could vary slightly. However, the addition of curb ramps would be independent of what is done with Chestnut and should be added at a minimum (see Figure D5). They should also be paired with curb extensions, which would contain pedestrian scaled lighting at a minimum. The curb extensions could also contain art and/or landscaping that blends in with park. Finally, motorists travelling across Chestnut at College would have to stop as cyclists and pedestrians have the right of way.

Chestnut at Broadway

Figure D6 – A rendering of what the intersection at Chestnut and Broadway could look like if traffic calming measures were implemented. The bikeway connection to the right is representative of Chestnut under the Separated Bikeway Alternative and the Separated Bikeway with Parking Alternative. Looking east on Broadway.

Due to the fact that W Broadway Ave is a collector arterial road with an ADT of approximately 3,700 veh/day, and that Chestnut crosses Broadway at an S-bend, Broadway can be seen as a barrier to the northern entrance of Dutch Jake's Park. Residents in West Central have expressed a desire to calm the traffic on Broadway at Chestnut to allow for safer crossing by pedestrians and cyclists. In addition, there is a desire to cut down on the amount of cut-through traffic on Chestnut, especially by those who bike. The Broadway intersection at Chestnut should use several traffic calming features that would work together to increase driver awareness of the intersection, slow vehicles down, and cut down on the amount of cut-through traffic on Broadway (see Figure D6). Each feature could be implemented in phases if needed. The general recommendations are listed below:

- Raise the intersection to create a vertical deflection (bump) to reduce vehicular speeds along Broadway. It should be engineered for vehicle speeds of 15-20MPH;
- Add a landscaped center island median to prevent turning movements, which will reduce the amount of traffic on Chestnut. The median needs to features cutaways for through traffic by cyclists and pedestrians along Chestnut;
- Move the Nettleton statue into the median to create a visual gateway into the area while ensuring that it does not obstruct the driver's view of pedestrians;
- Add curb extensions in conjunction with the median to narrow the roadway, which will help reduce vehicular speeds and shorten the crossing distance for pedestrians and cyclists;
- Strategically place flashing beacons, high visibility signage, and pavement markings to alert drivers of the pedestrian and bike crossing, but avoid "over-engineering" the roadway, which could detract from the aesthetics of the area;
- Use brick or textured concrete to change the look and feel of the road, which will slow drivers down by letting them know they are driving in a pedestrian and bike zone;
- Replace the luminaire mounted on the wooden utility pole with pedestrian scale lighting, which would make the area feel more like a pedestrian zone, and;
- Place aesthetically pleasing metal bollards where appropriate to protect pedestrians and cyclists from vehicles.

Chestnut & Belt at Boone

The intersection of these three roads poses a challenge as it forces people travelling north on Chestnut or south on Belt to do an S-manoeuvre to continue travelling north-south due to a misalignment in the roads and due to the fact that Chestnut does not have a stretch of roadway between Boone and Sharp. The S-manoeuver creates three potential conflict points for a cyclist, excluding the initial stop: (1) the right turn in front of traffic (risk of being hit from the side); (2) waiting in the travel lane to turn left (risk of not being seen by a distracted driver and being hit from behind), and; the left turn in front of traffic (head on/side collision; see Figure D7). A straight crossing across a road, on the other hand, only creates two potential conflict points. Considering the relatively high ADT at this segment of road, it would be ideal to bridge the gap in Chestnut St between Boone and Sharp (see Figure D8).



Figure D7 - A diagram showing the three potential vehicle-cyclist conflict points at N Chestnut St, W Boone Ave, and N Belt St.

If this is not possible due to private ownership of the land, the intersections can be re-engineered to provide for safer crossing by:

- Reducing or eliminating the risk of cyclists being rear ended while waiting to turn left, thus bringing the potential conflict points down to two;
 - o Add a left-turn refuge median on Boone for cyclists travelling north-south (see Figure D9).
 - o Use sturdy metal bollards and reflective signs to protect the refuge median.
 - Reorient the lanes and parking on Boone to allow for the implementation of slight horizontal deflections, which would force vehicles to slow prior to reaching the bike and pedestrian crossings.
- Adding pedestrian scale lighting in the medians or sidewalks, and;
- Adding wayfinding signs and pavement markings such as sharrows to help users navigate the intersection safely.

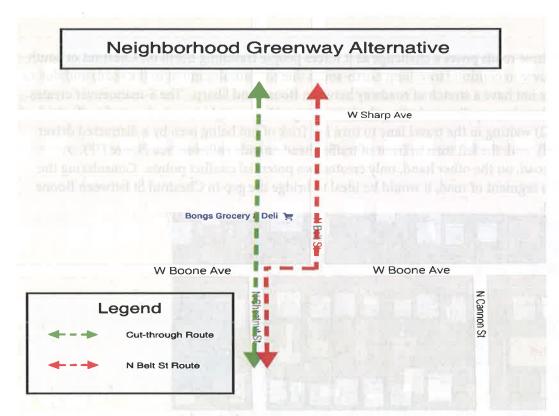


Figure D8 - Possible greenway routes north of W Boone Ave.

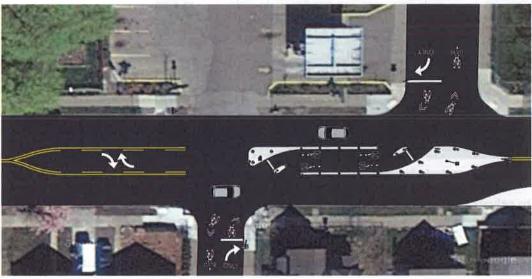


Figure D9 – Top view of a potential re-engineered intersection at N Chestnut St, W Boone Ave, and N Belt St. Sharrows direct bikes to follow the route through the protected center median left turn lanes, which are for exclusive use by cyclists.

Belt at Pettet & Maxwell



Figure D10 - A potential future design for the N Belt St, N Pettet Dr, and W Maxwell Ave intersection, which borrows themes from protected intersections to create a safer, seamless transition between the Chestnut Corridor Greenway and the Pettet/Maxwell bike lanes.

The most northern major intersection of the corridor would be located at N Belt St and at the junction of N Pettet Dr and W Maxwell Ave. Due to this intersection being on a arterial road curve, it can be daunting to cross, despite the fact that drivers on the N Pettet Dr and W Maxwell Ave arterials have a clear line of sight of the intersection from the beginning of the curves. Currently, N Pettet Dr has bike lanes, so connecting the Chestnut greenway seamlessly to the Pettet Dr bike route would be ideal. While the intersection could be left as it is, implementing a variation of the protected intersection would allow for a safe, seamless transition between the Chestnut Greenway and the Pettet bike lanes (see Figure D10). Benefits of this intersection include:

- Having a forward stop bar, making cyclists much more visible to oncoming and turning vehicles;
- Turning vehicle speeds will be greatly reduced due to tighter corner radii;
- Crossing distances will be greatly reduced for both pedestrians and cyclists making crossing safer and more comfortable;
- Slower through traffic due to the use of speed humps on Pettet and Maxwell, and;
- Improved driver awareness of the intersection, due to the use of textured pavers, green paint, and high visibility flashing signs.

All other minor intersections

All other minor roads that intersect the Chestnut Corridor (including N Belt St) will be forced to stop through the use of stop signs. The reason for this is two fold: Frist, in order to create an effective greenway, bikes and pedestrians travelling along the greenway should have unimpeded flow, with the only exception being at arterial roads, where a minor delay is acceptable. Lastly, there were quite a few complaints from West Central residents commenting on the frequency of side impact crashes at intersections throughout the neighborhood. Residents suspect the lack of regulatory stop or yield signs at intersections. The city appears to have a position where local street intersections are safer without regulatory signs. Whether or not if that is the case, stop signs should be implemented at a minimum at crossings with the corridor to play it safe, since a vehicle-bike side-impact collision would likely result in serious injury or death to the cyclist.

Chestnut Corridor Alternatives

Through the input of the community, four recommended alternatives for the future of Chestnut Street were

developed: (1) a Neighborhood Greenway Alternative; (2) a Shared Use Path Alternative; (3) A Separated Bikeway Alternative, and; (4) a Separated Bikeway with Parking Alternative. The following section will explore each alternative in depth, listing its features, strengths, and weaknesses. In addition to these four alternatives, the No Build Alternative is also explored.

Figure D11 – Cross section of N Chestnut St at Dutch Jake's Park under the Neighborhood Greenway Alternative. This cross section is representative of what the whole Chestnut corridor would look like under the Neighborhood Greenway Alternative. ROW = 30'



Figure D12 - Map depicting the Neighborhood Greenway Alternative. (see also Figure D8).

Neighborhood greenways (also known as bicycle boulevards) are typically located on local streets with low volumes of automobile traffic (≤2000ADT) and low speed limits (≤20MPH) where bicycles and pedestrians are given priority. They typically include no more than one shared travel lane in each direction and discourage cut-through traffic through the use of speed bumps and traffic diverters. Neighborhood greenways have been implemented with much success in many communities, such as in Portland, OR. N Chestnut St will make a good candidate for

a neighborhood greenway due to it being a local road with a low speed limit and traffic volume, and due to the lack of parking on the street (car doors are a threat to cyclists).

Under this alternative, N Chestnut St will be made into a neighborhood greenway along its entirety, and will keep the current widths of the roadway and sidewalks (see Figure D11). The Chestnut Greenway will run between N Pettet Dr and W Bridge Ave (see Figure D12). At W Bridge Ave, the greenway splits east-west to N Elm St and N Nettleton St, where the greenways then run north-south, connecting to Centennial Trail (see Figure D6). Additionally, just north of W Boone Ave, the greenway could either run in a straight line to connect to Chestnut at W Sharp Ave (cut-through route) or divert onto N Belt St (N Belt St route; refer back to Figure D8 & D9). The benefit of continuing the greenway in a straight line across W Boone Ave is that it: (1) avoids putting cyclists through an awkward diversion between N Chestnut St and N Belt St, and; (2) minimizes vehicle bike-vehicle conflict. The disadvantages are that: (1) the greenway will need to cross private property; (2) N Chestnut St is an unpaved alley north of Sharp, and; (3) it terminates just shy of the N Pettet Dr arterial at AM Cannon Park, though this could be remedied by connecting onto W Maxwell Ave and then onto N Belt Ave towards N Pettet Dr.



Figure D13 – A typical sharrow pavement marking.

Neighborhood greenways typically implement sharrows to indicate the presence of bicycles to drivers and to remind everyone to share the road safely (see Figure D13). Sharrows on N Chestnut St will be painted at the start and end of each block at a minimum, though sharrows could also be added midblock at intersections with eastwest alleys. Sharrows on N Chestnut St will also serve a wayfinding purpose for cyclists through West Central, supplemented by wayfinding signs located along the greenway to direct people to destinations. At a minimum, wayfinding signs should be located at least every three blocks and should be located at intersections of bike routes or where the bike route makes a turn onto another street. Wayfinding signs or signs indicating the presence of the greenway should also be placed at the start of the block at W Bridge Ave, W Broadway Ave, W Dean Ave, W Boone Ave, and W Maxwell Ave.

Neighborhood greenways also aim to slow vehicular traffic, typically through the use of speed humps, which have a gradual rise so that bikes can easily pass over them (see Figure D14). Chicanes generally are not recommended as they can create conflict between vehicles and cyclists, especially on narrow roads.



Figure D14 – Example of speed humps on a residential street in

The minimum frequency of speed humps is one per block. Speed humps on N Chestnut St could either be located midblock near the alleys or two per block (between the alleys and the intersections). At the location of speed humps, small curb extensions (approx. 1' each) could be employed, which would allow for the placement of small lamp posts along the corridor.

It is also typical of neighborhood greenways to allow for mostly unimpeded bike flow along the length of the greenway. Therefore, cross traffic across N Chestnut Street will give way to those travelling on N Chestnut St to allow for unimpeded bike flow along Chestnut. This will be implemented through the use of stop signs, except on arterial roads such as W Broadway Ave, W Boone Ave, and N Pettet Dr.

Lastly, curb ramps will need to be added to all intersections along the Chestnut Greenway where they do not already exist to allow for wheelchair access.

List of Features - Neighborhood Greenway Alternative

Between W Bridge Ave and W Maxwell Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pavement markings, along with pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage vehicular traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Crossings at arterials would be eased through implementation of traffic calming devices.
- Curb ramps will be added at all intersections for wheelchair accessibility.

Table of Strengths & Weaknesses - Neighborhood Greenway Alternative

Neighborhood Greenway Section			
Strengths	Weaknesses		
 Compliant with the Bike Master Plan designation north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Crossings at arterials would be eased through implementation of traffic calming devices. Besides work at arterials, it does not significantly alter the streetscape on Chestnut, reducing costs. No parked cars to interfere with cyclists. 	 Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users. 		

Table D1 - Table of strengths and weaknesses of the Neighborhood Greenway Alternative.

Shared Use Path Alternative 4½' 4½' 6' 6' 4½' 4½'

Figure D15 - Shared Use Path Alternative cross section of N Chestnut St at Dutch Jake's Park, which is representative of the Chestnut corridor south of the alley. ROW = 30'.

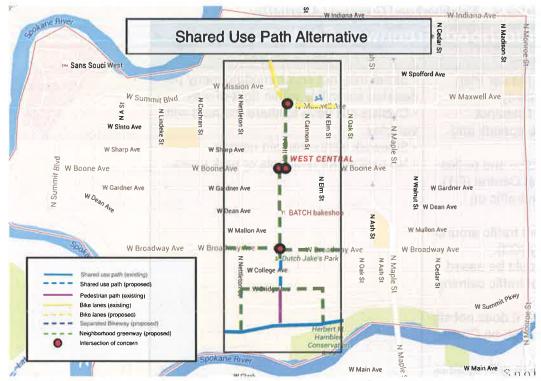


Figure D16 - Map depicting the Shared Use Path Alternative.

Under this alternative, N Chestnut Street north of the mid-block alley between W College Ave and W Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of the alley, N Chestnut Street will be closed to vehicular traffic (e.g., through the use of bollards) and converted into a shared use path (see Figure D15 & D16).

One benefit of having a shared use path is that it reduces the amount of potential conflicts between vehicles and cyclists and pedestrians. Cross traffic across the Chestnut shared use path will be required to stop through the use of stop signs, allowing for free flow along the Chestnut shared use path. In addition, signage that alerts drivers of the shared use path crossing will be added at the intersection with W College Ave.

Another benefit of having a shared use path as opposed to a roadway is that it frees up valuable space within the right-of-way. Existing sidewalks could be left in, torn out, or widened and a nature strip or swale could be added on both sides of the path, if desired. Lighting and wayfinding signage will be added along the path, and if a nature strip is added, amenities such as benches and kiosks could be located along the pathway where appropriate. Additionally, artwork with significance to the neighborhood could be added in the nature strip to tie in with an art or historic walking tour. This will make traversing Chestnut Street fun and interesting for people of all ages, therefore encourage more people to use the corridor.

Lastly, curb ramps will need to be added to all intersections along the Chestnut Corridor where they do not already exist.

List of Features - Shared Path Alternative

North of Dutch Jake's Park's eastern midblock alley

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut,

- except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of Dutch Jake's Park's eastern midblock alley

- A shared use path primarily for use by cyclists and pedestrians.
- Sidewalks may be torn out, widened, or left as is.
- Cross traffic across N Chestnut St at W College Ave and W Bridge Ave will be required to stop to allow for unimpeded bike flow on Chestnut.
- Wayfinding signage and pavement markings, along with pedestrian scaled lighting will be located along the shared use path.
- Nature strip or swale with trees and/or landscaping could be added.
- Artwork and pedestrian amenities such as benches could be located in the nature strip if one is implemented.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Shared Path Alternative

Neighborhood Greenway Section				
Strengths	Weaknesses			
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 				
Shared Use	Path Section			
Strengths	Weaknesses			
 Compliant with the Bike Master Plan south of Broadway. Provides a north-south bike and pedestrian corridor through West Central (G1). Eliminates cut-through traffic (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for ample room to add green space, lighting and signage, pedestrian amenities, and artwork. More breathing room on pathways. No parked cars to interfere with cyclists. 	 Requires significant re-engineering of the roadway, increasing costs. Shared use path may not be worth the high costs on a low volume local street. No parking for residents or park users. 			

Separated Bikeway Alternative

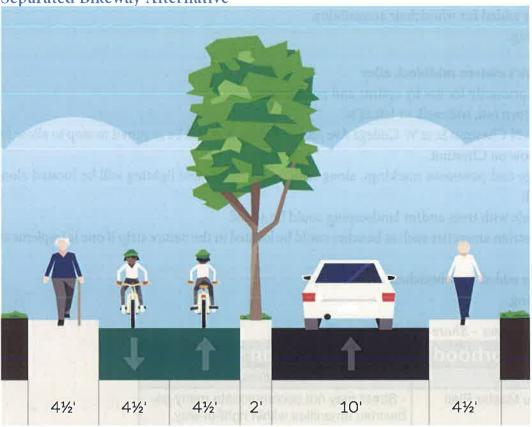


Figure D17 - Cross section of N Chestnut St at Dutch Jake's Park under the Protected Bikeway Alternative, which is representative of the Chestnut corridor south W Broadway Ave.



Figure D18 - Map depicting the Separated Bikeway Alternative (also relevant to the Separated Bikeway with Parking Alternative).

Under this alternative, N Chestnut Street north of W Broadway Ave will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. South of W Broadway Ave, the west side of the N Chestnut Street right-of-way will be a 9' two-way protected bikeway and the east side will be a 10' northbound one-way road (see Figure D17 & D18). The bikeway and roadway will be separated by a 2' nature strip or swale buffer that will contain lighting, wayfinding signage, and street trees where appropriate. Additionally, benches and artwork with significance to the neighborhood could be added if a nature strip is used. The existing 4½' sidewalks will be left in on both sides to allow for pedestrian traffic along N Chestnut St. Parking would not be allowed along the corridor.

List of Features – Separated Bikeway Alternative

North of W Broadway Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of W Broadway Ave

- A 9' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 2' nature strip separating the road and bikeway.
- Artwork and pedestrian amenities such as benches could be located in the nature strip.
- 4½' sidewalks on both sides of the road.
- Cross traffic across N Chestnut St at W College Ave and W Bridge Ave will be required to stop to allow for unimpeded bike flow on Chestnut.
- Wayfinding signage and pedestrian scaled lighting will be located along the nature strip. Artwork could also be added to tie in with an art walk or historic walking tour.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Separated Bikeway Alternative

Neighborhood G	reenway Section			
Strengths	Weaknesses			
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 	Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users.			
Separated Bil	keway Section			
Strengths	Weaknesses			
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for room to add green space, lighting and signage, pedestrian amenities, and artwork. No parked cars to interfere with cyclists. Feels safer due to its separation from the road, which can increase usage. 	Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. No parking for residents or park users.			

Table D3 - Table of strengths and weaknesses of the Separated Bikeway Alternative.

Separated Bikeway with Street Parking Alternative

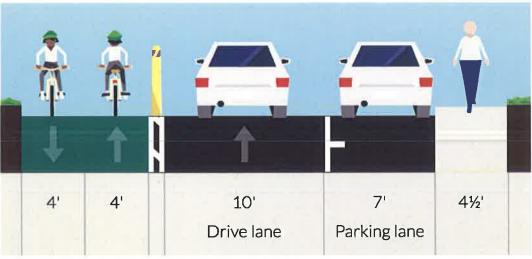


Figure D19 - Cross section of N Chestnut St at Dutch Jake's Park under the Separated Bikeway Alternative with Parking, which is representative of the Chestnut corridor south W Broadway Ave and north

of W College Ave.

Under this alternative, N Chestnut Street north of W Broadway Avenue will be a neighborhood greenway as described in the Neighborhood Greenway Alternative. Between W Broadway Avenue and W College Avenue, the west side of the N Chestnut Street right-of-way will be a 8' two-way protected bikeway, the center will be a 10' northbound one-way road, and the east side will contain 7' parallel parking bays (see Figure D18 & D19). The bikeway and roadway will be separated by a painted line that could contain bollards or planter boxes. The sidewalk on the west side of Chestnut will need to be removed in order to accommodate the bikeway, roadway, and parking within the narrow right-of-way. Pedestrians will be diverted onto pathways through the park or onto the sidewalk on the east side of N Chestnut Street. Lighting and signage will be located on the western side of N Chestnut Street where appropriate. South of W College Avenue, N Chestnut Street will not contain any parking and will instead reflect the Separated Bikeway Alternative.

List of Features - Separated Bikeway Alternative with Parking

North of W Broadway Ave

- Sharrows and signage will indicate the presence of a greenway.
- Wayfinding signage and pedestrian scaled lighting will be located along the greenway.
- Speed humps will slow and discourage traffic on N Chestnut St.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow along Chestnut, except at arterials.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

South of W Broadway Ave and north of W College Ave

- A 8' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 1/2' painted line buffer between the bikeway and the roadway, which may or may not include bollards or planter boxes.
- 7' wide parking bays on the eastern side of the road.
- One 4½' sidewalk on the eastern side of the road.
- Cross traffic across N Chestnut St at will be required to stop to allow for unimpeded bike flow on Chestnut, except at arterials such as Broadway.
- Wayfinding signage and pedestrian scaled lighting would be located on the western side of the street (in the park).
- Curb ramps will be added for wheelchair accessibility.

South of W College Ave

- A 9' bikeway for exclusive use by cyclists.
- A 10' northbound roadway.
- A 2' nature strip or painted buffer separating the road and bikeway.
- Wayfinding signage and pedestrian scaled lighting will be located along the nature strip, if one is implemented.

- Artwork and pedestrian amenities such as benches could also be located in the nature strip, if one is implemented.
- 4½' sidewalks on both sides of the road.
- Cross traffic across N Chestnut St will be required to stop to allow for unimpeded bike flow on Chestnut.
- Curb ramps will be added for wheelchair accessibility.
- No on-street parking.

Table of Strengths & Weaknesses - Separated Bikeway Alternative with Parking

Neighborhood G	reenway Section			
Strengths	Weaknesses			
 Compliant with the Bike Master Plan north of Broadway. Greenway a good fit for Chestnut considering its low vehicle speeds and volumes. Provides a north-south bike and pedestrian corridor through West Central (G1). Discourages cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Does not significantly alter streetscape, reducing costs. No parked cars to interfere with cyclists. 	Street may not accommodate many pedestrian amenities within right-of-way. Cyclists still have to share the road with vehicles. Sidewalk widths remain narrow. No parking for residents or park users.			
	Section with Parking			
Strengths	Weaknesses			
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for some room to add green space, lighting and signage, pedestrian amenities, and artwork. Allows for residents and users of the park to park their vehicles. Parked cars don't interfere with cyclists since they are located on the opposite side of the street relative to the bikeway. If bollards or planter boxes are used to separate bike traffic from car traffic, it can improve the feeling of safety, which can increase usage. Lack of sidewalk on western edge of the street will force more foot traffic in the park. 	Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. Lack of sidewalk on western side of the street, possibly limiting park connections on the eastern edge.			

Separated Bikeway Section			
Strengths	Weaknesses		
 Provides a north-south bike and pedestrian corridor through West Central (G1). Reduces cut-through traffic on Chestnut (G2). Encourages bike and foot traffic around the park, improving safety (G3). Allows for some room to add green space, lighting and signage, pedestrian amenities, and artwork. No parked cars to interfere with cyclists. Feels safer due to its separation from the road, which can increase usage. 	 Requires significant re-engineering of the roadway, increasing costs. Separated bikeway may not be worth the high costs on a low volume local street. No parking for residents or park users. 		

Table D4 - Table of strengths and weaknesses of the Separated Bikeway With Parking Alternative.

No Build Alternative

Under the No Build Alternative, the Chestnut corridor would remain as it is, with no improvements to the road-way or intersections. However, N Nettleton St and/or N Elm St may be used as alternative greenways to Chestnut. If the those streets become greenways, elements of this plan's designs and recommendations for Chestnut and its intersection could be applied.

No Build Alternative				
Strengths	Weaknesses			
No cost, unless greenway is constructed on Nettleton and/or Elm. If a greenway is constructed on Elm, it would connect directly with Centennial Trail, continue on the same street father north than Chestnut and benefit from the school crossing on W Northwest Blvd. If a greenway was constructed on Nettleton, the greenway would connect directly to Centennial Trail and pass by Olmstead Brothers Park.	 Chestnut St may not accommodate many pedestrian amenities within right-of-way. Sidewalk widths remain narrow on the Chestnut Corridor. No parking on Chestnut for residents or park users. Cyclists will not have a north-south bike route through West Central if no green-ways are built. Greenway on Nettleton won't pass by Dutch Jake's Park and will not continue far north. Greenway on Elm won't pass by Dutch Jake's Park. 			

Funding for Chestnut Corridor Projects

Since traffic calming is a central aspect of many of the Chestnut Corridor alternatives and recommendations, some funding may be available through the City of Spokane's Neighborhood Traffic Calming program. Each Neighborhood Council is able to submit two applications for a traffic calming measure to be installed in their neighbourhood—one for a residential street and one for an arterial. Applications close March of every year (see Figure D20) and funding is limited. Therefore, selection is a competitive process. Each application that is submitted will go through a traffic analysis by the City of Spokane's Traffic Operations.



Figure D20 - City of Spokane's Traffic Calming Program's application timeline.

For more information on other funding sources that may be available at the local, state, or federal level for neighbourhood transportation projects, contact City of Spokane staff for the most current information.

Summary of costs

Costs estimates of many of the possible elements of the Chestnut Corridor are listed in the table below (Table D5). It is important to note that these cost estimates may not reflect the actual costs of the Chestnut Corridor features when implemented.

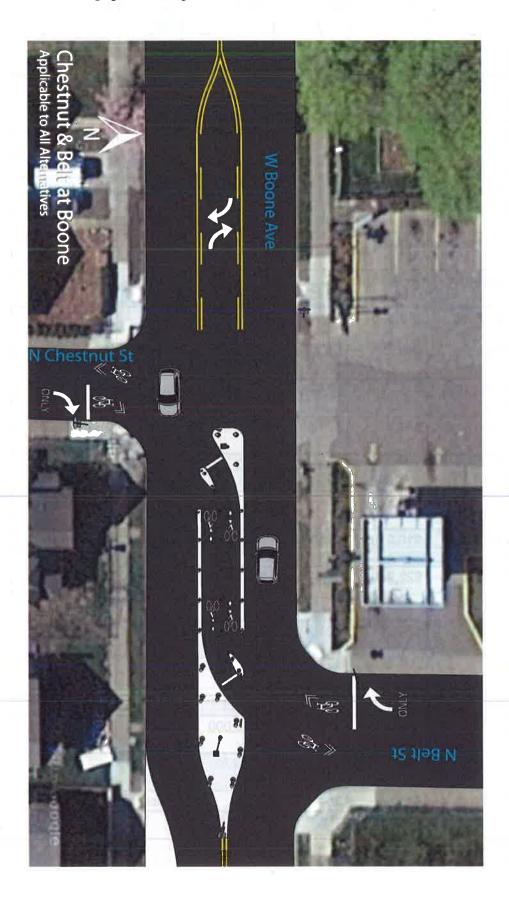
Cost Estimates of Potential Chestnut Street Features						
Features	Median cost	Average Cost		Max Cost	Cost	Number of Observa- tions
Bench	\$1,660	\$1,550	\$220	\$5,750	Each	17
Bike rack	\$540	\$660	\$64	\$3,610	Each	21
Bikeway, bike lanes	\$89,470	\$133,170	\$5,360	\$536,680	Mile	6
Bikeway, signed bike route	\$27,240	\$25,070	\$5,360	\$64,330	Mile	6 hijay hiji
Bikeway, signed bike route, roadway improvements needed	\$241,230	\$239,440	\$42,890	\$536,070	Mile	6
Bollards	\$650	\$730	\$62	\$4,130	Each	42
Curb exten-	\$10,150	\$13,000	\$1,070	\$41,170	Each	28
Curb ramp	\$740	\$810	\$89	\$3,600	Each	31
	\$12	\$12	\$3.37	\$76	Square foot	43
Curb ramp, truncated dome/ detectable warning	\$37	\$42	\$6.18	\$260	Square foot	15

Lighting	\$3,600	\$4,880	\$310	\$13,900	Each	17
Pavement marking, ad-		\$320	\$77	\$570	Each	5
vance stop/ yield line		\$10	\$4.46	\$100	Square foot	4
Pavement	\$340	\$770	\$110	\$2,090	Each	8
marking, striped crosswalk	\$5.87	\$8.51	\$1.03	\$26	Linear foot	48
Pavement marking, high visibility cross- walk	\$3,070	\$2,540	\$600	\$5,710	Each	4
Pavement marking, shar- row	\$160	\$180	\$22	\$600	Each	39
Raised cross- walk	\$7,110	\$8,170	\$1,290	\$30,880	Each	14
Raised Inter- section	\$59,160	\$59,160	\$12,500	\$114,150	Each	5
Raised median island	\$10,460	\$13,520	\$2,140	\$41,170	Each	19
Islanu	\$9.80	\$10	\$2.28	\$26	Square foot	15
Shared use path, asphalt	\$261,000	\$481,140	\$64,710	\$4,288,520	Mile	42
Sidewalk, con- crete	\$27	\$32	\$2.09	\$410	Linear foot	164
Sidewalk, con- crete + curb	\$170	\$150	\$23	\$230	Linear foot	7
Signage, bike route		\$160			Each	
Signage, flash- ing beacon	\$5,170	\$10,010	\$360	\$59,100	Each	25
Signage, flash- ing (RRFB) beacon	\$14,160	\$22,250	\$4,520	\$52,310	Each	4
Signage, regu- latory	\$220	\$300	\$210	\$560	Each	4
Signage, way- finding	144	(#)	\$530	\$2,150	Each	• 1
Speed humps	\$2,130	\$2,640	\$690	\$6,860	Each	14
Street closure, full	4		\$500	\$120,000	Each	
Street closure, half		*	\$10,290	\$41,170	Each	•
Street tree	\$460	\$430	\$54	\$940 Source: WSDOT.	Each	7

Table D5 - Summary of costs of potential Chestnut corridor elements. Source: WSDOT,

Alternative Renderings

In the pages below are full page renderings of the Chestnut Corridor alternatives:















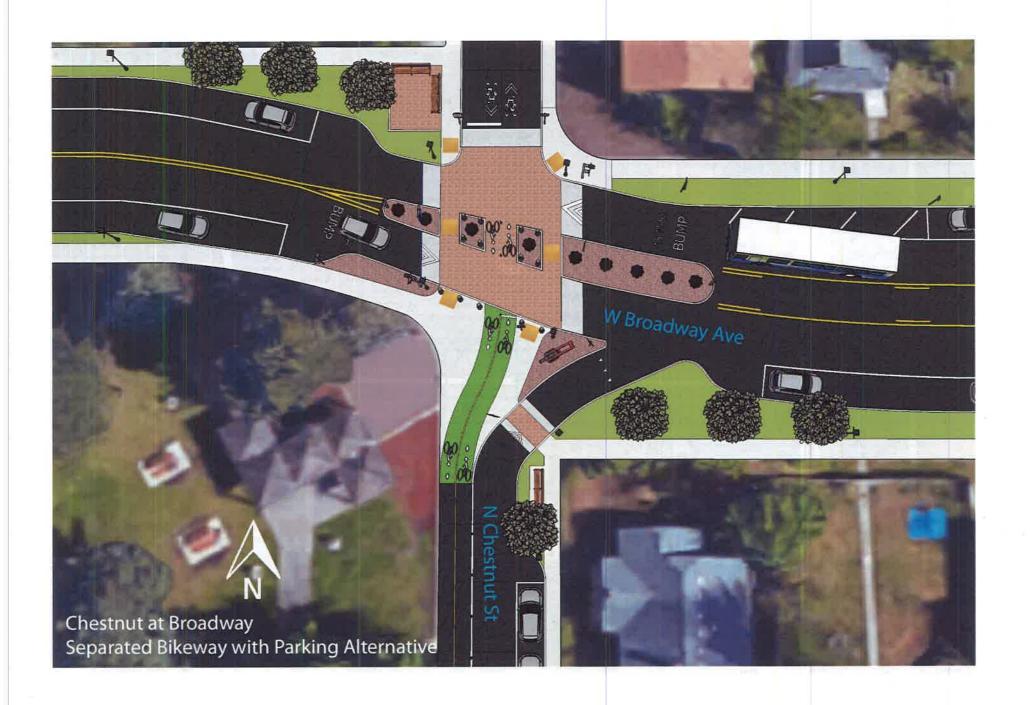












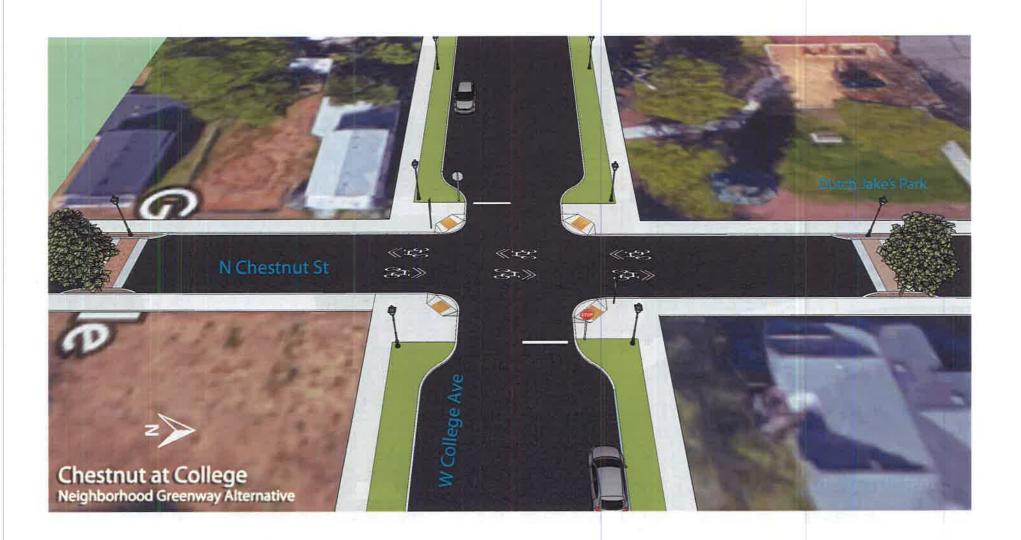
















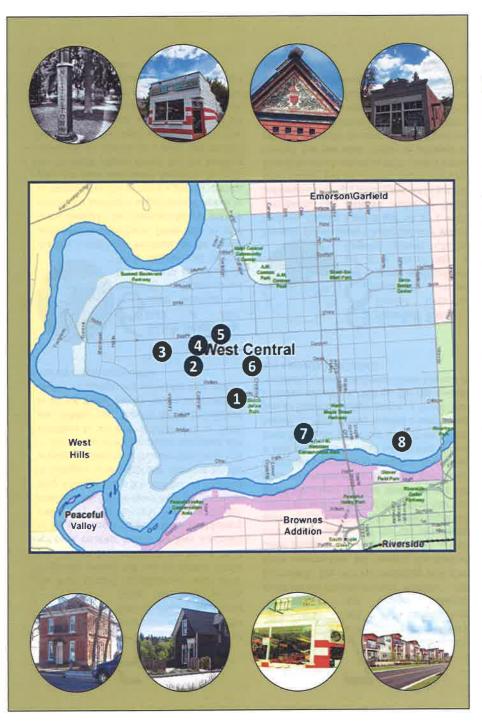














German-born mining tycoon Jacob Goetz, better known in Spokane as Dutch Jake, was part of this West

Central neighborhood from its beginning. His role in discovering the Bunker Hill and Sullivan mines in Idaho made him his fortune, but his fame came from his outstanding generosity and sense of fun. When Goetz opened the Spokane Hotel downtown, he was known to fire a cannon from the rooftop playground during celebrations, and his birthday parties famously lasted for days. After his death in 1927, former Spokane mayor W. J. Hindley said that Goetz's "capacity for friendship and his charity" had made him "known from one end of this country to the other." Neighbors of the local park insisted that the city council name it in Goetz's honor, refusing to even submit a list of alternative names. Construction of Dutch Jake's Park began in April of 1976.



Trolley Lines The West Central neighborhood was platted in the 1880's when William Nettleton invested heavily in the area. As the neighborhood grew with

new homes and businesses, people flocked to the area. Development was accelerated with the trolley system in 1899. The streetcar track remnants on Cochran and Dean were part of a system built by the Washington Water Power Co. Accessibility to Natatorium Park and the scenic views of the river provided a wonderful recreational retreat for the thriving community. The trolley system eventually gave way to buses in 1932, and the last streetcar ran in Spokane on August 31, 1936. There are trolley tracks peeking through the pavement all over Spokane but the lines on Cochran are some of the most well preserved in the area.

The Chamberlin House Nettleton and William Pettit may have platted the West Central area in 1887 but it was Gilbert Chamberlin and his son Ernest who designed and constructed many of the first houses. Chamberlin



arrived in Spokane in 1899 and by 1912 he had built hundreds of homes for the bustling neighborhood. He credited his success to being a good businessman and a fair dealer. He also noted that the area was in great demand; streetcars were popular and the Natatorium Park brought families and visitors to the area in their hundreds. Chamberlin continued to invest in real estate in West Central for years to come. The house is a fine example of the classic Queen Anne style, featuring a pitched roof with multiple cross gables, decorative corbelled chimney cap, and a front-facing facade gable. Take a look at this beautiful home and see if you can spot other Chamberlin homes in the area!

Dutch Jake's House

house on This Gardner belonged to Jake and his wife Louisa. His best friend and business partner, Harry Baer, lived just around the corner near the minipark. The exterior



has changed very little over the years though a new roof was added in the last two decades. The house was designed by architect Loren Rand. It displays many gothic characteristics, including an Oriel window and painted decoration in the gable. From all accounts, Dutch Jake spent most of his time at his casino and saloon in downtown Spokane. Pioneer historian William L. Lewis summed up Dutch Jake's life, writing, "In the entire Northwest, there is probably no more simple, kindly or bighearted individual, and probably no man better known to the public."

Doyle's Ice

Cream

An icon of small businesses in Spokane, the beloved Doyle's Ice Cream Parlor has been serving

the West Central neighborhood since 1940. Originally owned and run by Arthur Doyle, who opened his business at the age of 28, It regularly receives awards for best ice-cream in the area and is famous for its Huckleberry cone. Jerry Gill, the new owner of Doyle's, lived just two houses down from the ice-cream shop when he was a boy and has no intention of changing its nostalgic feel. The store has the original working soda fountain fixtures as well as the antique 1940s ice-cream equipment and continues to sell favorite treats such as 'Black and Whites' and 'Banana Splits'. In addition to its icy treats, Doyle's houses an incredible display of vintage and collectible toys, games, and ice-cream memorabilia.



the few commercial buildings in the mostly residential neighborhood. From 1910 to 1936 it was owned by the Danielson family, and was notable for housing a neighborhood church in its basement as well as being a general meeting place for local community members. In 1936, the St Paul's Market closed but the building continued to operate as a meat and grocery market until the 1960's under the name The Dean Avenue Market. Today the interior of the store has been completely renovated but still features the original meat hooks used in the butcher shop a hundred years ago. Stop in for a coffee and a cupcake.



Shacktown
Spokane was a thriving community in the early twentieth century with an infrastructure that boasted railways,

streetcars and the rise of a new "machine"—the automobile. The city was exploding with new home construction, but beneath the Monroe Street Bridge lived a small community of men who wanted no part of the city developing above them. As early as 1911, Adolph Engel was one of the first residents of the 'village' that was called Shacktown by other Spokane locals but affectionately known as the North River Bank Community amongst its residents. At its peak it held about thirty small houses that ranged from bare huts to modest one to two room homes. In 1937, it even boasted a main street and an honorary village mayor; a World War I veteran named I. L. Wilcox. The city council eventually closed Shacktown down because it was a potential fire hazard.

Kendall Yards
Kendall Yards is
Spokane's newest
and hippest neighborhood
but it is named after a
forgotten pioneer, Charles

Kendall Before James Glover had ever visited Spokane, Charles Kendall had set up a small community that included twelve to fifteen buildings including a trading post and a general store. Glover and his partner, Jasper Matheny, visited the small outpost in 1873, when Charles Kendall had just died. Today, in addition to offering affordable housing, Kendall Yards has attracted new businesses, new partnerships, and local artists & entrepreneurs. Take a stroll along the trail and stop for a beer at Nectar Beer & Wine or enjoy some Tapas at the Wandering

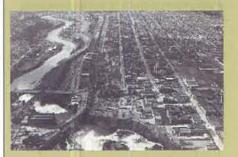
Spokane Historical

A project by Eastern Washington University

For more stories on West Central and Greater Spokane check out www.spokanehistorical.org



Historic West Central Walking Tour

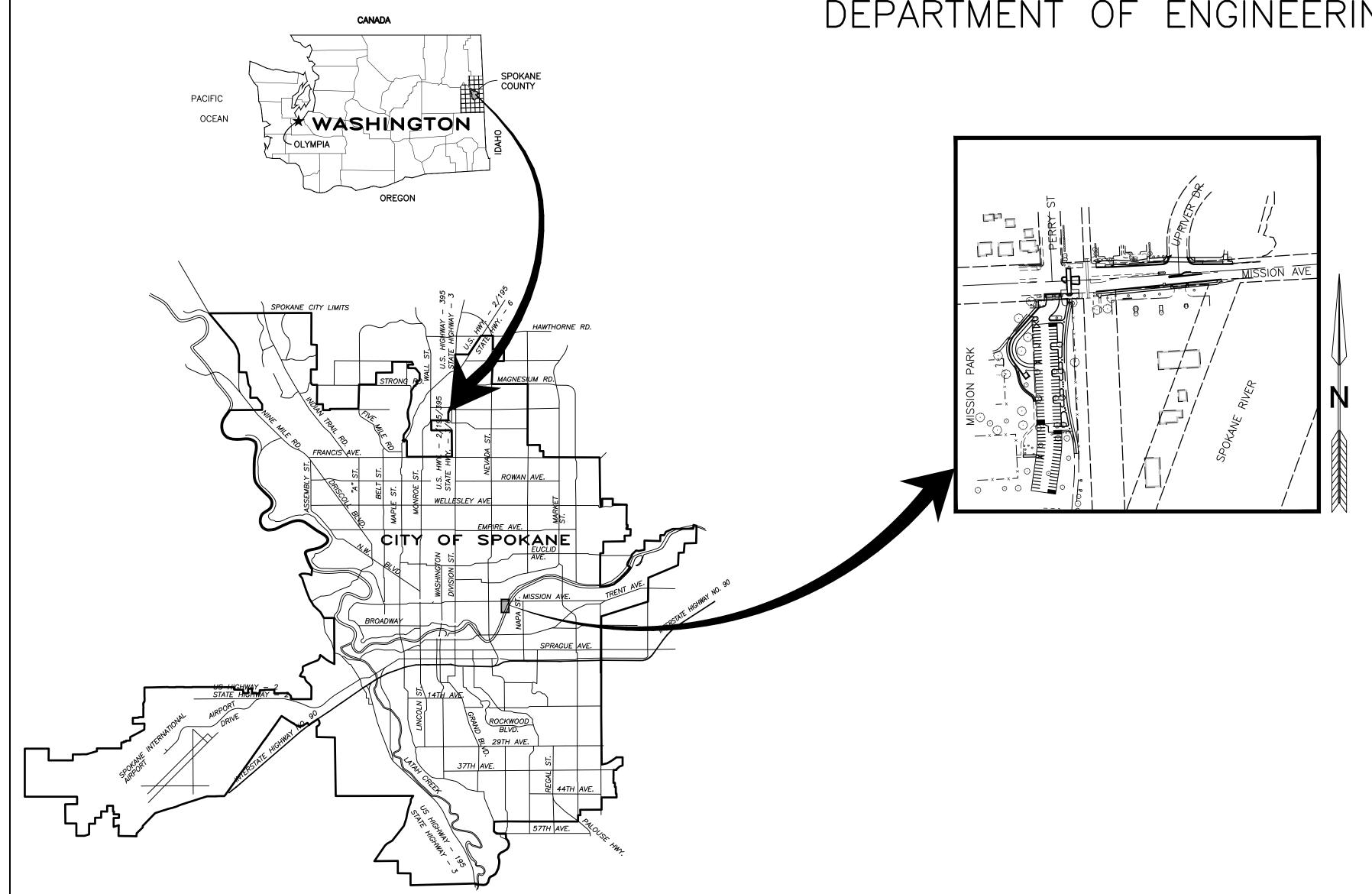


Self-Guided Tour

A collaboration between
Eastern Washington
University's History
and Urban Planning
Departments



CITY OF SPOKANE, WASHINGTON DEPARTMENT OF ENGINEERING SERVICES



MAYOR

DAVID A. CONDON

COUNCIL MEMBERS

BEN STUCKART, CITY COUNCIL PRESIDENT

BREEAN BEGGS

MIKE FAGAN

LORI KINNEAR

CANDACE MUMM

KAREN STRATTON

AMBER WALDREF

SHEET INDEX

G-1) COVER SHEET/ INDEX / VICINITY MAPS

R-1) DEMOLITION PLAN

R-2) SITE PLAN

R-3) MISSION AVE DETAILS

R-4) MISSION PARK PARKING LOT DETAILS

L-1 THRU L-X) LANDSCAPE PLANS AND DETAILS

I-1 THRU I-X) IRRIGATION PLANS AND DETAILS

E-1 THRU E-X) ELECTRICAL & LIGHTING PLANS AND DETAILS

T-1 THRU T-x.) SIGNING & STRIPING PLANS

CITY ADMINISTRATOR

THERESA SANDERS

DIRECTOR OF PUBLIC WORKS

SCOTT SIMMONS

ENGINEERING OPERATIONS MANAGER

KYLE TWOHIG

CITY ENGINEER

DAN BULLER, P.E.

DIRECTOR OF

WATER & WASTEWATER COLLECTION

DANIEL KEGLEY

DIRECTOR OF STREETS

MARK SERBOUSEK, P.E.

DIRECTOR OF PARKS

LEROY EADIE

Centennial Trail Mission Avenue Gap Phase 1 APPROVED

SPOKANE



City Project # 2014095

FOR THE CONSTRUCTION OF:
PARKING LOT, CENTENNIAL TRAIL, CROSSWALK, AND SIDEWALK IMPROVEMENTS;
ASPHALT SHARED USE PATH, CONCRETE TRAFFIC ISLANDS, TRAFFIC SIGNAL
UPGRADE, AND ASSOCIATED ADA, STORM, AND LANDSCAPING IMPROVEMENTS.

APPROVED	
APPROVED	
APPROVED	
APPROVED	

APPROVED

(CITY ENGINEER)

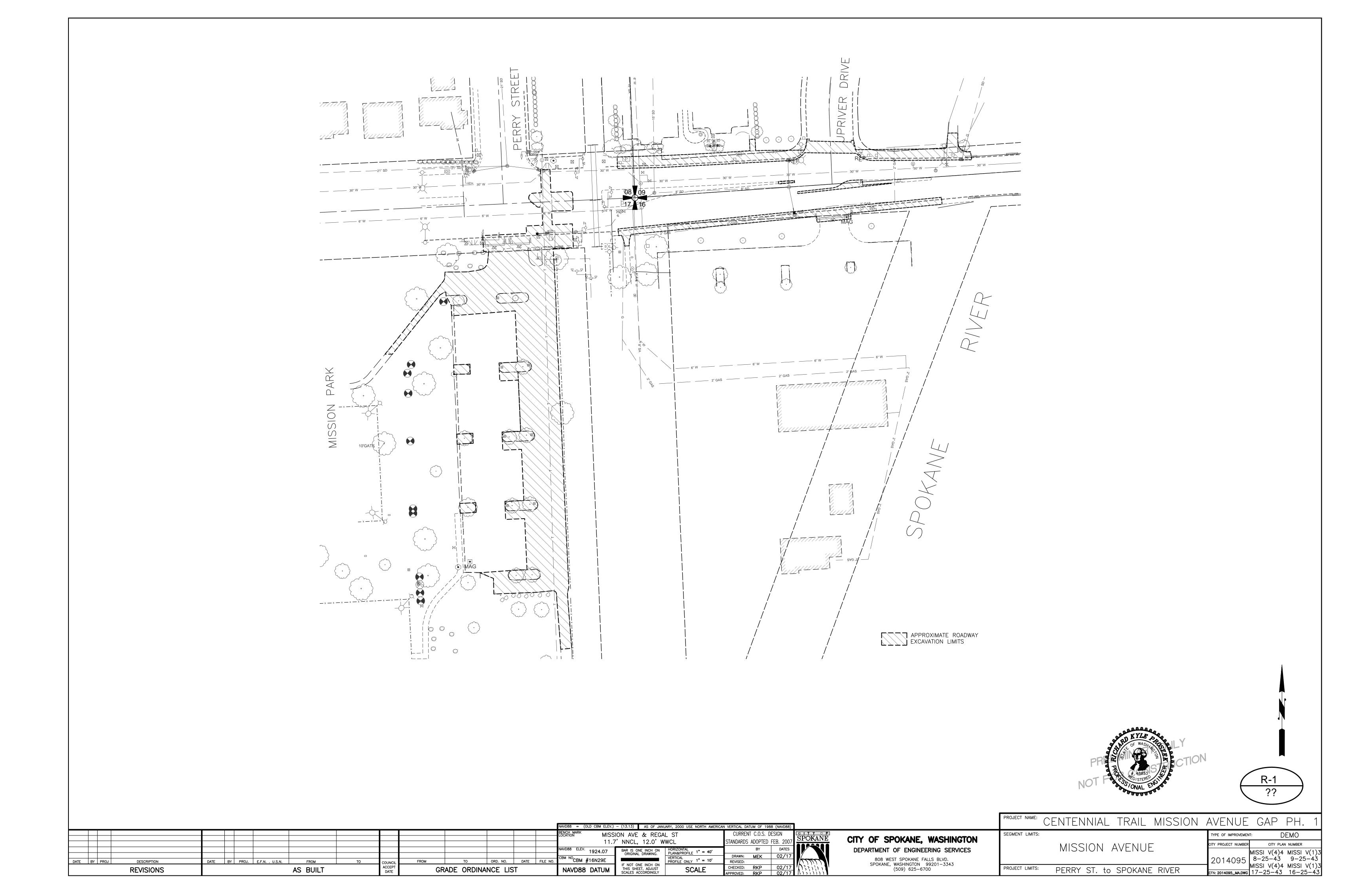
(DIRECTOR OF STREETS)

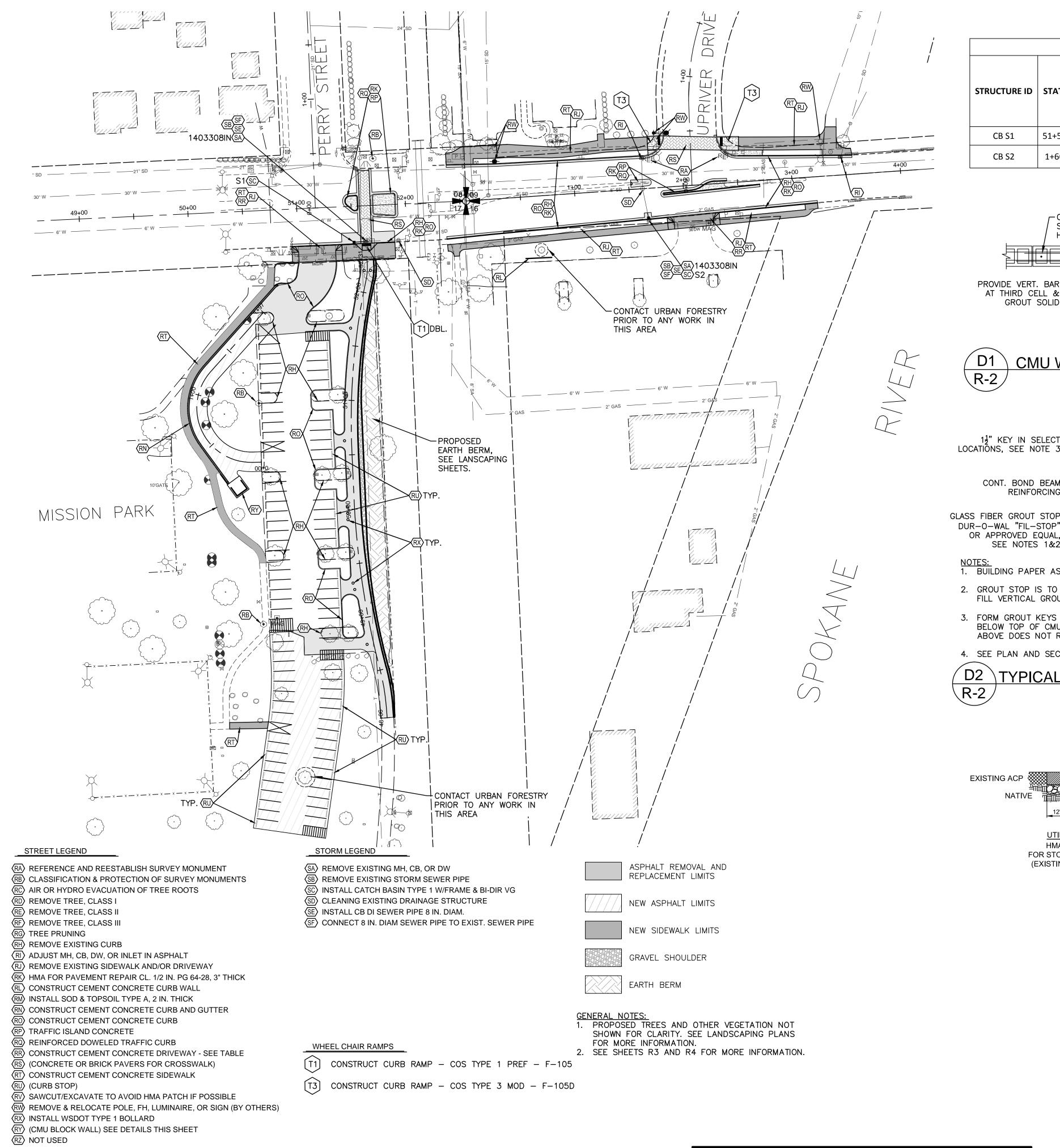
(DIRECTOR OF WATER & WASTEWATER COLLECTION)

(DIRECTOR OF PARKS)

(PRINCIPAL ENGINEER — DESIGN)

_____ DATE ______
__ DATE ______





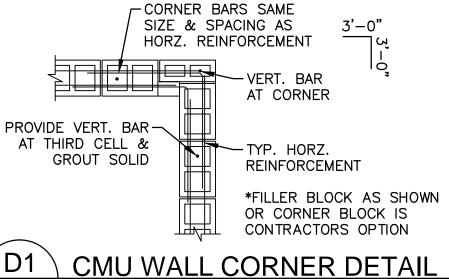
STRUCTURES										
STRUCTURE ID	STATION	OFFSET*		RIM ELEVATION	CATCH BASIN TYPE 1	BI-DIRECTIONAL VANED GRATE	CATCH BASIN DI SEWER PIPE, 8In. DIAM. (DOWNSTREAM OF STRUCTURE)	CONNECTION TO EXISTING PIPE	NORTHING	EASTING
CB S1	51+51.27	34.20	RT	1894.80	Х	Х	16.4	1	263965.15	2488427.29
CB S2	1+66.21	28.20	RT	1892.81	Х	Х	5.0	1	263987.54	2488697.87

W/ KNOCKOUTS REMOVED,

- 3" CLASS <u>1</u>" HMA -

GROUT SOLID

DRIVEWAYS						
CENTERLINE STATION	SIDE	WIDTH				
51+17.00	RT	34				
2+07.23	RT	36				



 $1\frac{1}{2}$ " KEY IN SELECT - LOCATIONS, SEE NOTE 3 CONT. BOND BEAM-REINFORCING GLASS FIBER GROUT STOP--CONT. BOND BEAM COURSE

NOTES:

1. BUILDING PAPER AS GROUT STOP IS NOT PERMITTED.

SEE NOTES 1&2

- 2. GROUT STOP IS TO BE DISCONTINUOUS TO ALLOW GROUT TO FILL VERTICAL GROUTED CELLS.
- 3. FORM GROUT KEYS BETWEEN LIFTS BY TERMINATING GROUT 1" BELOW TOP OF CMU UNIT. DO NOT FORM KEY WHERE CELL ABOVE DOES NOT RECEIVE GROUT IN SUBSEQUENT LIFT.
- 4. SEE PLAN AND SECTIONS FOR REINFORCING & WALL THICKNESS.

NATIVE COMPACTED SELECT NATIVE

D2 TYPICAL CMU BOND BEAM DETAIL

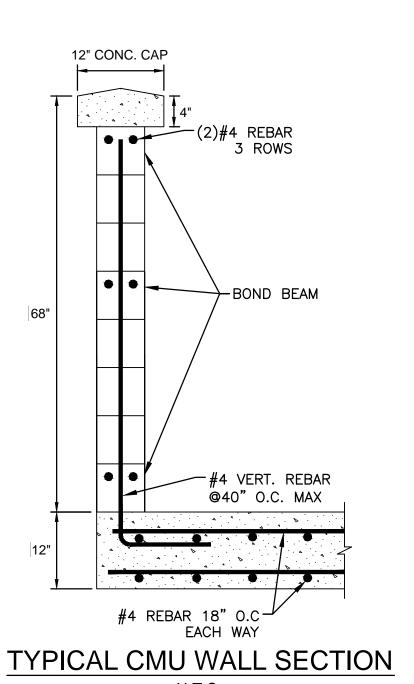
12" MIN

UTILITY TRENCH PATCH

HMA PAVEMENT REPAIR

FOR STORM DRAIN INSTALLATION

(EXISTING ASPHALT PAVEMENT)



EXISTING ACP NATIVE

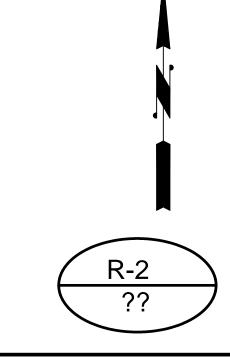
(EXISTING ASPHALT PAVEMENT) PAVEMENT PATCH

CURB RETURN PAVEMENT PATCH

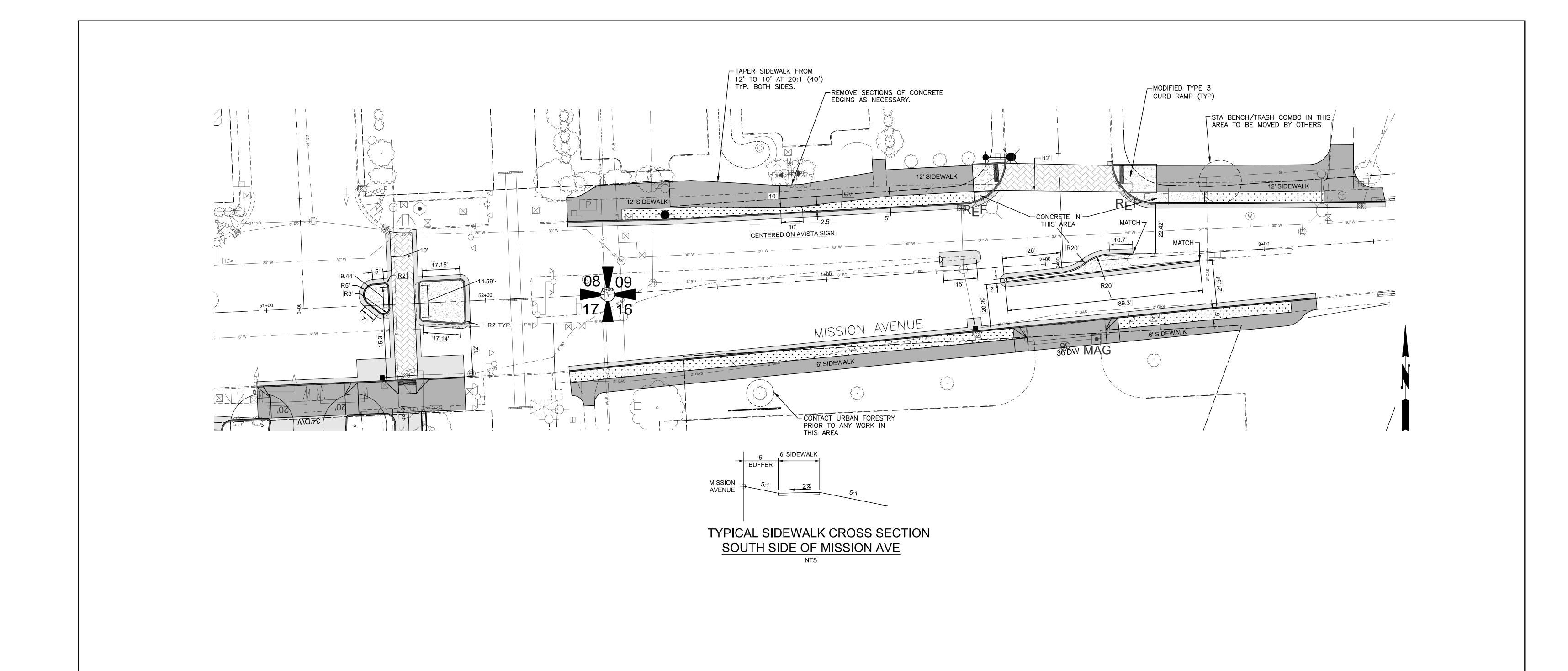
HMA PAVEMENT REPAIR



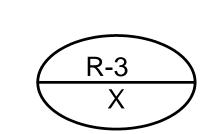
CURB RAMP INSTALLATION



RZ NOT USED	NAVD88 = (OLD CBM ELEV.) - (13.13) AS OF JANUARY, 2000 USE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	PROJECT NAME: CENTENNIAL TRAIL MISSION AVENUE GAP PH. 1
	BENCH MARK MISSION AVE & REGAL ST 11.7' NNCL, 12.0' WWCL NAVD88 ELEV. 1924.07 BAR IS ONE INCH ON ORIGINAL DRAWING. PLAN&PROFILE 1" = 50' PLAN&PROFILE	G SERVICES MISSION AVENUE GITY PROJECT NUMBER CITY PLAN NUMBER MISSI V(4)4 MISSI V(1)3
REVISIONS DATE BY PROJ DESCRIPTION DATE BY PROJ. E.F.N U.S.N. FROM TO COUNCIL ACCEPT DATE ORADE ORDINANCE ORDINANC	RD. NO. DATE FILE NO. CBM #16N29E IF NOT ONE INCH ON PROFILE ONLY 1" = 10' REVISED: SPOKANE FALLS B REVISED: SPOKANE, WASHINGTON 99201	





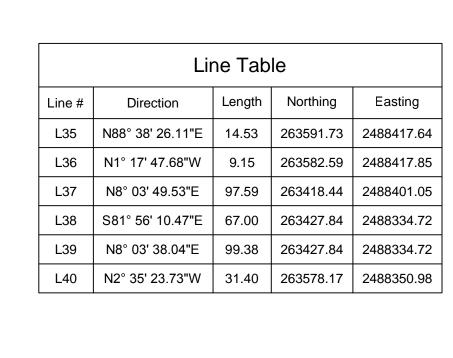


L													NAVD88 = (OLD CBM ELEV.) - (13.13) AS OF JAN	NUARY, 2000 USE NORTH AMERICA	AN VERTICAL DAT	UM OF 1988	3 (NAVD88)	
													BENCH MARK MISS	SION AVE & REG	AI ST	CURRENT	C.O.S. DE	ESIGN	SPOKANE
L														7' NNCL, 12.0' \		STANDARDS		FFR 2007	
L														/ ININCL, 12.0 I		STANDANDS /			
L													NAVD88 ELEV. 1924.07	BAR IS ONE INCH ON ORIGINAL DRAWING.	HORIZONTAL PLAN&PROFILE 1" = 20'		BA	DATES	
F													CBM NOCBM #16N29E	ORIGINAL DIVAWING.	VERTICAL PROFILE ONLY N/A		MEK	02/17	
L	DATE BY PROJ	DESCRIPTION	DATE BY	PROJ.	E.F.N U.S.N.	FROM	TO	COUNCIL	FROM	ТО	ORD. NO.	DATE FILE N	CBM #10N29E	IF NOT ONE INCH ON	PROFILE ONLY N/A	REVISED:			
		REVISIONS				AS BUILT		ACCEPT DATE	G	RADE ORDIN	ANCE LIS	T	NAVD88 DATUM	THIS SHEET, ADJUST SCALES ACCORDINGLY	SCALE		RKP	02/17 02/17	(133)

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6700

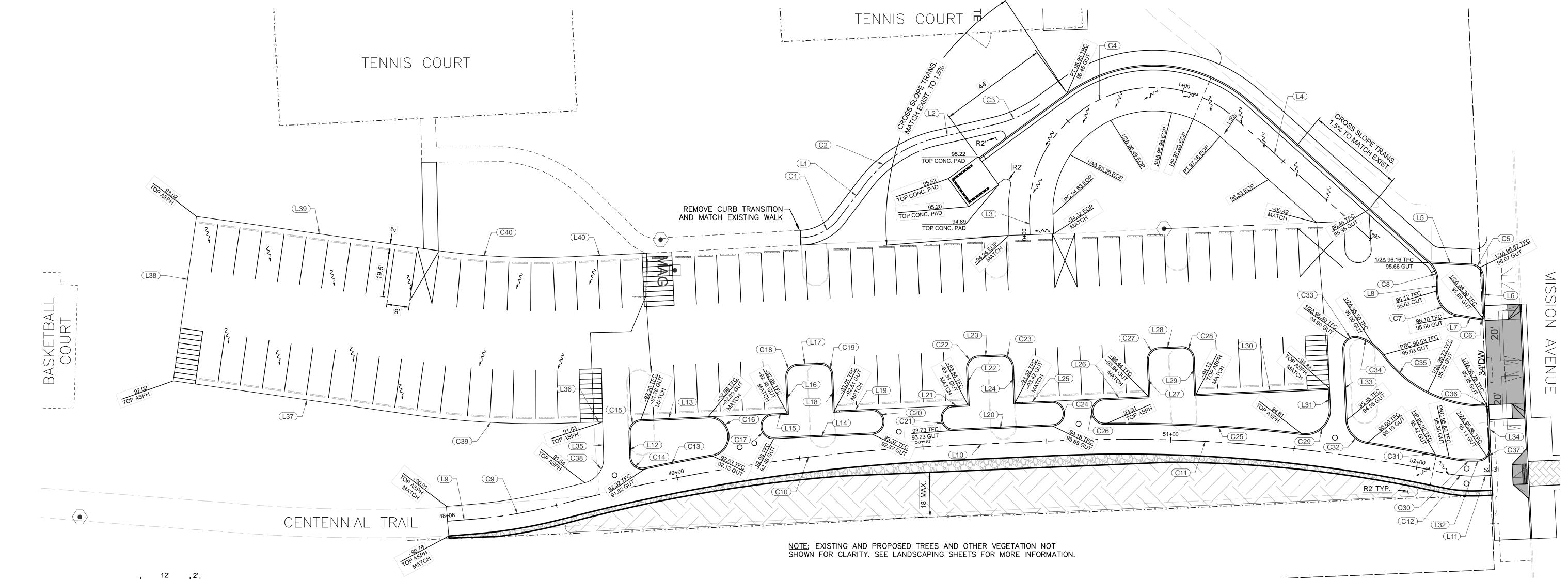
PROJECT NAME:	CENTENNIAL TRAIL MISSION	AVENUE G	AP PH. 1
SEGMENT LIMITS:		TYPE OF IMPROVEMENT:	DETAIL
	MISSION AVENUE	CITY PROJECT NUMBER	CITY PLAN NUMBER
		2014095	MISSI V(4)4 8-25-43
PROJECT LIMITS:	PERRY ST. to SPOKANE RIVER	EFN: 2014095_MA.DWG	MISSI V(1)3 9-25-43



Curve Table								
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len		
C38	13.54	10.00	77.60	8.04	N52.3338W	12.53		
C39	66.29	357.00	10.64	33.24	N2.3107E	66.19		
C40	52.05	290.00	10.28	26.10	N2.3406E	51.98		

Line Table									
Line #	Direction	Length	Northing	Easting					
L1	N52° 36' 48.47"W	17.60	263687.06	2488335.48					
L2	N12° 59' 49.70"W	24.28	263726.23	2488303.13					
L3	S88° 11' 20.01"W	7.82	263764.16	2488342.08					
L4	N41° 44' 42.29"E	72.92	263847.18	2488295.37					
L5	N2° 52' 31.53"E	16.93	263925.36	2488353.08					
L6	S87° 33' 39.60"W	15.57	263947.68	2488374.26					
L7	N9° 19' 06.64"E	8.90	263936.58	2488374.88					
L8	N89° 09' 01.07"W	3.91	263928.20	2488364.86					
	-								

Curve Table									
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len			
C1	18.01	20.00	51.59	9.67	N26.4915W	17.40			
C2	34.57	50.00	39.62	18.01	S32.4819E	33.89			
C3	20.24	50.00	23.20	10.26	N24.3541W	20.11			
C4	116.55	50.00	133.56	116.54	S25.0159E	91.90			
C5	7.39	5.00	84.69	4.56	S45.1306W	6.74			
C6	3.55	2.00	101.76	2.46	N41.3337W	3.10			
C7	14.23	10.00	81.53	8.62	N50.0503E	13.06			
C8	8.57	10.00	49.11	4.57	S66.1750W	8.31			





TYPICAL TRAIL SECTION N.T.S.

6' SIDEWALK ←CURB & **GUTTER** NO SIDEWALK OR 4" HMA CL $\frac{1}{2}$ " - CURB & GUTTER PG 70-28 AT GARBAGE PAD 2" CSTC —/ 4" CSBC

NOTE: CROSS SLOPE TO CHANGE TO MATCH INTO EXISTING PARKING LOT ASPHALT. SEE TRANSITION DIMENSIONS IN ABOVE PLAN.

	Line Table											
Line #	Direction	Length	Northing	Easting								
L9	N4° 37' 27.69"W	10.49	263529.16	2488457.64								
L10	N2° 37' 53.01"W	43.98	263729.97	2488427.21								
L11	N2° 26' 25.28"W	5.65	263944.80	2488439.40								
L12	S87° 57' 01.90"W	9.98	263602.68	2488431.89								
L13	N2° 36' 48.66"W	27.27	263607.09	2488416.74								
L14	S2° 36' 54.24"E	39.73	263700.46	2488422.54								
L15	N2° 49' 31.30"W	5.94	263660.27	2488414.37								
L16	S87° 36' 22.00"W	14.57	263666.21	2488414.08								
L17	N2° 23' 28.38"W	9.00	263670.39	2488394.31								
L18	N87° 36' 31.62"E	14.47	263684.59	2488398.72								
L19	N2° 24' 17.17"W	14.86	263685.19	2488413.18								
L20	S2° 36' 54.24"E	39.73	263773.21	2488419.22								
L21	N2° 49' 31.30"W	6.11	263733.03	2488411.05								

	Line Table									
Line #	Direction	Length	Northing	Easting						
L22	S87° 36' 22.00"W	14.57	263739.13	2488410.74						
L23	N2° 23' 28.38"W	9.00	263743.31	2488390.98						
L24	N87° 36' 31.62"E	14.46	263757.51	2488395.39						
L25	N2° 24' 17.17"W	14.69	263758.11	2488409.85						
L26	S2° 37' 00.73"E	18.07	263812.06	2488407.38						
L27	S87° 36' 22.00"W	14.54	263812.06	2488407.38						
L28	N2° 23' 28.38"W	9.00	263816.24	2488387.65						
L29	N87° 36' 31.62"E	14.46	263830.43	2488392.06						
L30	S2° 36' 54.89"E	53.95	263885.01	2488404.05						
L31	S87° 32' 38.61"W	8.31	263885.37	2488412.35						
L32	S2° 26' 25.28"E	0.65	263945.19	2488433.38						
L33	N87° 32' 38.61"E	28.53	263890.34	2488388.29						
L34	N87° 33' 30.00"E	15.53	263949.31	2488412.65						

	Curve Table								
Curve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len			
C9	35.11	200.00	10.06	17.60	N9.3908W	35.06			
C10	157.87	750.00	12.06	79.23	S8.3921E	157.58			
C11	159.29	620.00	14.72	80.09	S4.4443W	158.85			
C12	12.67	50.00	14.52	6.37	N4.4914E	12.64			
C13	27.85	756.00	2.11	13.92	S10.4920E	27.84			
C14	8.71	5.00	99.83	5.94	N38.0212E	7.65			
C15	7.80	5.00	89.44	4.95	S47.1953E	7.04			
C16	24.13	8.00	172.85	128.00	S83.4834W	15.97			
C17	15.71	5.00	180.00	799736.32	N87.1029E	10.00			
C18	7.85	5.00	90.00	5.00	S47.2335E	7.07			
C19	7.85	5.00	90.00	5.00	S42.3630W	7.07			
C20	15.71	5.00	180.00	799735.88	S87.3543W	10.00			
C21	15.71	5.00	180.00	799736.32	N87.1029E	10.00			
C22	7.85	5.00	90.00	5.00	S47.2335E	7.07			
C23	7.85	5.00	90.00	5.00	S42.3630W	7.07			

			Curve	Table		
ırve #	Length	Radius	Delta	Tan	Chord Dir	Chord Len
C24	15.71	5.00	180.00	799735.88	S87.3543W	10.00
C25	80.07	626.00	7.33	40.09	S2.5637W	80.02
C26	16.16	5.20	178.11	314.53	N88.1955E	10.40
C27	7.85	5.00	90.00	5.00	S47.2335E	7.07
C28	7.85	5.00	90.00	5.00	S42.3630W	7.07
C29	17.29	10.00	99.06	11.72	N42.5526W	15.22
C30	11.19	44.00	14.57	5.62	N4.5037E	11.16
C31	34.02	626.00	3.11	17.01	N10.3243E	34.01
C32	13.71	10.00	78.56	8.18	N48.1559E	12.66
C33	9.60	5.00	110.04	7.15	S37.2603E	8.19
C34	12.54	20.00	35.91	6.48	S35.3241W	12.33
C35	46.92	50.00	53.77	25.35	N26.3704E	45.22
C36	3.07	2.00	87.82	1.93	S43.3845W	2.77
C37	7.85	5.00	90.00	5.00	N47.2626W	7.07



ΓΥΡΙΟΔΙ	RUSI	$\bigcirc\bigcirc$ P	SECTION	
ITPICAL	DUS L	.UUP	SECTION	

			N.T.S.													NAVD88
																BENCH M LOCATION
																LOCATION
																NAVD88
DATE	BY	PROJ	DESCRIPTION	DATE	BY	PROJ.	E.F.N U.S.N.	FROM	то	COUNCIL	FROM	ТО	ORD. NO.	DATE	FILE NO.	CBM NO
REVISIONS							AS BUILT		ACCEPT DATE	GR	ADE ORDINA	NCE LIS	T		NAV	

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CITY OF SPOKANE, WASHINGTON DEPARTMENT OF ENGINEERING SERVICES
808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6700

TROOLET NAME.	CENTENNIAL	TRAIL	MISSION	AVENUE G	SAP PH.
SEGMENT LIMITS:				TYPE OF IMPROVEMENT:	DETAIL
	MISSION	PARK		CITY PROJECT NUMBER	CITY PLAN NUMBER
				2014095	MISSI V(4)4 8-25-43
PROJECT LIMITS:	PFRRY ST to	SPOKANE	RIVFR		$ MISSI_V(1)3 $

PERRY ST. to SPOKANE RIVER

CITY OF SPOKANE PARK BOARD RESOLUTION

A Resolution regarding Naming and Redevelopment of Canada Island in Riverfront Park.

WHEREAS, the Spokane Tribal Business Council ("Tribal Council") is the duly constituted governing body of the Spokane Tribe of Indians ("Tribe") by authority of the Constitution of the Spokane Tribe ("Constitution); and

WHEREAS, under the Constitution of the Tribe, the Spokane Tribal Business Council is authorized to negotiate with and represent the Tribe before federal, state and local governments and their departments and agencies; and

WHEREAS, Spokane Falls was the location of an abundant salmon fishery and, in years of abundance, the Spokane Tribe would invite friendly neighboring tribes to partake in the salmon harvest; and

WHEREAS, the Tribe maintains strong connections to its aboriginal homelands, including the great Spokane Falls; and

WHEREAS, within the Spokane Falls area lies an Island known to non-Indians as "Canada Island" or "Cannon Island"; and

WHEREAS, Canada Island remains an important Cultural Resource for the Tribe; and

WHEREAS, the Spokane Park Board is empowered by the City Charter to lay out, establish, purchase, procure, accept, and have the care, management control and improvement of, all parks and grounds used for park purposes, all boulevards, connecting parks and structures thereon, and all parkways; and

WHEREAS, in 1974, the City of Spokane changed the name of Cannon Island to Canada Island as part of the 1974 International Environmental Exposition held in Riverfront Park ("Expo '74"); and

WHEREAS, after Expo '74, Canada Island and the rest of the exposition grounds were dedicated as a city park and thus under the exclusive control of the Spokane Park Board, which includes the power to rename the island; and

WHEREAS, in 2014, the citizens of Spokane approved a \$64.3 million bond to revitalize and redevelop Riverfront Park (the "Riverfront Redevelopment Project"); and

WHEREAS, as part of the Riverfront Redevelopment Project, the City of Spokane and the Spokane Park Board wish to promote awareness of its first inhabitants, the Spokane Tribe, and

WHEREAS, as part of the Riverfront Redevelopment Project, the City of Spokane and the Spokane Park Board wish to rename Canada Island to a name chosen by the Spokane Tribe and approved by the Spokane Park Board, and wish further that the Spokane Tribal place name (and its English translation) to serve as a dedication to the Spokane Tribe by the residents of the City of Spokane; and

WHEREAS, the Spokane Park Board in cooperation with the Canadian Government, Consul General of Canada James K. Hill recognizes "Small acts like renaming Canada Island to honor the original inhabitants of the Spokane area are symbolically important to the ongoing process in both Canada and the U.S."; and

WHEREAS, two names were presented to the Park Board for consideration in order of preference the first and preferred name is snx^w mene? (pronounced Sin-hoo-men-huh meaning Salmon People); and

WHEREAS, a public survey was conducted to discover the public preference for the name, almost 60% of the responses favored *snx*^w *mene*? (pronounced Sin-hoo-men-huh meaning Salmon People); and

WHEREAS, Spokane Tribe, public input and Park Board all favor *snx*^w *mene*? (pronounced Sin-hoomen-huh meaning Salmon People), for the new name of Canada Island; and

NOW, THEREFORE, BE IT RESOLVED that the Spokane Park Board, hereby agrees to the new name for Canada Island as *snx*^w *mene*? (pronounced Sin-hoo-men-huh meaning Salmon People) selected by the Spokane Tribe, acting by and through its Spokane Business Council and in consultation with tribal elders and cultural resources staff; and

BE IT FURTHER RESOLVED as part of the Riverfront Redevelopment Project, all staff, designers, and contractors associated with the Project will work with the Tribe to identify and

preserve Tribal cultural resources located on snx^w mene, and recommend to the Spokane Park Board methods for preserving cultural resources; and

BE IT FINALLY RESOLVED that the Spokane Park Board agrees to work with the Tribe concerning the determination of appropriate land uses, activities, signage and public art displays on *snx*^w *mene*² and throughout Riverfront Park, and to include the Tribe's designated representatives in all major design deliberations concerning Canada Island.

Adopted by the Spokane Park Board this _____ day of March 2017.

President, Spokane Park Board

On behalf of Spokane Tribe of Indians ("Tribe",) and by authority of the Constitution of the Spokane Tribe ("Constitution), I hereby acknowledge the foregoing resolution of the Spokane Park Board and agree to commit the resources of the Spokane Tribe to fulfill its stated intentions.

Carol Evans Date
Chairwoman
Spokane Business Council



Riverfront Recreational Ice Rink & Skyride Facility **Bid Documents October 24, 2016**

610 W. Spokane Falls Blvd. Spokane, WA 99201

Stantec Project #: 2046055600

PROJECT TEAM:

CITY OF SPOKANE PARKS AND RECREATION DEPT. 808 W. SPOKANE FALLS BLVD. FL.#5

JONATHAN MOOG FAX: 509.625.6630 EMAIL: jmoog@spokanecity.org CIVIL ENGINEER:

621 W. MALLON, SUITE 309 SPOKANE, WA 99201

TEL: 509.340.1705 FAX: 509.328.0423 EMAIL; alan.gav@stantec.com

LANDSCAPE ARCHITECT: STRUCTURAL ENGINEER:

SPW. LANDSCAPE ARCHITECTS, P.S.

TEL: 509 325 0511 EMAIL: tsherry@spvv.con

ARCHITECT:

621 W. MALLON, SUITE 309

TEL: 5093401713 FAX: 509.328.0423

ELECTRICAL ENGINEER:

TRINDERA ENGINEERING 204 N. DIVISION ST., SUITE 201 SPOKANE, WA 99202

BARBARA BARKER FAX:208.676.0100 EMAIL: bharker@trindera.com

EMAIL: lanny.flynn@stantec.com MECH. + PLUMB. ENGINE

11130 NE 3RD PLACE, SUITE 200

STANTEC 621 W. MALLON, SUITE 309

LANNY FLYNN TEL; 206.770.3943

RANDALL WILKINSON FAX: 509.328.0423

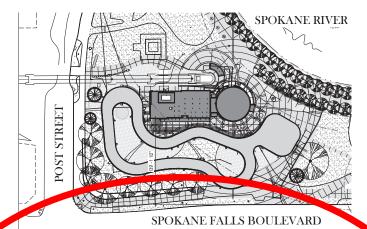
EMAIL: randall.wikins.cn@stantec.com

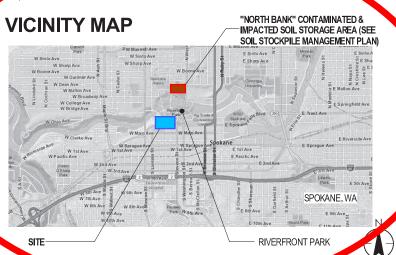
SPECIALTY CONSULTANT:

2335 HIGHWAY 36 WEST ST. PAUL. MN 55113

JIM MALAND FAX: 612 819 6332 FMAIL: iim.maland@stantec.com

SITE





SHEET INDEX:

Sheet	Name	Sheet	Name
Dileca	Hand	201000	Nanc
GENERAL			
G-001	TITLE PAGE	STRUCTUR	
G-002	CODE AND EGRESS ANALYSIS	S-001	GENERAL STRUCTURAL NOTES
		S-002	GENERAL STRUCTURAL NOTES
CIVIL		S-003	GENERAL STRUCTURAL NOTES, ABBREVIATIONS, SYMBOLS
C-001	CIVIL LEGEND AND ABBREVATIONS	S-111	
C-002 CV101	GENERAL CIVIL NOTES	S-121	FOUNDATION PLAN MAIN FLOOR SLAB PLAN
CD101	SURVEY CONTROL PLAN DEMOLITION PLAN	S-131	ROOF FRAMING PLAN
CS101	SITE PLAN	S-201	CMU WALL ELEVATIONS
CS 102	CONSTRUCTION AND PHASING PLAN	S-202	CMU WALL ELEVATIONS
CS 103	EROSION AND SEDIMENTATION CONTROL	S-203	CMU WALL ELEVATIONS
	PLAN	S-301	TYPICAL CONCRETE DETAILS
OG 101	OVERALL GRADING AND DRAINAGE PLAN	S-302	TYPICAL CONCRETE DETAILS
OG 102	NORTH DRADING DETAIL PLAN	S-303	TYPICAL CONCRETE DETAILS
OG 103	SOUTH GRADING DETAIL PLAN	S-304	TYPICAL MASONRY DETAILS
OG 104	PLAZA AND SKYRIDE GRADING	S-305	TYPICAL STEEL DETAILS
OG 105	GRADING POINT TABLES	S-306	TYPICAL STEEL DETAILS
OG 106	STORM DRAINAGE PLAN AND FROF LES	S-307	FOUNDATION DETAILS
OG 107	STORM DRAINAGE PLAN AND FROF LES	S-308	FOUNDATION DETAILS
OG 108 OG 109	STORM DRAINAGE PLAN AND FROFILES STORM DRAINAGE PLAN AND FROFILES	S-309 S-310	ROOF FRAMING DETALS ROOF FRAMING DETALS
OG 110	STORM DRAINAGE PLAN AND FROF LES	S-310 S-311	ROOF FRAMING DETAILS
QG111	STORM DRAINAGE PLAN AND PROFILES	S-312	ROOF FRAMING DETAILS
CU101	UTILITYPIAN	S-401	SKYRIDE CANOPY AND PLATFORM DETAILS
CU102	SEWER PLAN AND PROFILES	0	OTT TO COMPLETE OF THE OTT OF THE OTT OF THE OTT OTT OTT OTT OTT OTT OTT OTT OTT OT
CU-103	WATER PLAN AND PROFILES	ARCHITEC	TURAL
C-500	GENERAL CIVIL DETAILS	A-001	GENERAL NOTES, ABBREVIATIONS AND
C-501	GENERAL CIVIL DETAILS		SYMBOLS
C-502	BIORETENTION SWALE AND STORM CHAMBER	A-002	ACCESSIBILITY
	SYSTEM	A-003	ACCESSIBILITY
C-503	GENERAL CIVIL DETAILS	A-101	ARCHITECTURAL SITE PLAN
C-504	GENERAL CIVIL DETAILS	A-102	FLOOR PLAN
C-505	LIFT STATION NO. 1	A-103 A-104	FINISH AND FURNITURE PLAN
C-506	GENERAL CIVIL DETAILS	A-104 A-105	REFLECTED CEILING PLAN ROOF PLAN
ICE RINK		A-201	EXTERIOR ELEVATIONS
R-101	ICE RIBBON LAYOUT AND GRADING PLAN AND	A-301	BUILDING SECTIONS
	PROFILE	A-401	ENLARGED PLANS
P 2	ICE RIBBON AND RINK ELEVATION DATA	A-402	BUILDING CANOPIES
R-1	ICE RIBBON AND RINK ALIGNMENT DATA	A-403	QUEUING CANOPY AT SKYRIDE ADD-ALT #4
R-10	ICE RIBBON PIPING PLAN	A-404	TENSILE CANOPY ADD-ALT. #3
R-105	REFRIGERATION EQUIPMENT PLAN	A-405	INTERIOR ELEVATIONS
R-501 R-502	ICE RIBBON DETAILS	A-406	INTERIOR ELEVATIONS
R-503	ICE RBBON DETAILS ICE RBBON DETAILS	A-407	INTERIOR ELEVATIONS
R-504	CE RIBBON RAILING PLAN AND DETIALS	A-408 A-409	INTERIOR ELEVATIONS INTERIOR ELEVATIONS
R-505	DE RIBBON RAILING DETAILS	A-410	
R-506	NOW MELT PIT DETAILS	A-410 A-411	WALL SECTIONS WALL SECTIONS
R-507	E RBBON PIPING LAYOUT - ZONE 1	A-501	FOUNDATION DETAILS
R-508	E RIBBON PIPING LAYOUT - ZONE 2	A-502	ENVELOPE DETAILS
R-509	E RBBON PIPING LAYOUT -ZONE 5	A-502 A-503	ENVELOPE DETAILS
R-601	RIMARY REFRIGERANT FLOW DIAGRAM	A-504	ROOF DETALS
R-602	ECONDARY REFIGERANT (BRINE AND	A-505	ROOF DETAILS
	HEMICAL FEED FLOW DIAGRAM + EQUIPMENT SCHEDULE + CHEMICAL FEED DIAGRAM	A-506	ROOF DETAILS
R-603		A-507	RAILING AND STAIR DETAILS
K-003	ELECTRICAL ONE-LINE DIAGRAM	A-508	DOOR DETAILS
LANDS	_{*E}	A-510	DOOR DETAILS
L-10	RRIGATION PLAN	A-511	WINDOW DETALS
L 2	CONCRETE SCORING LAYOUT	A-512	WINDOW DETALS
7	SITE FURNISHINGS + FEATURES	A-513	FINISH DETAILS
203	LANDSCAFE PLANTING PLAN	A-514	CASEWORK DETAILS
L-501	RRIGATION DETAILS	A-601	ROOM FINISH SCHEDULE, WALL, AND ROOF TYPES
L-502	RRIGATION DETAILS	A-602	DOOR + WINDOW SCHEDULE AND TYPES
L-503	LANDSCAPE DETAILS		III EO
L-504	LANDSCAPE DETAILS		
L-505	LANDSCAPE DETAILS		

	Sheet	Name
	KITCHEN	
	KEC-1	EQUPMENT LAYOUT
	KEC-2	EQUIPMENT SCHEDULE
	KEC-3	PLUMBING ROUGH-INS
	KEC-4	ELECTRICAL ROUGH-NS
	KEC-5	WALL BACKING
	MECHANIC	
	M-001	MECHANICAL LEGEND AND ABBREVATIONS
	M-101	BELOW FLOOR PLUMBING PLAN
	M-102	ABOVE FLOOR PLUMBING PLAN
	M-111	HVAC FLOOR PLAN
	M-1 12	MECHANICAL ROOF PLAN
	M-301	MECHANICAL SECTIONS
	M-401	ENLARGED PLUMBING PLAN - WEST
	M-402	ENLARGED PLUMBING PLAN - EAST
	M-501	MECHANICAL DETAILS
	M-601	MECHANICAL EQUIPMENT SCHEDULES
	M-602	MECHANICAL EQUIPMENT SCHEDULES
	M-901	PLUMBING RISER DIAGRAMS
	ELECTRIC	AL
	E-001	GENERAL NOTES, ABBREVIAITONS AND LEGENDS
S	E-101	ICE REBON ELECTRICAL SITE PLAN - LIGHTING
	E-102	ICE RIBBON ELECTRICAL SITE PLAN - AUDIO
	ES-100	SITE ELECTRICAL PLAN
	EK-100	SITE PHOTOMETRIC PLAN
	EP-101	POWER PLAN
	EL-101	LIGHTING PLAN
	ET-101	SPECIAL SYSTEMS PLAN
	EK-102	ROOF ELECTRICAL PLAN
	EK-103	ROOFICE STOPPLAN
	E-401	ENLARGED DETAIL VIEWS
	E-501	ELECTRICAL DETAILS
	E-502	ELECTRICAL DETAILS
	E-503	ELECTRICAL DETAILS
	E-504	ELECTRICAL DETAILS
	E-505	ELECTRICAL DETAILS
	E-601	ONE LINE DIAGRAM AND FEEDER SCHEDULE
4	E-602	ELECTRICAL SCHEDULES AND ENERGY COMPLIANCE
	E-603	ELECTRICAL SCHEDULES
	E-604	ELECTRICAL SCHEDULES
	E-605	ENERGY COMPLIANCE
	E-701	LINE DIAGRAMS - LIGHITNG
	E-702	LINE DIAGRAMS - AUDIO

ELECTRICAL SCHEDULES



G-001

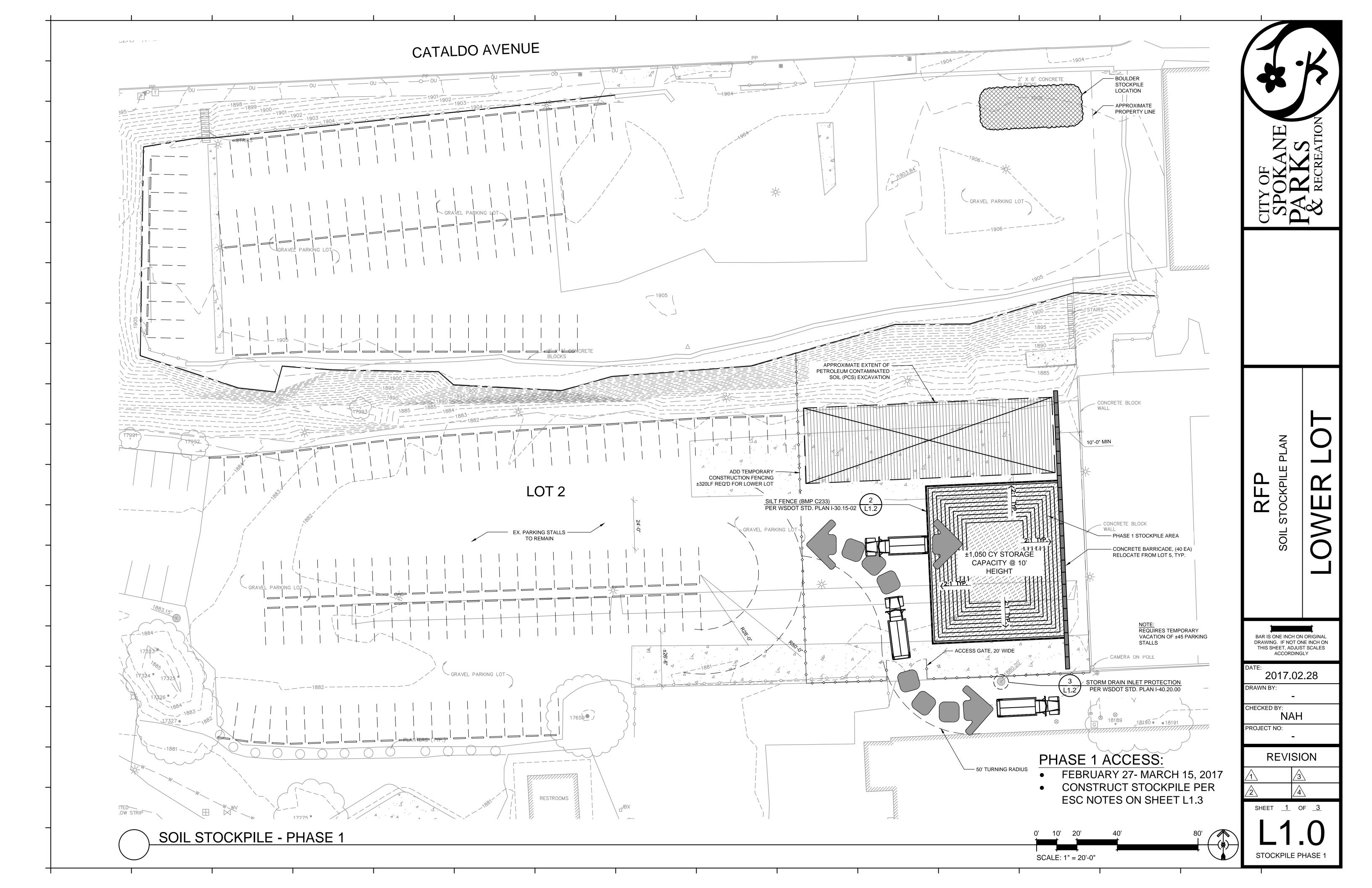
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CITY OF SPOKANE, WASHINGTON DEPARTMENT OF ENGINEERING SERVICES

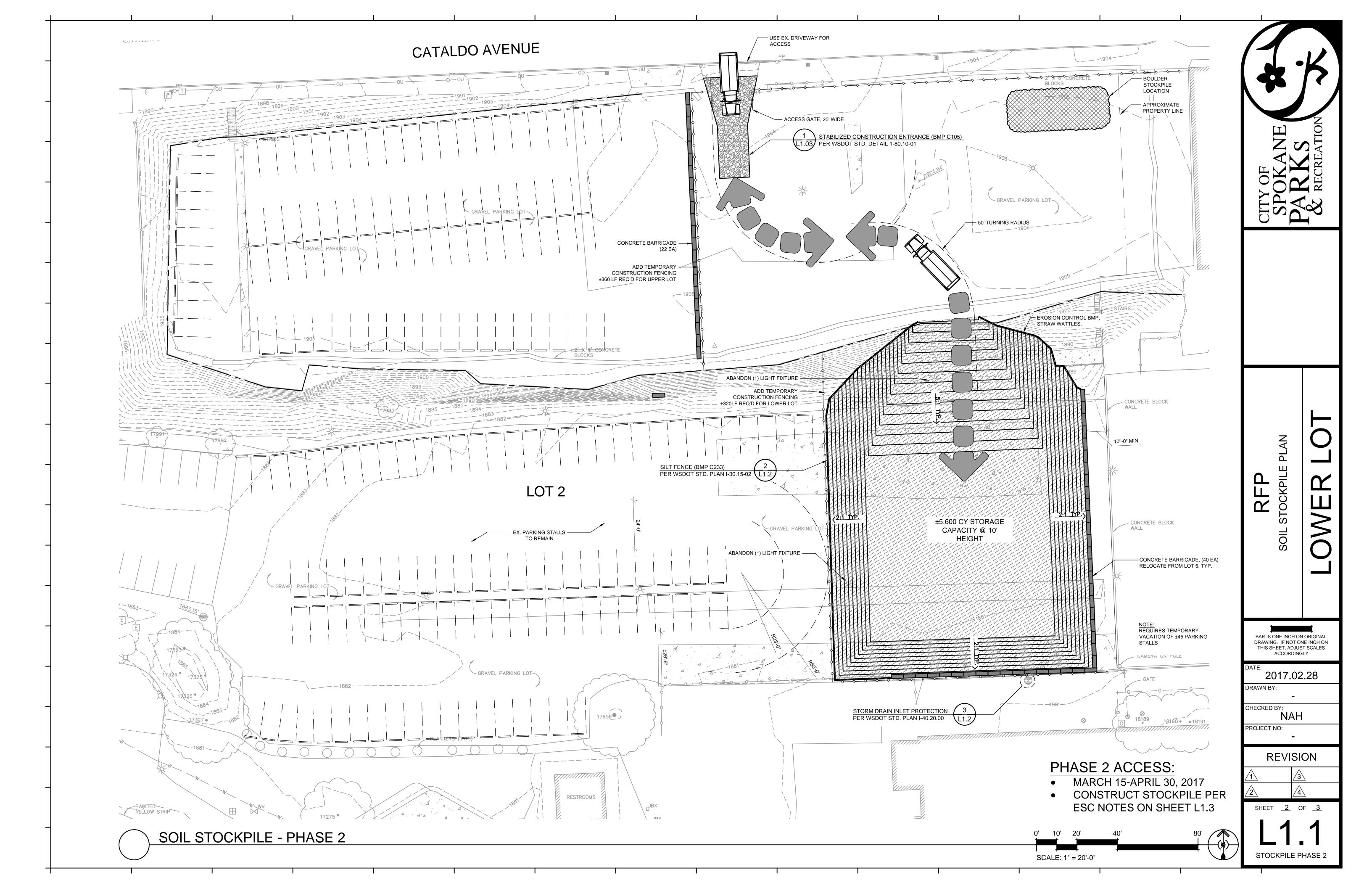
Riverfront Recreational Ice Rink & Skyride Facility OTY PURCHASING NUMBER SHEET TITLE: TITLE PAGE











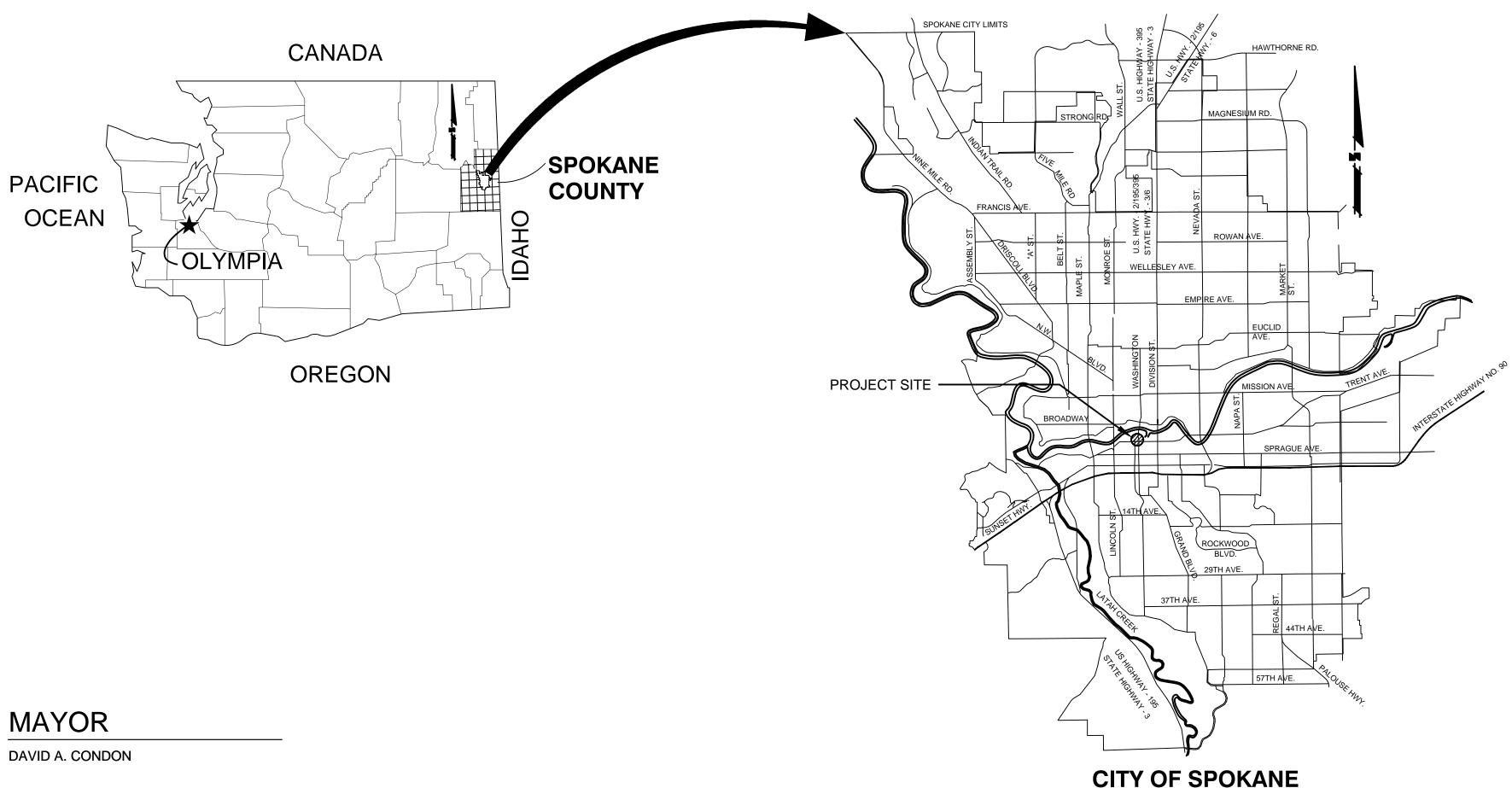
Budget Reallocations

Rec Rink	\$	38,635.00	\$ 535,550.00
Contingency 10%	\$	3,863.50	
Tax 8.7%	\$	3,697.37	
Reallocaiton	\$	46,195.87	\$ 489,354.13
Í			
Looff	\$	38,635.00	\$ 300,000.00
Contingency 10%	\$	3,863.50	
Tax 8.7%	\$	3,697.37	
Reallocaiton	\$	46,195.87	\$ 253,804.13
Fund 1950	\$	84,550.00	\$ 167,038.00
Contingency 10%	\$	8,455.00	
Tax 8.7%	\$	8,091.44	
Reallocaiton	\$	101,096.44	\$ 65,941.57
Budget	\$	178,002.00	
Including Tax		193,488.17	

CITY OF SPOKANE, WASHINGTON

DEPARTMENT OF PARKS AND RECREATION

RIVERFRONT PARK SOUTH BANK EAST PATHWAY PERMIT SET - NOT FOR CONSTRUCTION



COUNCIL MEMBERS

BEN STUCKART, CITY COUNCIL PRESIDENT

LORI KINNEAR

AMBER WALDREF

CANDACE MUMM

KAREN STRATTON

BREEAN BEGGS

CITY ADMINISTRATOR

THERESA SANDERS

DIRECTOR OF PARKS

LEROY EADIE

PROJECT CONTACT(S)

PATRICK MCCORD HILL INTERNATIONAL, INC. PROJECT MANAGER, (509) 747-8031

DESCRIPTION OF WORK

BASE BID SCOPE

RIVERFRONT PARK FROM THE CORNER OF SPOKANE FALLS BLVD. & WASHINGTON ST.

 WORK INCLUDES, BUT IS NOT LIMITED TO, CLEARING AND GRUBBING OF EXISTING TURF SOD AND SUBSOIL, DEMO & DISPOSAL OF EXISTING ASPHALT. BASE MATERIAL, CONCRETE SITE WALL, TREE STUMPS AND ASSOCIATED ROOT STRUCTURE, IMPORT & PLACEMENT OF STRUCTURAL FILL, PLACEMENT OF CSTC & CDF BASE MATERIAL, INSTALLATION OF NEW 6' WIDE (MIN) ASPHALT WALKWAYS, AND REPAIR OF LANDSCAPE AND IRRIGATION SYSTEMS IMPACTED BY CONSTRUCTION.

ADD/ALT 1

SUPPLY & INSTALL 4" THICK CONCRETE WALKWAY ATOP 6" CSTC BASE IN LIEU OF ASPHALT PATHWAY.

DEMOLISH (2) EX. CURB RAMPS AND INSTALL (2) NEW ADA CURB RAMPS, INCLUDING TEMPORARY TRAFFIC CONTROL AND FLAGGING AS REQUIRED. SEE NOTE 5 BELOW FOR TRAFFIC CONTROL DETAILS.

ADD/ALT 3

SUPPLY & INSTALL ADDITIONAL IRRIGATION IMPROVEMENTS PER SHEET L1.6.

ADDITIONAL WORK REQUIREMENTS

WORK SHALL BE EXECUTED ACCORDING TO THE ATTACHED CONSTRUCTION DRAWINGS, NOTES, AND IN THE ABSENCE OF DIRECTION ON THESE DRAWINGS, THE TECHNICAL SPECIFICATIONS & DETAILS AS CONTRACTED FOR THE 'RIVERFRON' PARK LOOFF CARROUSEL FACILITY' PROJECT

ALL WORK, INCLUDING APPROXIMATE QUANTITIES FOR EACH SITE, SHALL BE MUTUALLY AGREED UPON BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

REQUIRED COMPLETION DATE

ALL WORK SHALL BE COMPLETED BY APRIL 19, 2017.

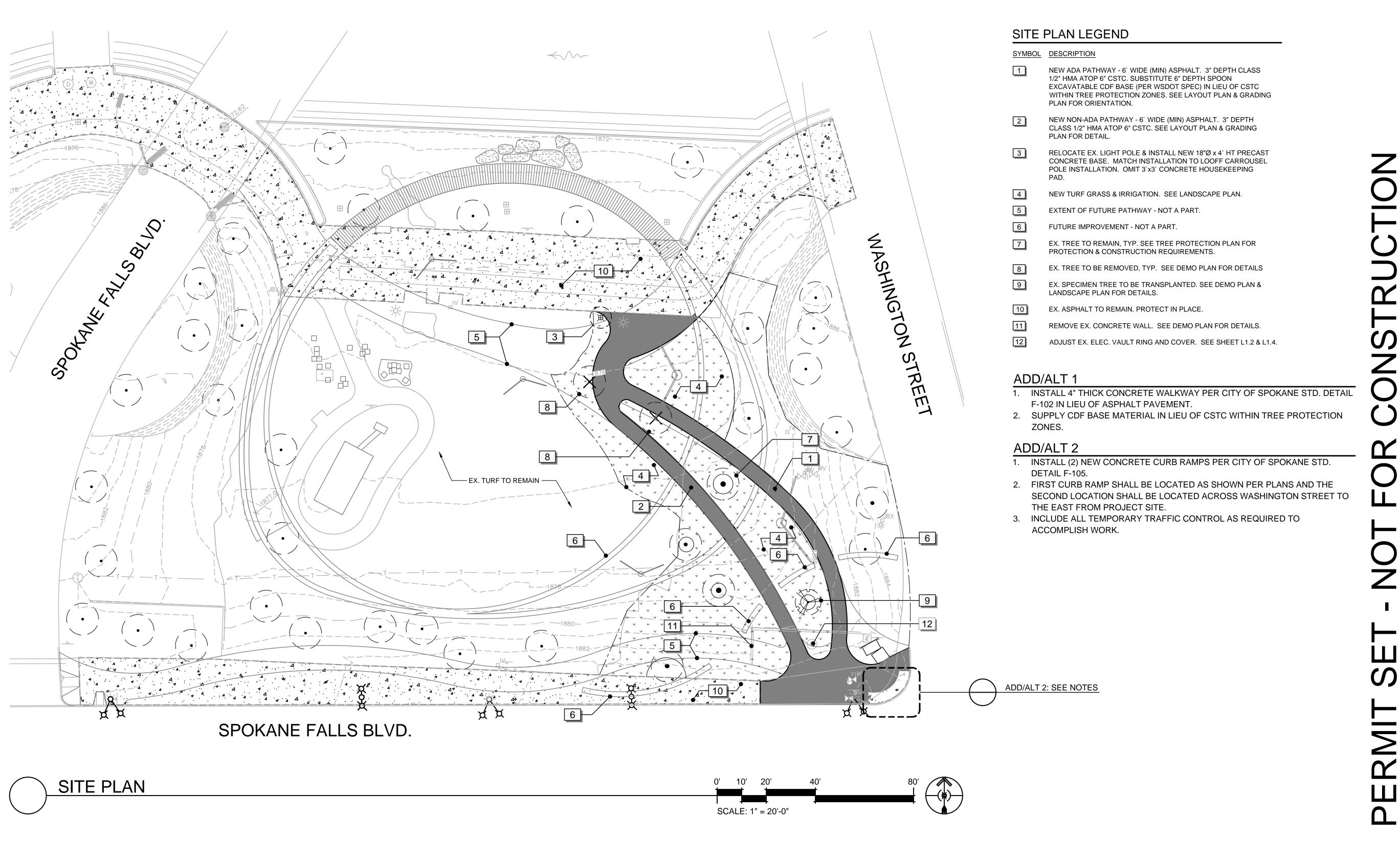
GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO BID SUBMISSION. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PROJECT INTENT / CONTRACT DOCUMENTS AFFECTING THE COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY
- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. COST OF LOCATES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 4. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY OBTAINING ALL PERMITS, INCLUDING RIGHT-OF-WAY OBSTRUCTION PERMITS WHERE APPLICABLE.
- 5. CONTRACTOR IS RESPONSIBLE FOR INCIDENTAL TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND WASHINGTON STATE MODIFICATIONS TO THE MUTCD.
- 6. PRESERVE AND PROTECT EXISTING IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE ALL HARDSCAPE AND SOFTSCAPE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
- 7. TREE PRUNING, AIR SPADING AND ROOT PRUNING SHALL BE PERFORMED BY CITY OF SPOKANE ARBORIST. CONTRACTOR SHALL COORDINATE DIRECTLY WITH C.O.S. ARBORIST TO SCHEDULE WORK.
- 8. OWNER WILL FURNISH COMPACTION & MATERIAL TESTING. IF CONTRACTOR FAILS TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL TESTING UNTIL COMPACTION AND MATERIALS MEET SPECIFICATION.

WORK LOCATIONS					
SITE	WORK LOCATION	TYPE OF IMPROVEMENT			
1.0	RIVERFRONT PARK 610 W. SPOKANE FALL BLVD. SPOKANE, WA 99201	NEW PATHWAY INSTALLATION			









PROJECT NO: **REVISION**

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

NICHOLAS A. HAMAD

LICENSE NO. 1383 EXPIRES ON <u>02.17.2019</u>

2017.03.07

NAH

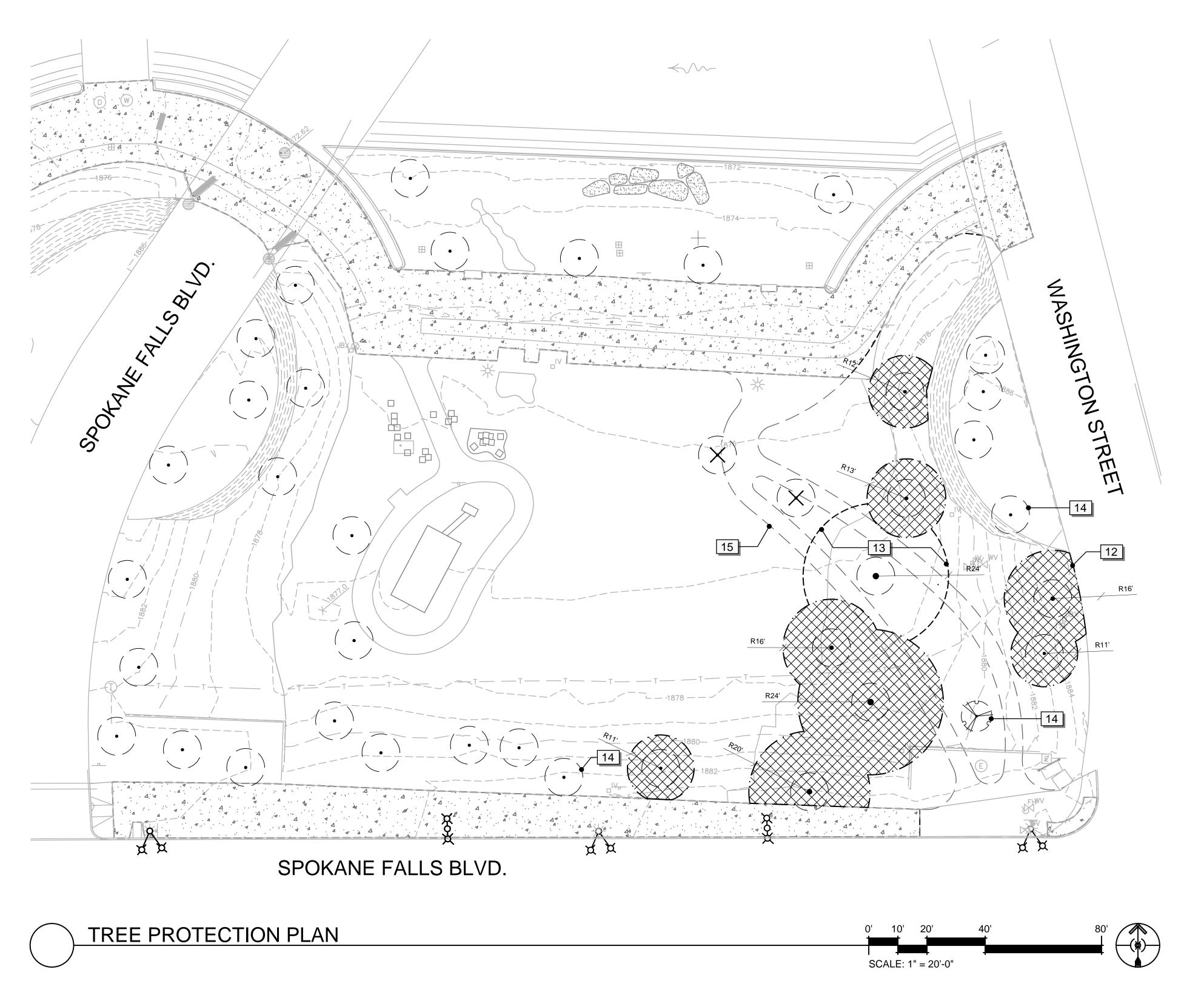
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SHEET <u>1</u> OF <u>9</u> Know what's below.

Call before you dig. SITE PLAN



TREE PROTECTION ZONE LEGEND

SYMBOL DESCRIPTION

- TREE PROTECTION ZONE (TPZ). INSTALL 6` HT ORANGE CONSTRUCTION FENCING TO DELINEATE ZONE. NO CONSTRUCTION EQUIPMENT ALLOWED WITHIN ZONE EXCEPT FOR PAVING EQUIPMENT AS REQ'D. ALL DEMOLITION ACTIVITY WITHIN TPZ SHALL BE PERFORMED BY HAND AS ALLOWED BY URBAN FORESTER AT PRE-CONSTRUCTION CONFERENCE.
 - MODIFIED TREE PROTECTION ZONE (MTPZ). NO FENCING REQUIRED TO DELINEATE MTPZ AS SUCH FENCING IS EXCEEDINGLY PROHIBITIVE TO CONSTRUCTION ACTIVITY. DELINEATE MTPZ WITH PINK MARKING PAINT. ALL OTHER TPZ REQUIREMENTS APPLY WITHIN MTPZ.
- NO TREE PROTECTION ZONE (TPZ) REQUIRED, TYP.
- EXTENT OF PROPOSED PATHWAY. SEE SITE PLAN FOR DETAILS.

TREE PROTECTION NOTES

COMPLETION OF ACTIVITIES.

- 1. ESTABLISH TREE PROTECTION ZONE (TPZ) AREA BY ADDING 1' RADIUS PER 1" IN TREE CALIPER AS MEASURED IN DIAMETER AT BREAST HEIGHT (DBH).
- 2. TPZ RADII HAVE BEEN ESTABLISHED FOR THE CONTRACTOR BY THE URBAN FORESTER.
- 3. NO MACHINE EXCAVATION SHALL OCCUR WITHIN THE TPZ WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE URBAN FORESTER.
- 4. DEMOLITION, CLEAR & GRUB ACTIVITY WITHIN TPZS SHALL BE CONDUCTED BY HAND IN A MANNER TO LIMIT DAMAGE TO SURFACE ROOTS GREATER THAN 1" IN DIAMETER. NO TEARING, CUTTING, OR DAMAGE TO ROOT BARK IS PERMITTED.
- 5. IN THE CASE OF ACCIDENTAL ROOT DAMAGE, CONTACT THE URBAN FORESTER IMMEDIATELY FOR INSPECTION AND DIRECTION. DO NOT BACKFILL OVER ROOTS IMPACTED BY CONSTRUCTION ACTIVITY.
- NO GRADE CUTS ARE PERMITTED WITHIN TPZS.
- 7. EARTHEN FILLS WITHIN TPZS SHALL BE PLACED WITH MINIMAL EQUIPMENT TRACKING AS REQUIRED TO MEET GRADES PER GRADING PLAN.
- 8. TPZ FENCING SHALL BE REMOVED TEMPORARILY DURING CONSTRUCTION ACTIVITIES WITHIN THE ZONES AND REPLACED IMMEDIATELY UPON
- 9. TPZS MAY BE REDUCED AT THE SOLE DISCRETION OF THE URBAN FORESTER.
- 10. LIMIT DAMAGE TO ADJACENT TREES. ANY DAMAGE TO ADJACENT TREES AS A RESULT OF EXCAVATION, CLEARING, GRUBBING, OR ROOT WAD REMOVAL SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.

PRE CONSTRUCTION CONFERENCE

CONDUCT AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE URBAN FORESTER, OWNER, CONTRACTOR, AND LANDSCAPE ARCHITECT ONCE TPZS HAVE BEEN INSTALLED BUT PRIOR TO OTHER CONSTRUCTION ACTIVITY - INCLUDING CLEARING GRUBBING & DEMOLITION.



NICHOLAS A. HAMAD

LICENSE NO. 1383 EXPIRES ON <u>02.17.2019</u>

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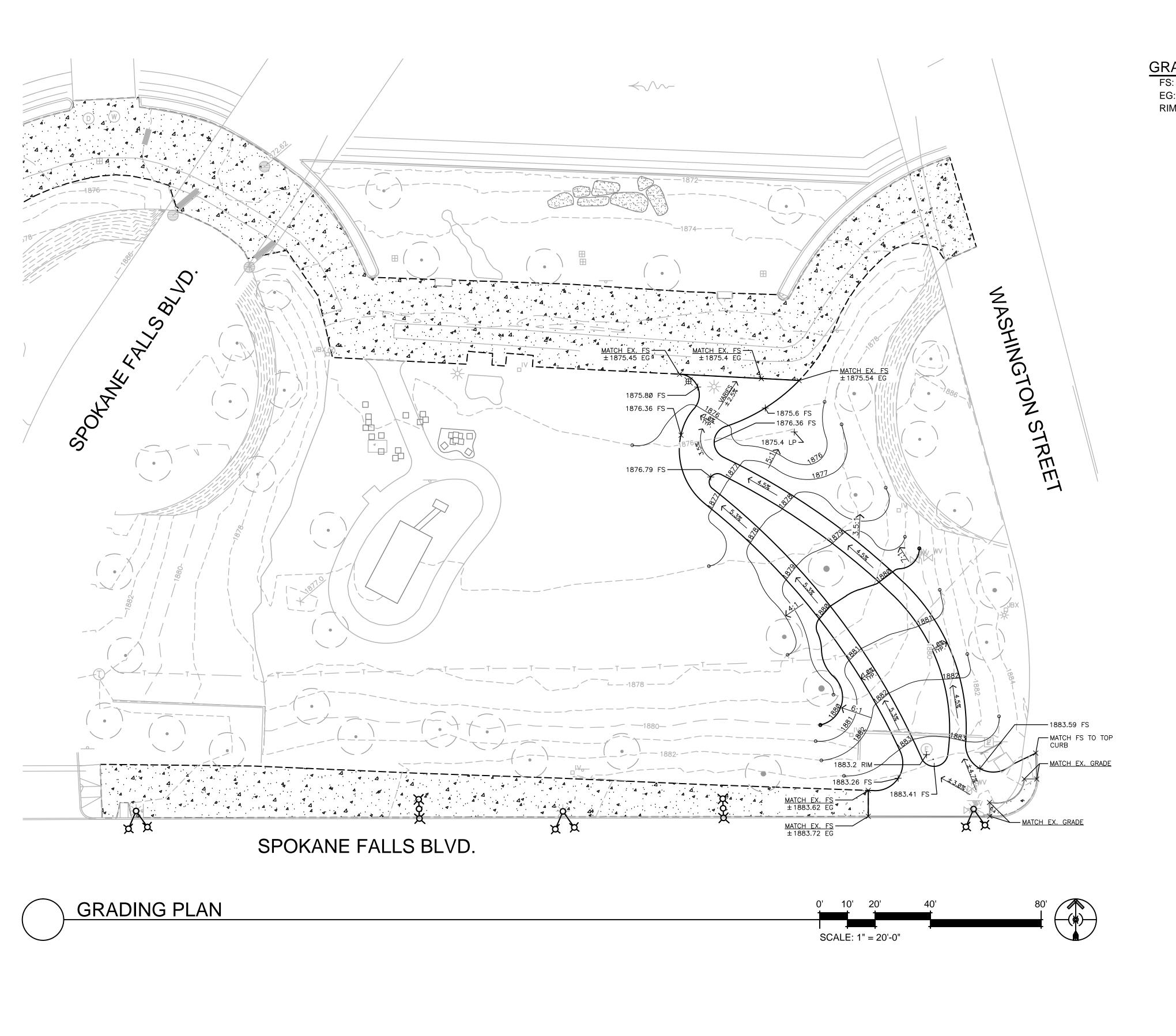
REVISION

SHEET <u>2</u> OF <u>9</u>

TREE PROTECTION

Know what's below.

Call before you dig.



GRADING LEGEND

FINISH (TOP) SURFACE

EXISTING FINISH GRADE / FINISH SURFACE

TOP OF VAULT LID

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

NICHOLAS A. HAMAD

LICENSE NO. 1383 EXPIRES ON <u>02.17.2019</u>

2017.03.07

DRAWN BY: NAH

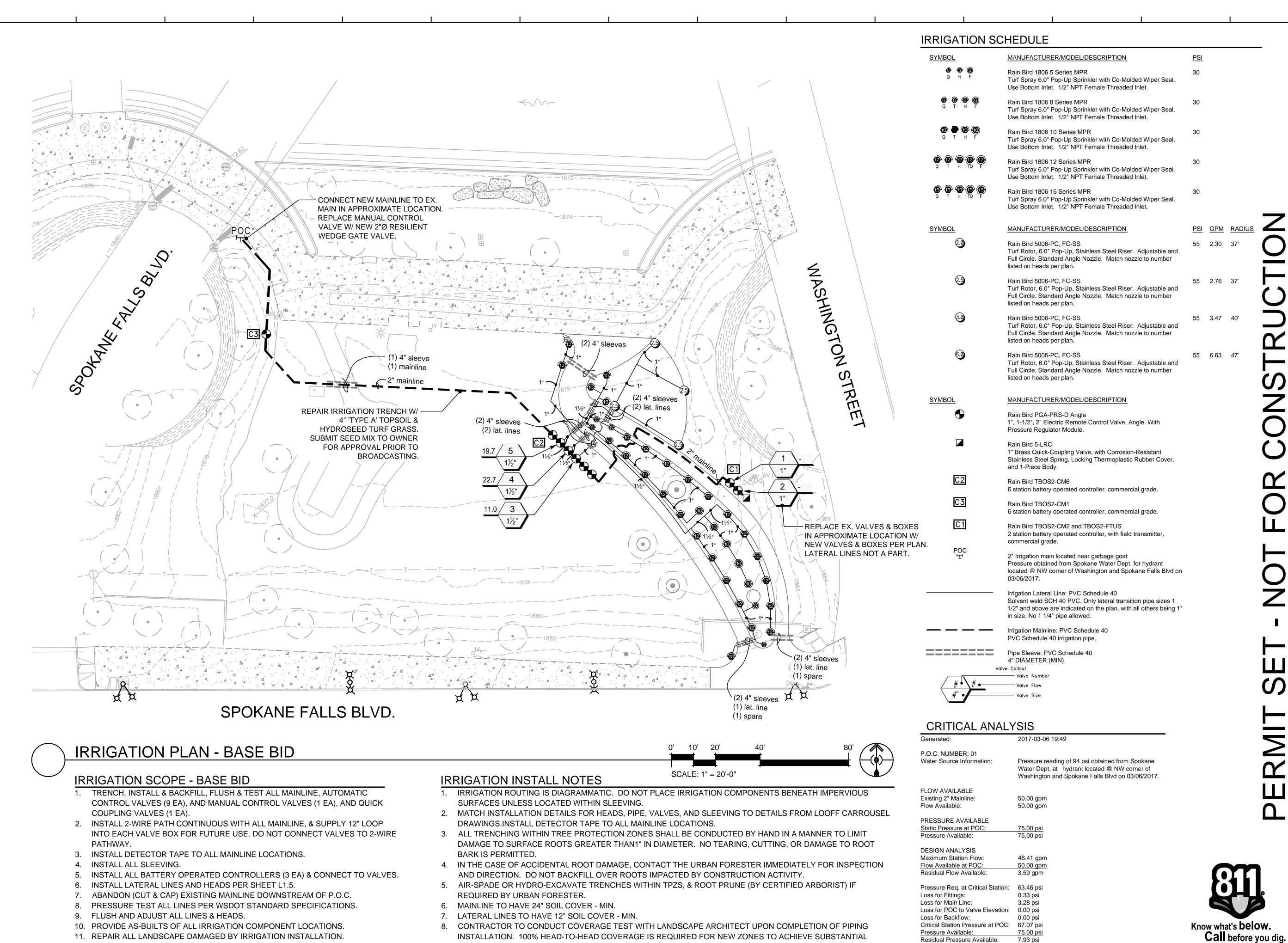
CHECKED BY: NAH PROJECT NO:

REVISION

SHEET <u>5</u> OF <u>9</u> GRADING PLAN

Know what's below.

Call before you dig.



COMPLETION.

CITY OF SPOKANE SPOKANE PARKS

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS A. HAMAD
LICENSE NO. 1383
EXPIRES ON 02.17.2019

RFP SOUTH BANK EAS

610 W. SPOKANE FALLS BLVD. SPOKANE, WA 992

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: **2017.03.07**

2017.03.0 DRAWN BY:

RAWN BY: NAH

CHECKED BY:
NAH

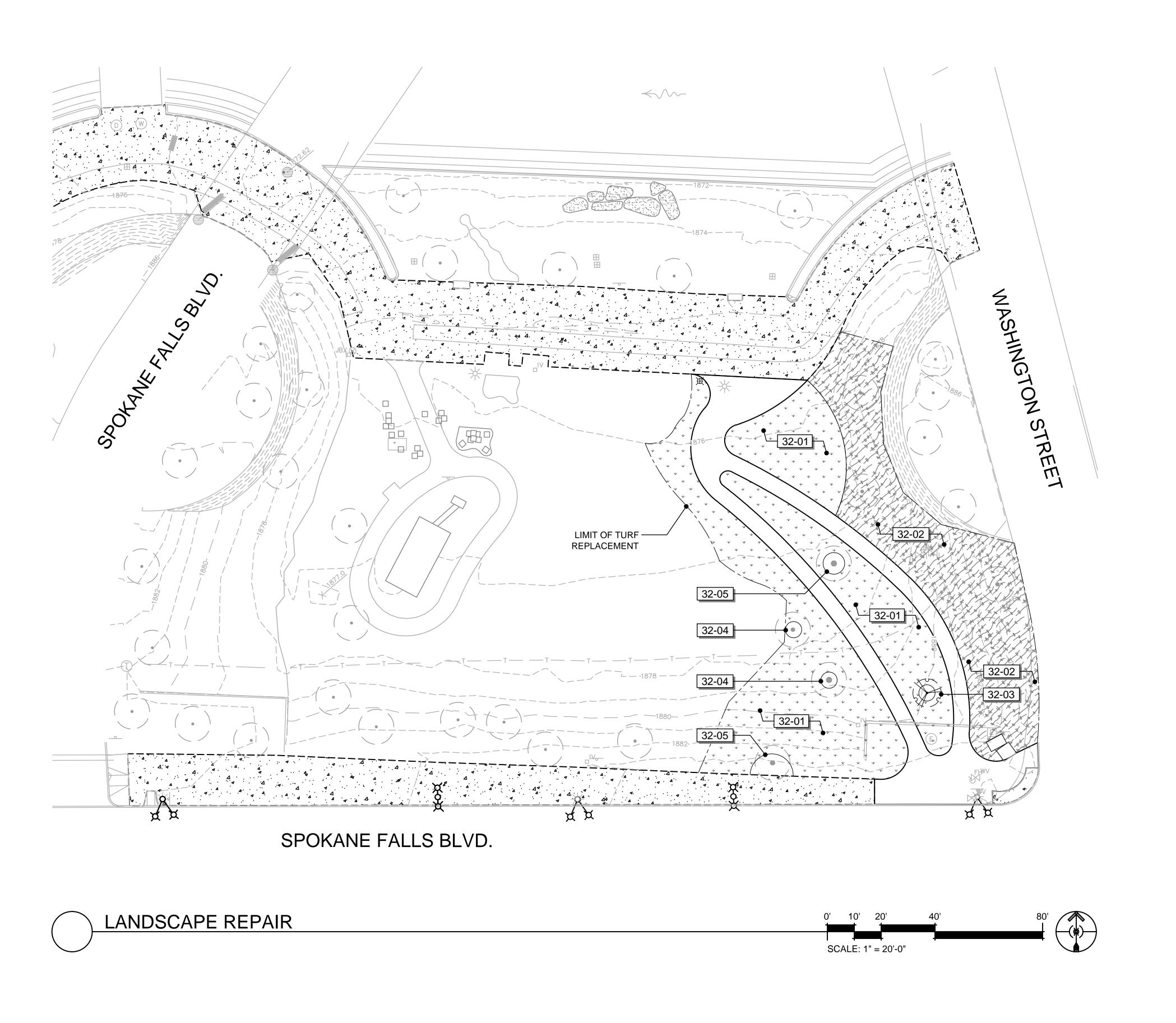
PROJECT NO:

REVISION

1 3 4

SHEET <u>6</u> OF <u>9</u>

L15
IRRIGATION PLAN - BASE



LANDSCAPE REPAIR SCHEDULE

SYMBOL DESCRIPTION

SPECIMEN TREE, TRANSPLANTED BY OTHERS.

PLACE 2" DEPTH SHREDDED BARK MULCH. TAPER TO TREE TRUNK. DO NOT BURY TRUNK.



32-02 NEW SHREDDED BARK MULCH. PLACE 2" DEPTH WHERE NO MULCH IS PRESENT. PLACE 1" DEPTH ATOP EXISTING MULCH.

MULCH RING AROUND TREE W/ NATURAL EDGE - 6` DIAMETER.

MULCH RING AROUND TREE - 8` DIAMETER W/ NATURAL EDGE. PLACE 2" DEPTH SHREDDED BARK MULCH. TAPER TO TREE TRUNK. DO NOT BURY TRUNK.

PERMI

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT

NICHOLAS A. HAMAD

LICENSE NO. 1383 EXPIRES ON <u>02.17.2019</u>

2017.03.07

NAH

CHECKED BY: NAH PROJECT NO:

REVISION

LANDSCAPE REPAIR

SHEET <u>8</u> OF <u>9</u>



Budget Reallocations

Rec Rink	\$ 14,000.00	\$ 493,050.00
	0.087	
Tax	\$ 1,218.00	
Reallocation	\$ 15,218.00	\$ 477,832.00
Looff	\$ 14,000.00	\$ 257,500.00
	0.087	
Tax	\$ 1,218.00	
Reallocation	\$ 15,218.00	\$ 242,282.00
Pavilion	\$ 14,000.00	\$ 698,629.00
	0.087	
Tax	\$ 1,218.00	
Reallocation	\$ 15,218.00	\$ 683,411.00
Promenades	\$ 14,000.00	\$ 231,525.00
	0.087	
Tax	\$ 1,218.00	
Reallocation	\$ 15,218.00	\$ 216,307.00
N Bank	\$ 14,000.00	\$ 255,000.00
	\$ 0.087	
Tax	\$ 1,218.000	
Reallocation	\$ 15,218.00	\$ 239,782.00
Budget	\$ 70,000.00	
Including Tax	\$ 76,090.00	

CITY MUSEUM

St. Louis, Missouri









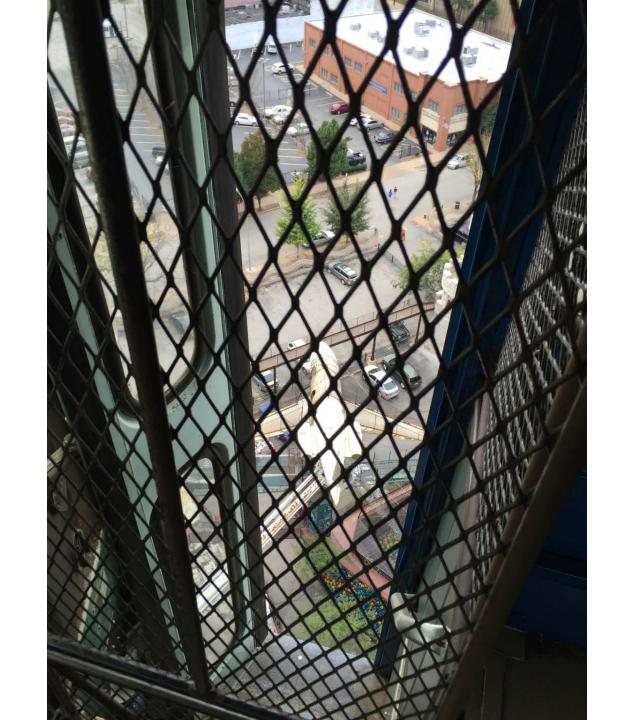




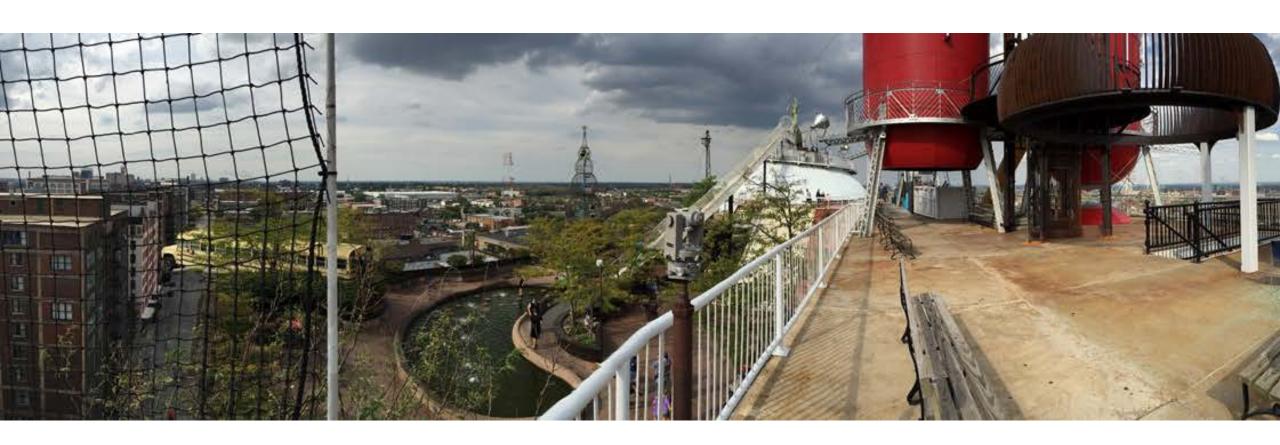








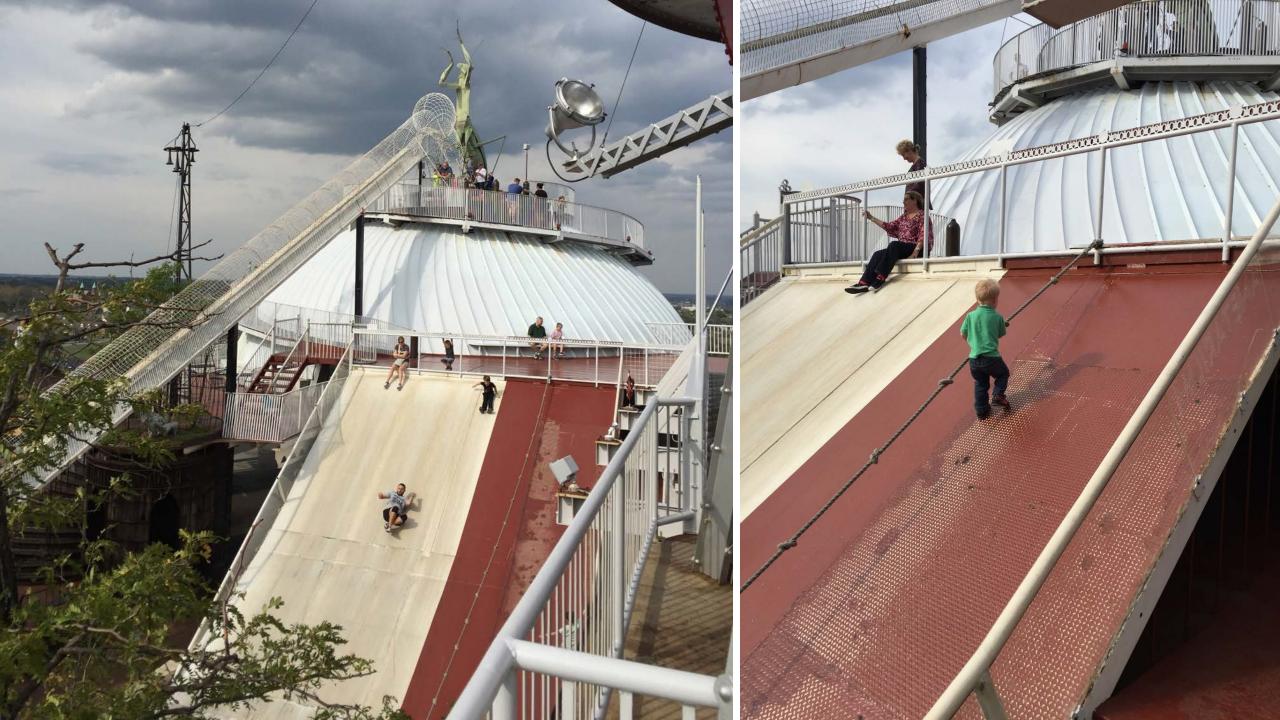






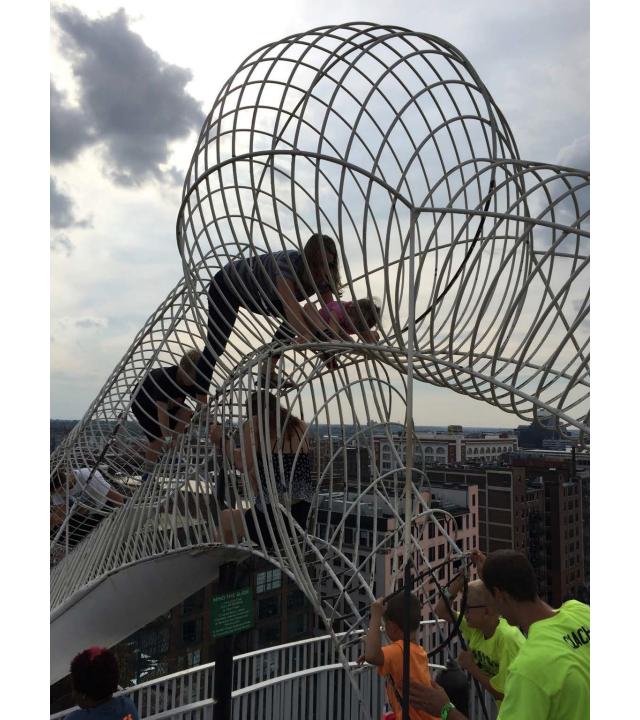








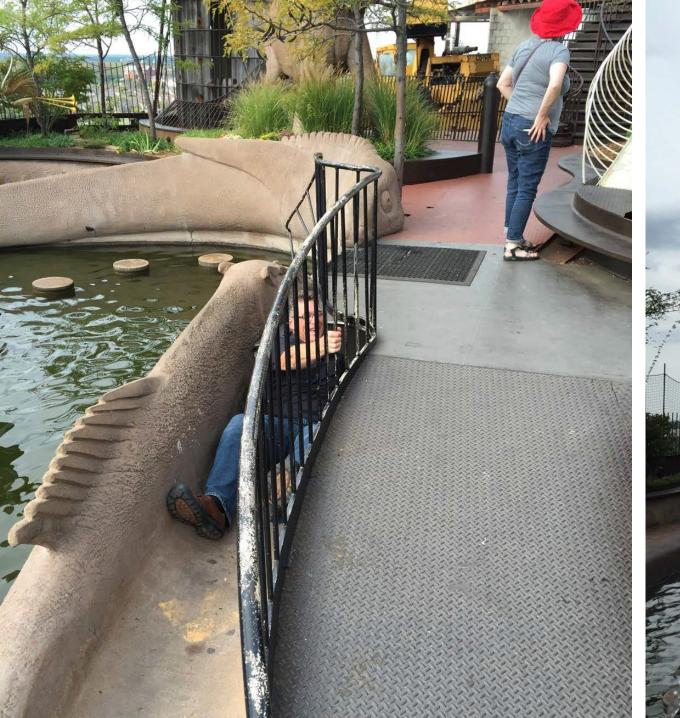






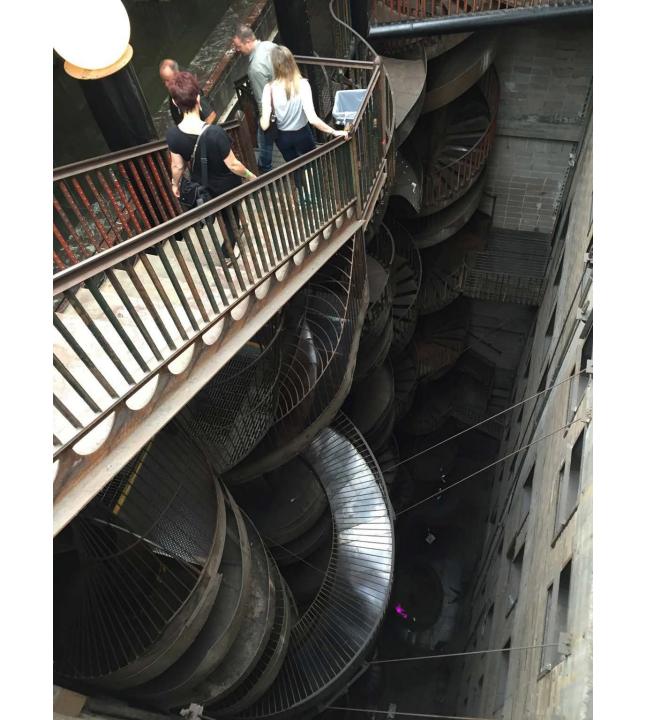


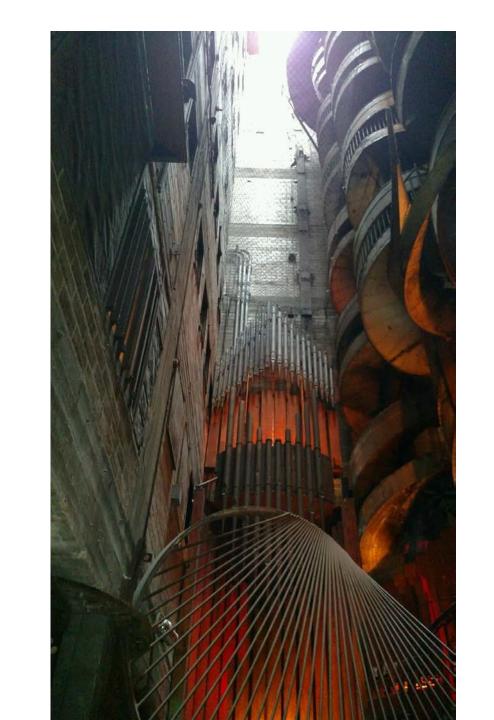








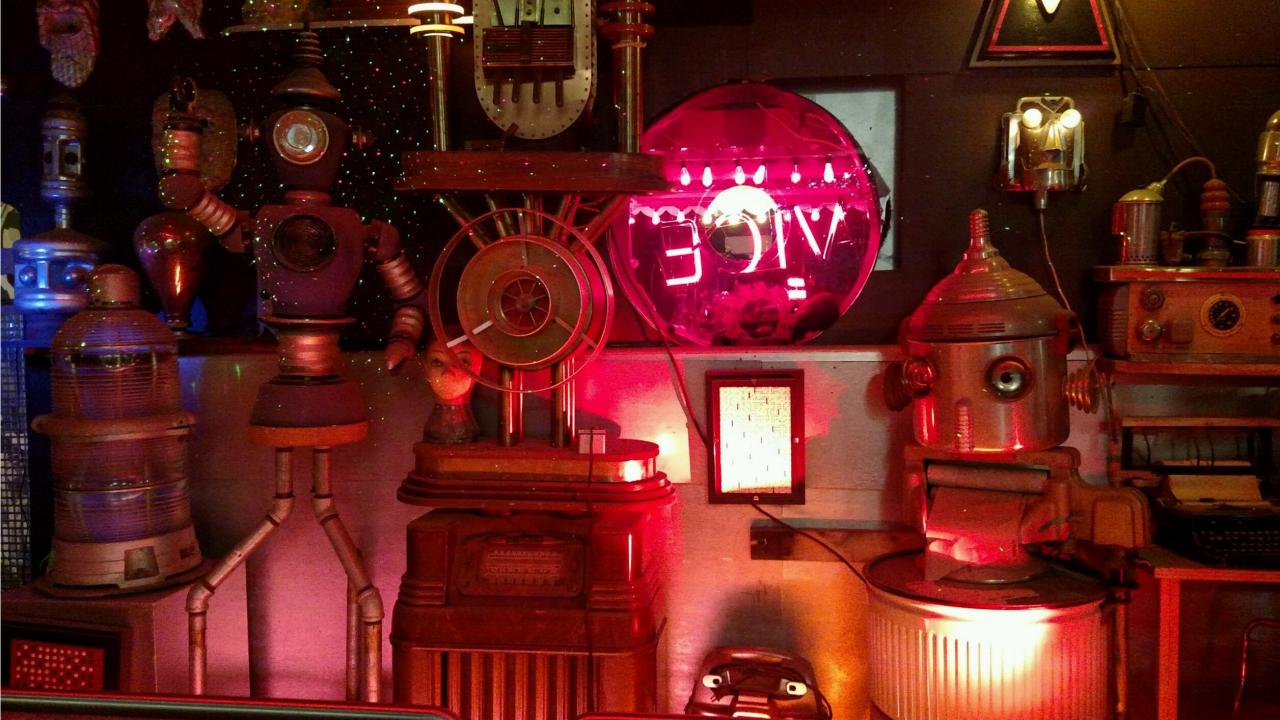




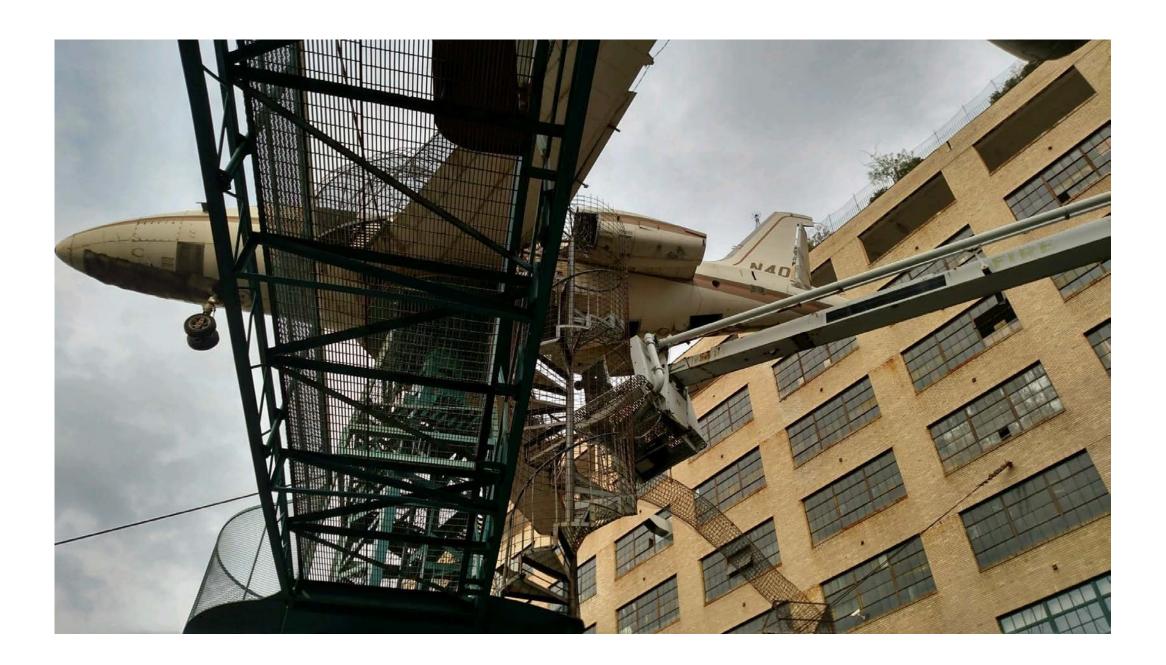














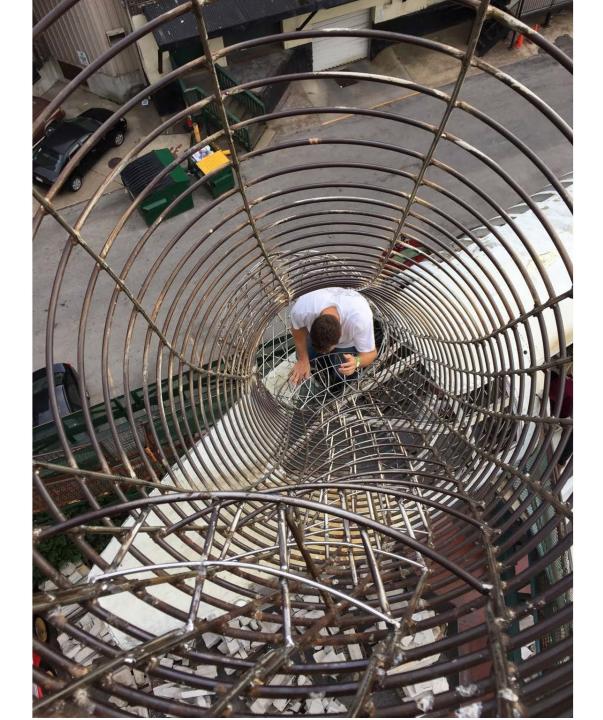


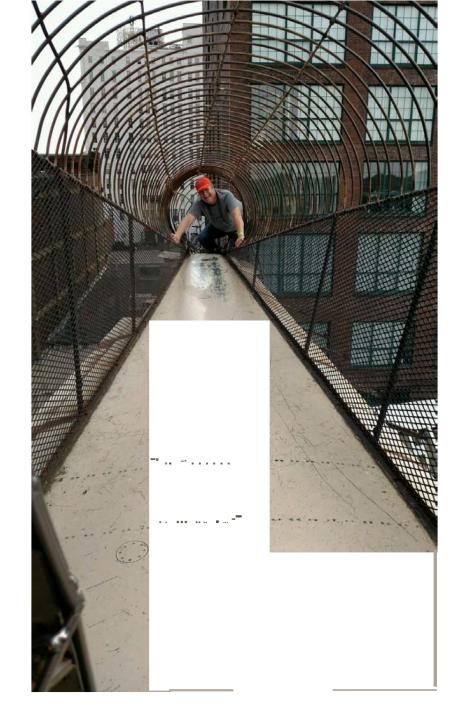




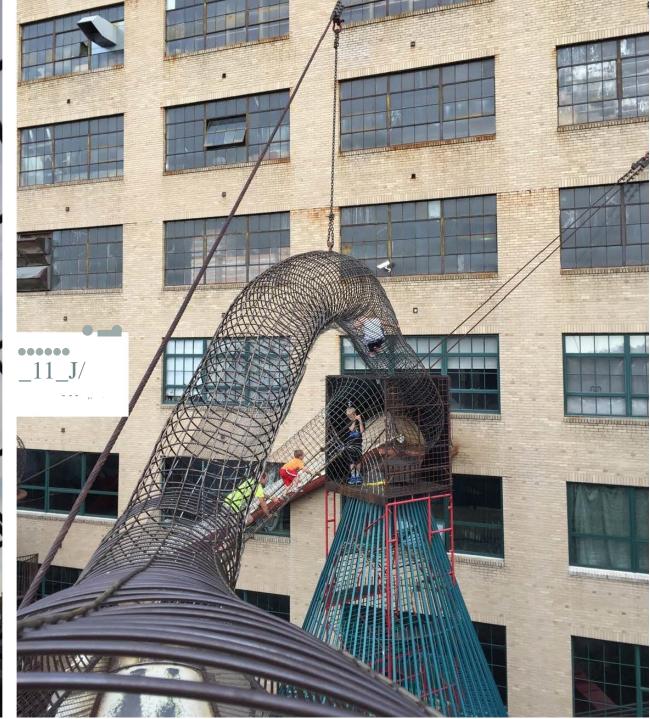






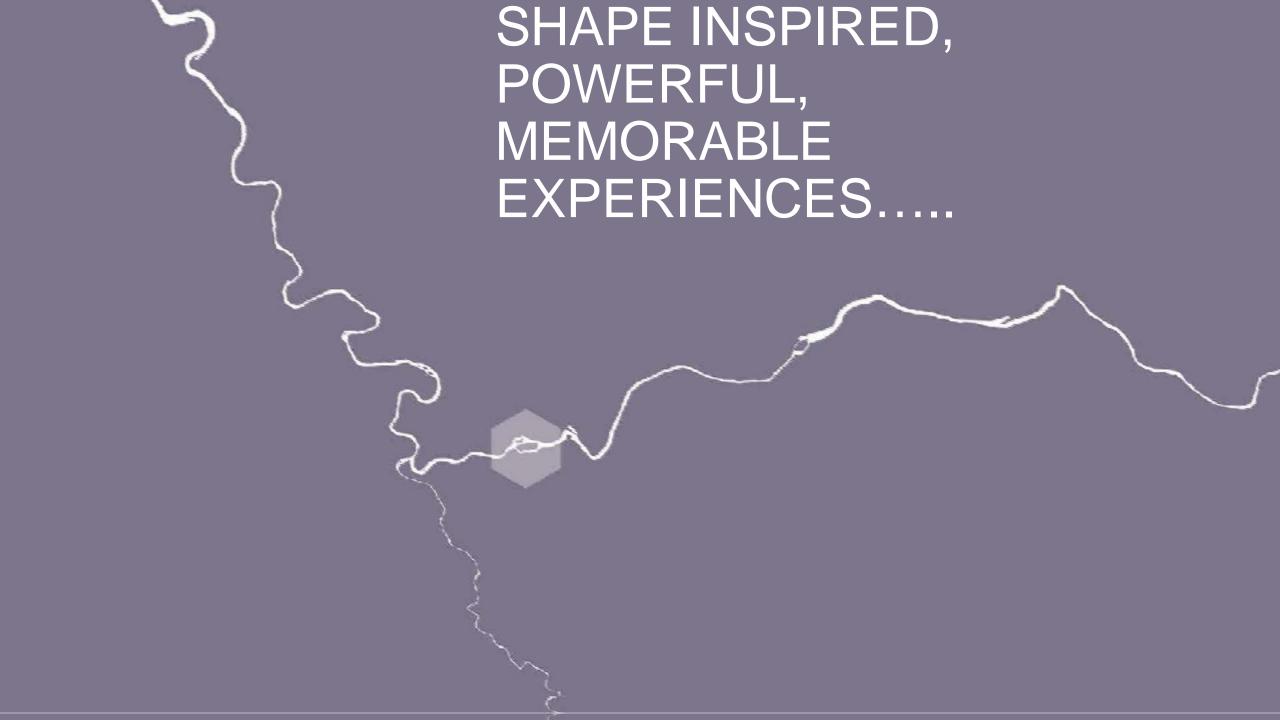














March update to the Board

Garrett Jones, Parks Planning & Development Manager Berry Ellison, Program Manager Jo-Lynn Brown, Program Coordinator

Howard Street Bridge South





The bridge is gone! Crews worked hard through cold winter. Created infrastructure for future bridge during deconstruction.

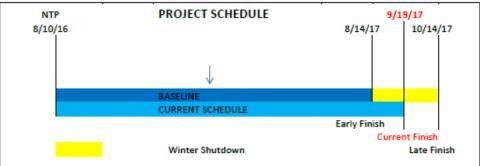
Timeline: Fall 2017



SCHEDULE/CONCERNS:

- · The old Bridge has been demolished.
- Completed the Pier 2 drilled shafts in February and will do the Pier 3 shafts in March.
- New Contract Completion will be 9/22/17 due to weather days and Deck Claim.
- Discovered unforeseen condition at Pier 4 water and rock deeper than expected – working with designer and contractor to come up with best option – may delay project completion.







Base Bid	Change	Current	Remaining	Percent	Schedule	Contract
Amount	Orders	Expenditures	Contract	Complete	Percent	End
	#1	(Thru February	Amount	by	Complete	Date**
		2017)		Budget*		
\$4,737,101.50	\$2,300.00	\$2,668,453.10.10	\$2,070,948.40	56.3%	49.1%	9/18/17

^{*} Higher due to paying for all of the PC Girders



^{**}With Time Extension CO#1 & Weather Days

Recreational Ice Ribbon & SkyRide Ticketing Facility



Foundation for building being laid, along with storm water infrastructure.

Construction timeline:

Early 2017 - Fall 2017



THE SPOKESMAN-REVIEW

Works begins on Riverfront Park ice ribbon, SkyRide building

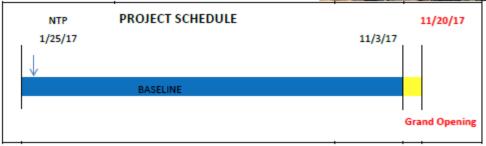


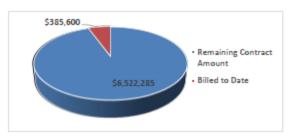


SCHEDULE/CONCERNS:

- CNI has focused on foundation work for the new building, site grading and installing the utilities.
- Excess soil from the site is being exported to the stockpile on the north bank which will be utilized for park improvements in the current lot 2
- Continuing work will be on the building and ice ribbon construction.





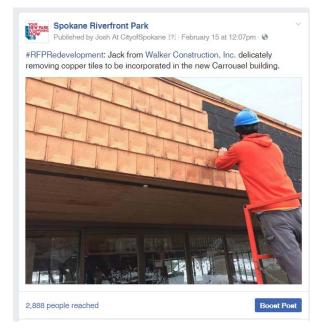


Contract	Current	Remaining	Percent	Schedule	Contract
Amount	Amount Expenditures		Complete	Percent	End
		Amount	by Budget	Complete	Date
\$6,907,885.00	\$385,600.00	\$6,522,285.00	5.58%	14.0%	11/3/17



Looff Carrousel





Asbestos abatement nearly completed.

March 13 is scheduled building demolition.

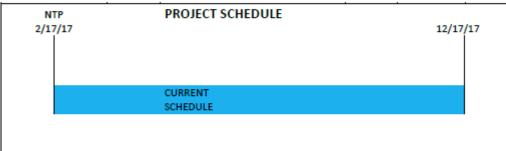
Construction timeline: Early 2017 – Early 2018

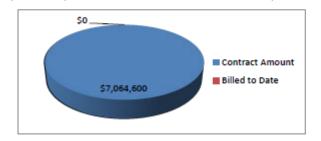


SCHEDULE/CONCERNS:

- Carrousel deck has been salvaged to Manito Park storage
- Copper tiles have been removed for reuse and salvage to Parks
- Abatement has discovered additional roof tar paper to be removed – this may delay the project one week
- · Demolition of the building will begin next week
- Rock removal and dewatering may delay the project









Contract	Current	Remaining	Percent	Schedule	Contract
Amount	Amount Expenditures (Thru		Complete	Percent	End
	February 2017)	Amount	by Budget	Complete	Date
\$7,064,600	\$0	\$7,064,600	0%	4.5%	12/17/17



Pavilion



RFQ responses received, 3 teams moving forward to RFP.

Seek board approval (with Design Steering Committee input)

for selection of design team in April.

Planning selective demolition in 2017, with full construction 2018 – 2019.



Working Budget

Project	Budget
Ice Ribbon and SkyRide Facility	\$ 9,225,768
Looff Carrousel	\$ 9,978,980
Howard Street Bridge South	\$ 7,044,142
North Promenade	\$ 2,602,537
West Havermale Island	\$ 4,731,793
U.S. Pavilion	\$19,480,832
Canada Island*	\$ 10,268
Regional Playground / North Bank	\$ 5,683,861
Red Wagon Meadow / South Bank East*	\$ 49,982
Program Level Owner Costs	\$ 7,116,837
Total	\$65,925,000



*Not one of the 5 promised bond projects

Media Tour & Community Presentations











Thanks to KREM, KHQ, Spokesman Review, Inlander, Journal of Business, and Cable 5. Appreciation to CNI, T. LaRiviere and Walker Construction. Average 15 stories/month.



Community Presentations

Are you a member of a group that might welcome Parks and Recreation for an RFP update? SpokaneParks@SpokaneCity.org or 625.6200.









Questions & Comments



APPLICATION AN	ND CERTIFICATE F	OR PAY	MIF			PAGE ONE OF	PAGES
TO OWNER:	Urban Forestry Department, Ci 808 W. Spokane Falls Blvd. Spokane, WA 99201	ty Hall	Project:	Finch Arboretum, Woodland Center Restroom Remodel	APPLICATION NO. PERIOD TO: PROJECT NOS.:	ONE [Distribution to: OWNER ARCHITECT
FROM CONTRACTOR:	Western States Construction. I	D0		*	TROSECT NOO.,	L	_
THOM CONTINUED.	P.O. Box 208 Valleyford, WA Valleyford, WA 99036				CONTRACT DATE:	l	CONTRACTOR
VIA ARCHITECT:					PROJECT:		
CONTRACT FOR:				_>			500
Application is made for payment, Continuation sheet is attached. 1. ORIGINAL CONTRACT SUI 2. Net change by Change Ord 3. CONTRACT SUM TO DATE 4. TOTAL COMPLETED & ST	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			The undersigned Contractor certifies the Work covered by this Application Documents, that all amounts have be Payment were issued and payments now due. I certify that wages have I Prevailing Wages previously certified CONTRACTOR: Western States Construction. By: Maynard Davis, President	n for Payment has been co been paid by the Contracto is received from the Owner been paid in accordance will d and filed pursuant to this	ompleted in accordar or for Work for which r, and that current pay vith the Statement(s)	nce with the Contract previous Certificates for yment shown herein is
6. TOTAL EARNED LESS RE	TAINAGE\$	63,578.67	0	ARCHITECT'S CER	TIFICATE FOR	PAYMENT	
 LESS PREVIOUS CERTIFIC CURRENT PAYMENT DUE BALANCE TO FINISH, INC. 	\$	63,578.67		In accordance with the Contract Doc application, the Architect certifies to belief the Work has progressed as in Documents, and the Contractor is en	the Owner that to the best ndicated, the quality of Wo	t of the Architect's kn ork is in accordance v	owledge, information and with the Contract
	•			AMOUNT CERTIFIED			
CHANGE ORDER SUMMARY Total changes approved in previous months by Owner	ADDITIONS DEC	DUCTIONS		(Attach explanation if amount certific and on the Continuation Sheet that a		• •	
Total approved this Month	11,924.92			ARCHITECT:	æ		
TOTALS			5	Ву:		Date:_	
	11,924.92			This certificate is not negotiable. The herein. Issuance, payment and according to the certificate is not negotiable.		. ,	
NET CHANGES by Change Order	\$11,924.92			or Contractor under this Contract		inious prejudice to an	y rights of Owner

PROJECT: Finch Arboretum Woodland Center Restroom Remodel

Α	В	С		D		E	F		G	Н		
ITEM	DESCRIPTION OF WORK	SCHEDULED		WORK CO	OMPLE	ETED	STORED		TAL COMPLETED	% COM-		BALANCE
NO.	DESCRIPTION OF WORK	VALUE	A	PREVIOUS APPLICATIONS		CURRENT APPLICATION	MATERIALS	4.5	TORED TO DATE (D+E+F)	PLETE	TO FINISH	
1	Contract	\$ 55,000.00	\$	120	\$	55,000.00		\$	55,000.00	100%	\$	ā
2	Add 18" grab bars	\$ 248.37	\$	-	\$	248.37		\$	248.37	100%	\$	
	Repair floor joists E. classroom Add 2 floor drains & 10" rough	\$ 1,753.08	\$	я 🥌	\$	1,753.08		\$	1,753.08	100%	\$	
	for new toilet	\$ 1,258.33	\$	= :	\$	1,258.33		\$	1,258.33	100%	\$	<u> </u>
	Add toilet in women's Restroom Move sink plumb. rough-in for	\$ 1,111.27	\$		\$	1,111.27		\$	1,111.27	100%	\$	•
6	ADA compliance in men's restroom	\$ 622.79	\$	30	\$	622.79		\$	622.79	100%	\$	
	Replace floor joist in men's restroom Move & setup library casework in	\$ 2,359.82	\$	3 = 07	\$	2,359.82		\$	2,359.82	100%	\$	
8	office	\$ 1,569.13	\$:	\$	1,569.13		\$	1,569.13	100%	\$	=
9	Replace men's wall hung toilet	\$ 2,322.68	\$	527	\$	2,322.68		\$	2,322.68	100%	\$	
10	Additional FRP	\$ 439.45	\$		\$	439.45		\$	439.45	100%	\$	
11	L & I Filing Fees	\$ 240.00		Se7	\$	240.00		\$	240.00	100%		
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	TOTALS	\$ 66,924.92	\$	-	\$	66,924.92	\$ -	\$	66,924.92	100%	\$	

NAME OF CONTRACTOR: Western States Construction	on, Inc.
PROJECT TITLE: Finch Arboretum, Woodland	Center Restroom Remodel
CITY CLERK CONTRACT NUMBER: OPR2016-972	
DESCRIPTION OF CHANGE: Add 18" Grab Bars, as per Code	AMOUNT: \$228.49
T(OTAL AMOUNT: \$228.49
CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$
CURRENT CONTRACT AMOUNT	\$55,000.00
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$228.49
REVISED CONTRACT SUM	\$55,228.49
CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016
CURRENT COMPLETION DATE	2/28/2017
REVISED COMPLETION DATE	2/28/2017
Contractor's Acceptance:	Date:
City Approval:	Date:
Attest:	City Clerk
Pre-Approved as to form: Hunt M. Whaley, Assistant Cit	ty Attorney

WESTERN STATES CONSTRUCTION, INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

DATE: 12/30/16 Add 18" Grab Bars as per code

PROJECT: Finch PRIME CONTRACTOR'S WORK **Direct Materials** \$52.00 1 2 Direct Labor \$85.46 3 Labor Burden 22.57% \$19.29 4 Total Labor (Add Lines 2 & 3) \$104.75 5 Direct Supervision (15% of Line 2) 15.00% \$12.82 6 Safety Costs (2% of Line 4 & 5) 2.00% \$2.35 7 Small Tools (3% of Line 2) 3.00% \$2.56 Equipment/Other Costs 8 \$0.00 SUBTOTAL (Add Lines 5 - 8) 9 \$17.73 TOTAL PRIME CONTRACTOR'S WORK \$174.48 Prime Remarks: Includes installation of two 18" grab bars and installation of wood backing SUB-CONTRACTOR'S WORK **Direct Materials** \$0.00 11 **Direct Labor** \$0.00 12 13 Labor Burden \$0.00 14 Total Labor \$0.00 Direct Supervision (15% of Line 12) 15.00% \$0.00 15 16 Safety Costs (2% of Line 14) 2.00% \$0.00 Small Tools (3% of Line 12) \$0.00 17 3.00% 18 **Equipment Costs** \$0.00 19 SUBTOTAL (Add Lines 15 - 18) \$0.00 Overhead and Profit (22% of Lines 11, 14, &19) 22.00% 20 \$0.00 21 Subcontractor's Total (Add Lines 11, 14, 19, & 20) \$0.00 Sub's Remarks: SUMMARY 22 Prime Contractor's Work (from Line 10) 174.48 23 Prime Contractor's Overhead on Own Work 16.00% 27.92 24 Prime Contractor's Profit on Own Work 6.00% 12.14 SUBTOTAL (Add Lines 22-24) \$214.54 25 Subcontractor's Work (from Line 21) \$0.00 26 27 Prime Contractor's Overhead on Subcontractor's Work 6.00% \$0.00 28 Prime Contractor's Profit on Subcontractor's Work \$0.00 4.00% 27 SUBTOTAL (Add Lines 26-28) \$0.00 28 SUBTOTAL OF ALL WORK (Add Lines 24 & 27) \$214.54 29 Prime Contractor's Bond 2.50% \$5.36 30 Prime Contractor's Insurance 4.00% \$8.58 TOTAL COST (Add Lines 29-31) Sales Tax Not Included \$228.49 Estimated time extension and justification: Prime Contractor's name: WESTERN STATES CONSTRUCTION, INC. Sub-contractor's name: Signature & Title of preparer Date

The pricing on this RFP reflects the direct cost of described work. It does not include impact effect and/or delay (including disruption arising out of, incidental to, or time costs associated with the change). Should they be incurred as a result of this change, Western States Construction, Inc. expressly reserves the right to have the contract modified to include any additional compensable costs.

Add 18" Grab Bars as per code

DATE: RFP NO.:

ITEMS OF WORK FOR	QTY	UNIT		ERIAL	Luca	LAB		100	THERVE	QUIP	TOTAL
PRIME CONTRACTOR	-	-	UNIT COST	TOTAL	HRS	RATE	TOTAL	_	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00	_			\$0.0
				\$0.00			\$0.00	_			\$0.0
lostall Grab Bars& Backing				\$0.00	2	\$42.73	\$85.46				\$0.0
Grab Bars	2	each	\$26.00	\$52.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
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PRIME CONTRACTOR TOTAL	_S			\$52.00			\$85.46				\$0.00
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ITEMS OF WORK FOR			MATERIAL			L	ABOR			OTHER/E	QUIP
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
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CLIDOONITE ACTOR TOTAL				******	\vdash		#####				#E = E E
SUBCONTRACTOR TOTALS				\$0.00			\$0,00				\$0.00

NAME OF CONTRACTOR: Western States Construc	ction, Inc.
PROJECT TITLE: Finch Arboretum, Woodlar	nd Center Restroom Remodel
CITY CLERK CONTRACT NUMBER: OPR2016-972	2
DESCRIPTION OF CHANGE: Repair Rotten Floor Joist in East Classroom	AMOUNT: \$1,612.77
*	TOTAL AMOUNT: \$1,612.77
CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$228.49
CURRENT CONTRACT AMOUNT	\$55,228.49
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$1,612.77
REVISED CONTRACT SUM	\$56,841.26
CONTRACT COMPLETION DATE	-
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016
CURRENT COMPLETION DATE	2/28/2017
REVISED COMPLETION DATE	2/28/2017
Contractor's Acceptance:	Date:
City Approval:	Date:
Attest:	
Pre-Approved as to form: Hunt M. Whaley, Assistant	City Attorney

WESTERN STATES CONSTRUCTION, INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

nc expressly reserves the right to have the contract modified to include any additional compensable costs

DATE: 12/30/16
Repair Rotten Floor Joist in East Classroom

PROJECT: Finch PRIME CONTRACTOR'S WORK 1 **Direct Materials** \$206.71 **Direct Labor** \$683.68 2 3 Labor Burden 22.57% \$154.31 Total Labor (Add Lines 2 & 3) \$837.99 4 Direct Supervision (15% of Line 2) 5 15.00% \$102.55 Safety Costs (2% of Line 4 & 5) 6 2.00% \$18.81 Small Tools (3% of Line 2) 3.00% \$20.51 7 8 Equipment/Other Costs \$45.00 SUBTOTAL (Add Lines 5 - 8) 9 \$186.87 TOTAL PRIME CONTRACTOR'S WORK \$1,231.57 Prime Remarks: SUB-CONTRACTOR'S WORK 11 **Direct Materials** \$0.00 12 **Direct Labor** \$0.00 13 Labor Burden \$0.00 **Total Labor** \$0.00 14 15 Direct Supervision (15% of Line 12) 15.00% \$0.00 16 Safety Costs (2% of Line 14) 2.00% \$0.00 Small Tools (3% of Line 12) \$0.00 17 3.00% **Equipment Costs** \$0.00 18 SUBTOTAL (Add Lines 15 - 18) 19 \$0.00 Overhead and Profit (22% of Lines 11, 14, &19) 20 22.00% \$0.00 \$0.00 21 Subcontractor's Total (Add Lines 11, 14, 19, & 20) Sub's Remarks: SUMMARY 1,231.57 Prime Contractor's Work (from Line 10) 22 16.00% 23 Prime Contractor's Overhead on Own Work 197.05 24 Prime Contractor's Profit on Own Work 6.00% 85.72 25 SUBTOTAL (Add Lines 22-24) \$1,514.34 26 Subcontractor's Work (from Line 21) \$0.00 27 Prime Contractor's Overhead on Subcontractor's Work 6.00% \$0.00 Prime Contractor's Profit on Subcontractor's Work \$0.00 28 4.00% SUBTOTAL (Add Lines 26-28) \$0.00 27 28 SUBTOTAL OF ALL WORK (Add Lines 24 & 27) \$1,514.34 29 Prime Contractor's Bond 2.50% \$37.86 \$60.57 30 Prime Contractor's Insurance 4.00% 31 TOTAL COST (Add Lines 29-31) Sales Tax Not Included \$1,612.77 Estimated time extension and justification: WESTERN STATES CONSTRUCTION, INC. Prime Contractor's name: Sub-contractor's name: Signature & Title of preparer Date The pricing on this RFP reflects the direct cost of described work. It does not include impact effect and/or delay (including disruption arising aut of, incidental to, or time costs associated with the change). Should they be incurred as a result of this change, Western States Construction,

Repair Rotten Floor Joist in East Classroom

DATE: RFP NO.:

ITEMS OF WORK FOR	QTY	UNIT		ERIAL		LAB			OTHER/		- Annie in her
PRIME CONTRACTOR			UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00				\$0.00
2x10 Treated Joist	2	aach	\$16.51	\$33.02			\$0.00				\$0.00
2×10 jaint	4	each	\$12.00	\$48.00			\$0.00				\$0.00
Plywood	1	each	\$25.53	\$25.53			\$0.00				\$0_00
Wood Shims				\$2.98			\$0.00				\$0.00
Joist Hangers	LS			\$25.00			\$0.00				\$0.00
Hanger Nails	1	box		\$29.44			\$0.00				\$0.00
nsulation	1	Вад		\$42.74			\$0.00				\$0.00
				\$0.00			\$0.00	riegh	nt		\$45.00
Labor to Demo and Rebuild				\$0.00	16	\$42.73	\$683.68				\$0.00
Labor to Demo and Nebula				\$0.00	10	\$12,70	\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
	\vdash			\$0.00			\$0.00	-			\$0.00
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	-			\$0.00			\$0.00				\$0.00
	-			\$0.00	-		\$0.00		<u> </u>		\$0.00
	<u> </u>			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			22755	_			2222
PRIME CONTRACTOR TOTAL	S			\$206.71			\$683.68				\$45.00
			L					<u> </u>			
ITEMS OF WORK FOR			MATERIAL			L	ABOR	_		OTHER/E	QUIP
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
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				\$0.00			\$0.00		-		\$0.00
							20002				*****
SUBCONTRACTOR TOTALS				\$0.00			\$0.00				\$0.00

NAME OF CONTRACTOR: Western States Construction	, Inc.
PROJECT TITLE: Finch Arboretum, Woodland C	enter Restroom Remodel
CITY CLERK CONTRACT NUMBER: OPR2016-972	
DESCRIPTION OF CHANGE: Add Two Floor Drains & 10" Rough for New Toilet	AMOUNT: \$1,157.62
TO	TAL AMOUNT: <u>\$1,157.62</u>
CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$1,841.26
CURRENT CONTRACT AMOUNT	\$56,841.26
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$1,157.62
REVISED CONTRACT SUM	\$57,998.88
CONTRACT COMPLETION DATE	S .
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016
CURRENT COMPLETION DATE	2/28/2017
REVISED COMPLETION DATE	2/28/2017
Contractor's Acceptance:	Date:
City Approval:	Date:
Attest:	City Clerk
Pre-Approved as to form: Hunt M. Whaley, Assistant City	Attornev

WESTERN STATES CONSTRUCTION, INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

DATE:12/30/16 Add Two Floor Drains and 10" Rough for New Toilet

_	CT: Finch				
	PRIME CONTI	RACTOR'S WORK			
1	Direct Materials			\$0.00	
2	Direct Labor		\$0.00		
3	Labor Burden	22.57%	\$0.00		
4	Total Labor (Add Lines 2 & 3)			\$0.00	
5	Direct Supervision (15% of Line 2)	15.00%	\$0.00		
6	Safety Costs (2% of Line 4 & 5)	2.00%	\$0.00		
7	Small Tools (3% of Line 2)	3.00%	\$0.00		
8	Equipment/Other Costs		\$0.00		
9	SUBTOTAL (Add Lines 5 - 8)			\$0.00	
10	TOTAL PRIME CONTRACTOR'S WORK				\$0.
	Prime Remarks:				
		ACTOR'S WORK			
11	Direct Materials			\$986.00	
12	Direct Labor		\$0.00		
13	Labor Burden		\$0.00		
14	Total Labor			\$0.00	
15	Direct Supervision (15% of Line 12)	15.00%	\$0.00		
16	Safety Costs (2% of Line 14)	2.00%	\$0.00		
17	Small Tools (3% of Line 12)	3.00%	\$0.00		
18	Equipment Costs		\$0.00		
19	SUBTOTAL (Add Lines 15 - 18)			\$0.00	
20	Overhead and Profit (22% of Lines 11, 14, &19)	22.00%		\$0.00	
21	Subcontractor's Total (Add Lines 11, 14, 19, & 20)				\$986
21	Sub's Remarks: Add floor drains, modify toilet roug	h-in			
21		h-in			
22			0.00		
	SUI		0.00		
22	SUI Prime Contractor's Work (from Line 10)	MMARY			
22 23	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work	MMARY 16.00%	0.00		
22 23 24	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work	MMARY 16.00%	0.00 0.00		
22 23 24 25	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24)	MMARY 16.00%	0.00 0.00 \$0.00		
22 23 24 25 26	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21)	MMARY 16.00% 6.00%	0.00 0.00 \$0.00 \$986.00		
22 23 24 25 26 27	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work	16.00% 6.00% 6.00%	0.00 0.00 \$0.00 \$986.00 \$59.16		
22 23 24 25 26 27 28	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work	16.00% 6.00% 6.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$1,086.97	
22 23 24 25 26 27 28 27	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28)	16.00% 6.00% 6.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$1,086.97 \$27.17	
22 23 24 25 26 27 28 27 28	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27)	16.00% 6.00% 6.00% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81		
22 23 24 25 26 27 28 27 28 29	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond	16.00% 6.00% 6.00% 4.00% 2.50%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$27.17	\$1,157
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance	16.00% 6.00% 6.00% 4.00% 2.50%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$27.17	\$1,157
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) Sales Tax Not Included	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$27.17	\$1,157
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) Sales Tax Not Included ed time extension and justification:	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$27.17	\$1,157
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) Sales Tax Not Included ed time extension and justification:	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81	\$27.17	\$1,157
22 23 24 25 26 27 28 29 30 31 titimat	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) Sales Tax Not Included ed time extension and justification: Contractor's name: WESTERN STATES Contractor's name: RC Mechanical	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81 \$1,086.97	\$27.17	\$1,157
22 23 24 25 26 27 28 29 30 31 titimat	Prime Contractor's Work (from Line 10) Prime Contractor's Overhead on Own Work Prime Contractor's Profit on Own Work SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Subcontractor's Work Prime Contractor's Profit on Subcontractor's Work SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 24 & 27) Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) Sales Tax Not Included ed time extension and justification: Contractor's name: Contractor's na	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 \$0.00 \$986.00 \$59.16 \$41.81 \$1,086.97	\$27.17	\$1,15

DATE:

ITEMS OF WORK FOR	QTY	UNIT	MA	TERIAL		LAB			OTHER/	EQUIP	
PRIME CONTRACTOR			UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0,00				\$0.00
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
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PRIME CONTRACTOR TOTA	LS			\$0.00			\$0.00				\$0,00
ITEMS OF WORK FOR		MAT	ERIAL and LA	ABOR							
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00				\$0.00
RC Mechanical				\$986.00			\$0.00				\$0.00
Material \$360.00				\$0.00			\$0.00				\$0.00
_abor \$427.00				\$0,00			\$0.00				\$0.00
Small Tools \$21.00				\$0.00			\$0.00				\$0.00
DH&P \$178.00				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				\$0.00			\$0.00				\$0.00
				20.00			30.00				****
SUBCONTRACTOR TOTALS											
UBCONTRACTOR TOTALS				\$986.00			\$0.00				\$0.0

NAME OF CONTRACTOR: Western States Construc	tion, Inc.
PROJECT TITLE: Finch Arboretum, Woodlan	d Center Restroom Remodel
CITY CLERK CONTRACT NUMBER: OPR2016-972	
DESCRIPTION OF CHANGE: Add New Toilet in Women's Restroom	AMOUNT: \$1,022.33
	TOTAL AMOUNT: \$1,022.33
CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$2,998.88
CURRENT CONTRACT AMOUNT	\$57,998.88
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$1,022.33
REVISED CONTRACT SUM	\$59,021.21
CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016
CURRENT COMPLETION DATE	2/28/2017
REVISED COMPLETION DATE	2/28/2017
Contractor's Acceptance:	Date:
City Approval:	Date:
Attest:	
Pre-Approved as to form: Hunt M. Whaley, Assistant	Oily Attorney

WESTERN STATES CONSTRUCTION, INC.

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

DATE:12/30/16
Add New Toilet in Women's Restroom

PROJECT: Finch PRIME CONTRACTOR'S WORK **Direct Materials** \$72.55 2 **Direct Labor** \$256.38 3 Labor Burden 22.57% \$57.86 4 Total Labor (Add Lines 2 & 3) \$314.24 5 Direct Supervision (15% of Line 2) 15.00% \$38.46 6 Safety Costs (2% of Line 4 & 5) \$7.05 2.00% 7 Small Tools (3% of Line 2) 3.00% \$7.69 8 Equipment/Other Costs \$0.00 SUBTOTAL (Add Lines 5 - 8) 9 \$53.20 TOTAL PRIME CONTRACTOR'S WORK \$440.00 10 Prime Remarks: Rmove existing flooring and replace joist and new plywood SUB-CONTRACTOR'S WORK \$380.00 11 **Direct Materials** \$0.00 12 **Direct Labor** 13 Labor Burden \$0.00 14 **Total Labor** \$0.00 15.00% 15 Direct Supervision (15% of Line 12) \$0.00 16 Safety Costs (2% of Line 14) 2.00% \$0.00 Small Tools (3% of Line 12) \$0.00 17 3.00% 18 **Equipment Costs** \$0.00 SUBTOTAL (Add Lines 15 - 18) \$0.00 19 Overhead and Profit (22% of Lines 11, 14, &19) \$0.00 20 22.00% Subcontractor's Total (Add Lines 11, 14, 19, & 20) \$380.00 21 Sub's Remarks: SUMMARY Prime Contractor's Work (from Line 10) 440.00 22 16.00% 70.40 23 Prime Contractor's Overhead on Own Work 24 Prime Contractor's Profit on Own Work 6.00% 30.62 25 SUBTOTAL (Add Lines 22-24) \$541.02 \$380.00 26 Subcontractor's Work (from Line 21) 27 Prime Contractor's Overhead on Subcontractor's Work 6.00% \$22.80 28 Prime Contractor's Profit on Subcontractor's Work \$16.11 4.00% 27 SUBTOTAL (Add Lines 26-28) \$418.91 28 SUBTOTAL OF ALL WORK (Add Lines 24 & 27) \$959.93 \$24.00 29 Prime Contractor's Bond 2.50% 30 Prime Contractor's Insurance \$38.40 4.00% 31 TOTAL COST (Add Lines 29-31) Sales Tax Not Included \$1,022.33 Estimated time extension and justification: Prime Contractor's name: WESTERN STATES CONSTRUCTION, INC. Sub-contractor's name: **RC** Mechanical Signature & Title of preparer Date

The pricing on this RFP reflects the direct cost of described work. It does not include impact effect and/or delay (including disruption prising out of, incidental to, or time costs associated with the change). Should they be incurred as a result of this change, Western States Construction,

nc. expressly reserves the right to have the contract modified to include any additional compensable costs.

Add New Tollet In Women's Restroom Modify Floor and Floor Joist DATE: RFP NO.;

ITEMS OF WORK FOR	QTY	UNIT		TERIAL		LAB	OR	(OTHER		
PRIME CONTRACTOR	-	_	UNIT COST	TOTAL	HRS	RATE	TOTAL	_	HR/DAY	RATE	TOTAL
	-	-		\$0.00	-		\$0.00	-			\$0.0
Repair/Modify Floor at Toilet	-	_		\$0.00	-	\$42.73	\$256.38	-			\$0.0
2x10 joist	2	9.0	\$16.51	\$33.02	_		\$0.00	_			\$0.0
Plywood	1	0.0	\$25.53	\$25.53	_		\$0.00	_			\$0.0
Simpson Hangers				\$14,00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
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				\$0.00			\$0.00				\$0.0
							****				Manage
PRIME CONTRACTOR TOTAL	S			\$72.55			\$256.38				\$0.0
	Ī			012.00			52.55.65				VOIO
										1	
ITEMS OF WORK FOR	1	NAAT	ERIAL and LA	ROD							=
SUBCONTRACTORS	QTY		UNIT COST	TOTAL	HRS	RATE	TOTAL	D/O	HR/DAY	RATE	TOTAL
SUBCONLINACIONS	QII	CIVII	UNIT-CUST	\$0.00		IVALE	\$0.00	100	INUAT	IVALE	\$0.0
DC M		-								-	
RC Machanical		-		\$380.00	S 50		\$0.00				\$0.0
	 			\$0.00			\$0.00	_			\$0.0
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				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.C
											20000
SUBCONTRACTOR TOTALS				\$380.00			\$0.00				\$0.0

NAME OF CONTRACTOR: Western States Construction	on, Inc.
PROJECT TITLE: Finch Arboretum, Woodland	Center Restroom Remodel
CITY CLERK CONTRACT NUMBER: OPR2016-972	
DESCRIPTION OF CHANGE: ADA Compliance in Men's Restroom	AMOUNT: \$572.94
T	OTAL AMOUNT: \$572.94
CONTRACT SUM (EXCLUDE SALES TAX)	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$4,021.21
CURRENT CONTRACT AMOUNT	\$59,021.21
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$572.94
REVISED CONTRACT SUM	\$59,594.15
CONTRACT COMPLETION DATE	
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016
CURRENT COMPLETION DATE	2/28/2017
REVISED COMPLETION DATE	2/28/2017
Contractor's Acceptance:	Date:
City Approval:	Date:
Attest:	
Pre-Approved as to form: Hunt M. Whaley, Assistant C	ILV ALLOTTIEV

DATE:12/30/16 Move Sink Plumbing Rough for ADA Compliance in Men's Restroom

WESTERN STATES CONSTRUCTION, INC. PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION: PROJECT:

INOUL	J1.	PRIME CONTRACT				
1	Direct Materials				\$0.00	
2	Direct Labor			\$0.00		
3	Labor Burden		22.57%	\$0.00		
4	Total Labor (Add Lines 2 & 3)			• • • • • • • • • • • • • • • • • • • •	\$0.00	
5	Direct Supervision (15% of Line 2)		15.00%	\$0.00	*****	
6	Safety Costs (2% of Line 4 & 5)		2.00%	\$0.00		
7	Small Tools (3% of Line 2)		3.00%	\$0.00		
8	Equipment/Other Costs		0.0070	\$0.00		
9	SUBTOTAL (Add Lines 5 - 8)			ψ0.00	\$0.00	
10	TOTAL PRIME CONTRACTOR'S W	IOBK			ψ0.00	\$0.00
10	TOTAL PRIME CONTRACTOR'S W	ORK				Ψ0.0
	Prime Remarks:					
		SUB-CONTRACTO	R'S WORK			
11	Direct Materials			40.00	\$488.00	
12	Direct Labor			\$0.00		
13	Labor Burden			\$0.00	53	-
14	Total Labor				\$0.00	
15	Direct Supervision (15% of Line 12)		15.00%	\$0.00		
16	Safety Costs (2% of Line 14)		2.00%	\$0.00		
17	Small Tools (3% of Line 12)		3.00%	\$0.00		
18	Equipment Costs		0.0070	\$0.00		
19	SUBTOTAL (Add Lines 15 - 18)			Ψ0.00	\$0.00	
20	Overhead and Profit (22% of Lines 1	11 14 810)	22.00%		\$0.00	
	Subcontractor's Total (Add Lines 11		22.0070		Ψ0.00	\$488.0
21		h-in moved to next stud spacin	ng to allow room fo	r ADA Urinal and	Screen	
				r ADA Urinal and	Screen	
		h-in moved to next stud spacin	RY	0.00	Screen	
21	Sub's Remarks: Sink Rough	h-in moved to next stud spacin SUMMAR			Screen	
21	Sub's Remarks: Sink Rough Prime Contractor's Work (from Line	h-in moved to next stud spacin SUMMAR 10) vn Work	RY	0.00	Screen	
21 22 23 24	Sub's Remarks: Sink Rough Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W	h-in moved to next stud spacin SUMMAR 10) vn Work	16.00%	0.00	Screen	
21 22 23 24 25	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24)	h-in moved to next stud spacin SUMMAR 10) vn Work ork	16.00%	0.00 0.00 0.00 \$0.00	Screen	
22 23 24 25 26	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21)	summar SUMMAR 10) vn Work ork	16.00% 6.00%	0.00 0.00 0.00 \$0.00 \$488.00	Screen	
22 23 24 25 26 27	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul	summar 10) yn Work ork) bcontractor's Work	16.00% 6.00% 6.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28	Screen	
22 23 24 25 26 27 28	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcontractor's Profit on Subcontractor's Profit on Subcontractor's Profit on Subcontractor's Profit on Subcontractor	summar 10) yn Work ork) bcontractor's Work	16.00% 6.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	Screen	
22 23 24 25 26 27 28 27	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sub Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28)	SUMMAR 10) or Work ork becontractor's Work ttractor's Work	16.00% 6.00% 6.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28		
21 22 23 24 25 26 27 28 27 28	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sub Prime Contractor's Profit on Subcont SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Lines 26-28)	SUMMAR 10) or Work ork becontractor's Work ttractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97	
21 22 23 24 25 26 27 28 27 28 29	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sub Prime Contractor's Profit on Subcont SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Liner Contractor's Bond	SUMMAR 10) or Work ork becontractor's Work ttractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	
22 23 24 25 26 27 28 27 28 29 30	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27)	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97	\$572.6
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31)	SUMMAR 10) or Work ork becontractor's Work ttractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	\$572.9
22 23 24 25 26 27 28 27 28 29 30 31	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27)	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	\$572.9
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31)	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27)	6.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	\$572.8
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) and time extension and justification:	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27) Sales Tax Not Included	6.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	\$572.8
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Liner Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) and time extension and justification:	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27) Sales Tax Not Included WESTERN STATES CONST	6.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69	\$537.97 \$13.45	\$572.8
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) add time extension and justification: contractor's name:	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27) Sales Tax Not Included WESTERN STATES CONST	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69 \$537.97	\$537.97 \$13.45	\$572.8
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Liner Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) and time extension and justification:	SUMMAR 10) yn Work ork) bcontractor's Work ttractor's Work nes 24 & 27) Sales Tax Not Included WESTERN STATES CONST	6.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69 \$537.97	\$537.97 \$13.45	\$572.8
22 23 24 25 26 27 28 27 28 29 30 31 stimate	Prime Contractor's Work (from Line Prime Contractor's Overhead on Ow Prime Contractor's Profit on Own W SUBTOTAL (Add Lines 22-24) Subcontractor's Work (from Line 21) Prime Contractor's Overhead on Sul Prime Contractor's Profit on Subcon SUBTOTAL (Add Lines 26-28) SUBTOTAL OF ALL WORK (Add Li Prime Contractor's Bond Prime Contractor's Insurance TOTAL COST (Add Lines 29-31) add time extension and justification: contractor's name:	SUMMAR 10) yn Work ork) bcontractor's Work stractor's Work nes 24 & 27) Sales Tax Not Included WESTERN STATES CONST RC Mechanical	16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 \$0.00 \$488.00 \$29.28 \$20.69 \$537.97	\$537.97 \$13.45	\$572.

Move Sink Plumbing Rough for ADA Compliance In Man's Restroom DATE: RFP NO.

ITEMS OF WORK FOR PRIME CONTRACTOR	QTY	UNIT	UNIT COST	ERIAL TOTAL	HRS	RATE	TOTAL		THER/E		TOTAL
PRIME CONTRACTOR			UNIT COST		пкъ	RATE		-	HK/DAT	RAIL	
		_		\$0.00			\$0.00	-	_		\$0.0
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00	_			\$0.0
				\$0.00			\$0.00	-	_		\$0.0
				\$0.00			\$0.00	_			\$0.0
				\$0.00			\$0.00				\$0.0
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				\$0.00			\$0.00				\$0,
				\$0.00			\$0.00				\$0,
				\$0.00			\$0.00				\$0,
PRIME CONTRACTOR TOTAL	S			\$0.00			\$0.00				\$0.
ITEMS OF WORK FOR		ΜΔΤ	ERIAL and LA	BOR							
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	RIO	HR/DAY	RATE	TOTAL
SUDGON INACTORS	QII	CIVIT	GIVIT COST	\$0:00	111(3)	IVIL	\$0.00	-	IIVDA	IVIL	\$0.
OC M							\$0.00				\$0.
RC Mechanical				\$488.00							
Abor \$276:00				\$0.00			\$0.00				\$0.
Material 124,00				\$0,00			\$0.00				\$0.
)H&P \$88.00				\$0.00			\$0.00	-		-	\$0.
				\$0.00			\$0.00	_		-	\$0.
				\$0.00			\$0.00	_			\$0,
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				******			80808				
UBCONTRACTOR TOTALS				\$488.00			\$0.00				\$0.

NAME OF CONTRACTOR: Western States Construction	n, Inc.								
PROJECT TITLE: Finch Arboretum, Woodland Center Restroom Remodel									
CITY CLERK CONTRACT NUMBER: OPR2016-972									
DESCRIPTION OF CHANGE: Repair Rotten Floor Joist in Men's Restroom	AMOUNT: \$2,170.95								
TO	TAL AMOUNT: \$2,170.95								
CONTRACT SUM (EXCLUDE SALES TAX)									
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00								
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$4,594.15								
CURRENT CONTRACT AMOUNT	\$59,594.15								
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$2,170.95								
REVISED CONTRACT SUM	\$61,765.10								
CONTRACT COMPLETION DATE									
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016								
CURRENT COMPLETION DATE	2/28/2017								
REVISED COMPLETION DATE	2/28/2017								
Contractor's Acceptance:	Date:								
City Approval:	Date:								
Attest:									
Pre-Approved as to form: Hunt M. Whaley, Assistant City	/ Attornev								

WESTERN STATES CONSTRUCTION, INC.

12/30/2016

PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

Inc. expressly reserves the right to have the contract modified to include any additional compensable costs.

Repair Rotten Floor Joist in Men's Restroom

PROJECT: Finch PRIME CONTRACTOR'S WORK **Direct Materials** \$143.03 1 2 **Direct Labor** \$1,025.52 3 Labor Burden 22.57% \$231.46 4 Total Labor (Add Lines 2 & 3) \$1,256.98 Direct Supervision (15% of Line 2) 15.00% \$153.83 5 Safety Costs (2% of Line 4 & 5) 2.00% \$28.22 6 Small Tools (3% of Line 2) 3.00% \$30.77 7 8 Equipment/Other Costs \$45.00 9 SUBTOTAL (Add Lines 5 - 8) \$257.81 TOTAL PRIME CONTRACTOR'S WORK \$1.657.82 10 Prime Remarks: SUB-CONTRACTOR'S WORK 11 **Direct Materials** \$0.00 12 **Direct Labor** \$0.00 13 Labor Burden \$0.00 Total Labor \$0.00 14 15 Direct Supervision (15% of Line 12) 15.00% \$0.00 16 Safety Costs (2% of Line 14) 2.00% \$0.00 17 Small Tools (3% of Line 12) 3.00% \$0.00 18 **Equipment Costs** \$0.00 19 SUBTOTAL (Add Lines 15 - 18) \$0.00 20 Overhead and Profit (22% of Lines 11, 14, &19) 22.00% \$0.00 \$0.00 21 Subcontractor's Total (Add Lines 11, 14, 19, & 20) Sub's Remarks: SUMMARY 22 Prime Contractor's Work (from Line 10) 1,657.82 23 Prime Contractor's Overhead on Own Work 16.00% 265.25 24 Prime Contractor's Profit on Own Work 6.00% 115.38 25 SUBTOTAL (Add Lines 22-24) \$2,038.46 26 Subcontractor's Work (from Line 21) \$0.00 27 Prime Contractor's Overhead on Subcontractor's Work 6.00% \$0.00 Prime Contractor's Profit on Subcontractor's Work \$0.00 28 4.00% 27 SUBTOTAL (Add Lines 26-28) \$0.00 28 SUBTOTAL OF ALL WORK (Add Lines 24 & 27) \$2,038.46 29 Prime Contractor's Bond 2.50% \$50.96 30 \$81.54 Prime Contractor's Insurance 4.00% TOTAL COST (Add Lines 29-31) Sales Tax Not Included \$2,170.95 Estimated time extension and justification: Prime Contractor's name: WESTERN STATES CONSTRUCTION, INC. Sub-contractor's name: Signature & Title of preparer Date The pricing on this RFP reflects the direct cost of described work. It does not include impact effect and/or delay (including disruption arising out of, incidental to, or time costs associated with the change). Should they be incurred as a result of this change, Western States Construction,

DATE: RFP NO.;

ITEMS OF WORK FOR	QTY	UNIT		ERIAL	Lunc	LAB	TOTAL		OTHER/		TOTAL
PRIME CONTRACTOR	-	-	UNIT COST	TOTAL	HRS	RATÉ		R/O	HR/DAY	RATE	TOTAL
	-			\$0.00			\$0.00	_	-		\$0.
				\$0.00	_		\$0.00	_			\$0.
2×10 joint	4	each	\$12.00	\$48.00			\$0.00				\$0.
2.6.8	6	each	\$6.75	\$40.50			\$0.00				\$0.
1x8 Plywaad	1	each	\$25.53	\$25.53			\$0.00		L		\$0.
Joist Hangers & Clips	LS			\$29.00			\$0.00	riegh	ıt.		\$45.
				\$0.00			\$0.00				\$0,
Lubar - Chris				\$0.00	7	\$42.73	\$299.11				\$0.
abor Kevin				\$0.00	7	\$42.73	\$299.11				\$0.
abor Mark		i i		\$0.00	5	\$42.73	\$213.65				\$0.
_abor Nick				\$0.00	5	\$42.73	\$213.65				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
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	-			\$0.00			\$0.00				\$0.
		-	-	\$0.00	_		\$0.00	_			\$0,
	-			\$0.00	_		\$0.00		-	-	\$0.
	-			\$0.00	-		\$0.00				\$0.
	-			\$0.00			\$0.00				\$0.
				\$0.00			\$0,00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0,00				\$0.
				\$0.00			\$0.00				\$0.
				*****			****				2011/01/01
PRIME CONTRACTOR TOTAL	S			\$143.03			\$1,025.52				\$45.
ITEMS OF WORK FOR			MATERIAL			L	ABOR			OTHER/E	QUIP
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
				\$0.00			\$0.00				\$0.0
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
	 	-									
	 			\$0.00			\$0.00	_			\$0.
	-			\$0.00			\$0.00	-			\$0.
	-			\$0.00			\$0.00	_			\$0.
	-			\$0.00			\$0.00	_			\$0.0
				02220			20 40 30 50 50	_			20002
SUBCONTRACTOR TOTALS				\$0.00			\$0.00				\$0.

NAME OF CONTRACTOR: Western States Construction, Inc.										
PROJECT TITLE: Finch Arboretum, Woodland Center Restroom Remodel										
CITY CLERK CONTRACT NUMBER: OPR2016-972										
·										
DESCRIPTION OF CHANGE: Move & Set Up Library Casework in Office	AMOUNT: \$1,443.54									
,										
TOTAL AMOUNT: \$1,443.54										
CONTRACT SUM (EXCLUDE SALES TAX)										
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00									
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$6,765.10									
CURRENT CONTRACT AMOUNT	\$61,765.10									
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$1,443.54									
REVISED CONTRACT SUM	\$63,208.64									
CONTRACT COMPLETION DATE										
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016									
CURRENT COMPLETION DATE	2/28/2017									
REVISED COMPLETION DATE	2/28/2017									
Contractor's Acceptance:	Date:									
City Approval:	Date:									
Attest: City Clerk										
Pre-Approved as to form: Hunt M. Whaley, Assistant City Attorney										

WESTERN STATES CONSTRUCTION, INC.
PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:
PROJECT: Finch

DATE: 12/30/16 Move and Setup Library Casework in Office

PROJE		TODIO MODIC			
	PRIME CONTRACT	OR'S WORK			
1	Direct Materials		*	\$0.00	
2	Direct Labor		\$769.14		
3	Labor Burden	22.57%	\$173.59		
4	Total Labor (Add Lines 2 & 3)			\$942.73	
5	Direct Supervision (15% of Line 2)	15.00%	\$115.37		
6	Safety Costs (2% of Line 4 & 5)	2.00%	\$21.16		
7	Small Tools (3% of Line 2)	3.00%	\$23.07		
8	Equipment/Other Costs		\$0.00		
9	SUBTOTAL (Add Lines 5 - 8)			\$159.61	10
10	TOTAL PRIME CONTRACTOR'S WORK				\$1,102.34
	Prime Remarks:				
	SUB-CONTRACTO	OR'S WORK			
11	Direct Materials			\$0.00	
12	Direct Labor		\$0.00		
13	Labor Burden		\$0.00		
14	Total Labor			\$0.00	
15	Direct Supervision (15% of Line 12)	15.00%	\$0.00	,	
16	Safety Costs (2% of Line 14)	2.00%	\$0.00		
17	Small Tools (3% of Line 12)	3.00%	\$0.00		
18	Equipment Costs	0.0070	\$0.00		
19	SUBTOTAL (Add Lines 15 - 18)		Ψ0.00	\$0.00	
20	Overhead and Profit (22% of Lines 11, 14, &19)	22.00%		\$0.00	
21	Subcontractor's Total (Add Lines 11, 14, 19, & 20)	22.0070		ψ0.00	\$0.00
	Sub's Remarks:				
	SUMMAI	DV			
		XI	1 100 01		
22	Prime Contractor's Work (from Line 10)	40.000/	1,102.34		
23	Prime Contractor's Overhead on Own Work	16.00%	176.37		
24	Prime Contractor's Profit on Own Work	6.00%	76.72		
25	SUBTOTAL (Add Lines 22-24)		\$1,355.44		
26	Subcontractor's Work (from Line 21)		\$0.00		
27	Prime Contractor's Overhead on Subcontractor's Work	6.00%	\$0.00		
28	Prime Contractor's Profit on Subcontractor's Work	4.00%	\$0.00		
27	SUBTOTAL (Add Lines 26-28)		\$0.00		
28	SUBTOTAL OF ALL WORK (Add Lines 24 & 27)			\$1,355.44	
29	Prime Contractor's Bond	2.50%		\$33.89	
30	Prime Contractor's Insurance	4.00%		\$54.22	
31	TOTAL COST (Add Lines 29-31) Sales Tax Not Included				\$1,443.54
Estimate	ed time extension and justification:				
Prime C	Contractor's name: WESTERN STATES CONST	RUCTION, INC.			
Sub-cor	ntractor's name:				
Cignot	ro 9 Title of properer		to.		
oignatui	re & Title of preparer	Da	ıe		
	g on this RFP reflects the direct cost of described work. It does not include impact eff				
out of, inc	idental LD, or time costs associated with the change). Should they be incurred as a re-	sult of this change, Wes	tern States Construction	nje	

Move and Setup Library Casework in Office

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RFI	0	N	Э.

ITEMS OF WORK FOR	QTY	UNIT		ERIAL	LUDE	LAB		DIO	OTHER/E	RATE	TOTAL
PRIME CONTRACTOR	+-		UNIT COST	TOTAL	HRS	RATE	TOTAL	RO	HR/DAY	RAIL	TOTAL
	1			\$0.00			\$0.00			4	\$0.0
abor to Move, Setup, Cut Dov	wn_			\$0.00		\$42.73	\$769,14	-			\$0.0
helving to Fit	-			\$0.00			\$0.00				\$0.0
	-		-	\$0.00			\$0.00				\$0.0
	_			\$0.00			\$0.00				\$0.0
				\$0.00			\$0,00				\$0.0
	_			\$0,00			\$0.00				\$0.0
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				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.
				*****			*****				
RIME CONTRACTOR TOTA	LS			\$0.00			\$769.14				\$0.
				i.							
ITEMS OF WORK FOR			MATERIAL			L	ABOR			OTHER/E	QUIP
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
33333111111313113		0.00	01111 0001	\$0.00			\$0.00	100	-	.,,,,,,	\$0.0
				\$0.00			\$0.00				\$0.
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	 			\$0.00			\$0.00				\$0.
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	ļ —			\$0.00			\$0.00				\$0.
	-			\$0.00			\$0.00				\$0.
				\$0.00			\$0.00				\$0.0
				******			*****				*****
UBCONTRACTOR TOTALS	1			\$0.00			\$0.00				\$0.0

NAME OF CONTRACTOR: Western States Construc	ction, Inc.								
PROJECT TITLE: Finch Arboretum, Woodland Center Restroom Remodel									
CITY CLERK CONTRACT NUMBER: OPR2016-972									
DESCRIPTION OF CHANGE: Replace Men's Wall-Hung Toilet	AMOUNT: \$2,136.78								
	TOTAL AMOUNT: \$2,136.78								
CONTRACT SUM (EXCLUDE SALES TAX)									
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00								
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$8,208.64								
CURRENT CONTRACT AMOUNT	\$63,208.64								
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$2,136.78								
REVISED CONTRACT SUM	\$65,345.42								
CONTRACT COMPLETION DATE									
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016								
CURRENT COMPLETION DATE	2/28/2017								
REVISED COMPLETION DATE	2/28/2017								
Contractor's Acceptance:	Date:								
City Approval:	Date:								
Attest:	City Clerk								
Pre-Approved as to form: Hunt M Whaley Assistant	City Attorney								

WESTERN STATES CONSTRUCTION, INC. PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:

Replace Men's Wall Hung Toilet

DATE:12/30/16

		PRIME CONTRA	ACTOR'S WORK			
1	Direct Materials				\$0.00	
2	Direct Labor			\$0.00		
3	Labor Burden		22.57%	\$0.00		
4	Total Labor (Add Lines 2 & 3)				\$0.00	
5	Direct Supervision (15% of Line 2)		15.00%	\$0.00		
6	Safety Costs (2% of Line 4 & 5)		2.00%	\$0.00		
7	Small Tools (3% of Line 2)		3.00%	\$0.00		
8	Equipment/Other Costs			\$0.00		
9	SUBTOTAL (Add Lines 5 - 8)				\$0.00	
10	TOTAL PRIME CONTRACTOR'S W	ORK				\$0.00
	Prime Remarks:					
		SUB-CONTRAC	CTOR'S WORK			
11	Direct Materials				\$1,820.00	
12	Direct Labor			\$0.00		
13	Labor Burden			\$0.00		
14	Total Labor				\$0.00	
15	Direct Supervision (15% of Line 12)		15.00%	\$0.00		
16	Safety Costs (2% of Line 14)		2.00%	\$0.00		
17	Small Tools (3% of Line 12)		3.00%	\$0.00		
18	Equipment Costs			\$0.00		
19	SUBTOTAL (Add Lines 15 - 18)			•	\$0.00	
20	Overhead and Profit (22% of Lines 1	1. 14. &19)	22.00%		\$0.00	
					· ·	
21	Subcontractor's Total (Add Lines 11,	14, 19, & 20)				\$1,820.0
21	Sub's Remarks: The existing includes ne	g men's wall hung toilet wa w toilet, wall hung bracket b be reused.	, and flush valve. Bac			\$1,820.0
	Sub's Remarks: The existing includes ne this toilet to	g men's wall hung toilet wa w toilet, wall hung bracket b be reused.	, and flush valve. Bac	king is by others		\$1,820.0
22	Sub's Remarks: The existing includes no this toilet to the Contractor's Work (from Line	g men's wall hung toilet wa w toilet, wall hung bracket b be reused. SUMM	and flush valve. Bad	cking is by others		\$1,820.0
22 23	Sub's Remarks: The existing includes not this toilet to the contractor's Work (from Line Prime Contractor's Overhead on Ow	g men's wall hung toilet wa w toilet, wall hung bracket be reused. SUMM 10) n Work	a, and flush valve. Bac MARY 16.00%	0.00 0.00		\$1,820.0
22 23 24	Sub's Remarks: The existing includes not this toilet to the toilet to t	g men's wall hung toilet wa w toilet, wall hung bracket be reused. SUMM 10) n Work	and flush valve. Bad	0.00 0.00 0.00		\$1,820.0
22 23 24 25	Sub's Remarks: The existing includes not this toilet to this toilet to the toilet toi	g men's wall hung toilet wa w toilet, wall hung bracket be reused. SUMM 10) n Work	a, and flush valve. Bac MARY 16.00%	0.00 0.00 0.00 0.00 \$0.00		\$1,820.0
22 23 24 25 26	Sub's Remarks: The existing includes not this toilet to this toilet toilet toilet toilet toilet toilet toilet toilet toilet t	g men's wall hung toilet wa w toilet, wall hung bracket be reused. SUMM 10) n Work	t, and flush valve. Bac MARY 16.00% 6.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00		\$1,820.0
22 23 24 25 26 27	Sub's Remarks: The existing includes not this toilet to this toilet toilet toilet toilet toilet toilet toilet toilet toilet t	g men's wall hung toilet was toilet, wall hung bracket to be reused. SUMM 10) n Work ork	16.00% 6.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20		\$1,820.0
22 23 24 25 26 27 28	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket to be reused. SUMM 10) n Work ork	t, and flush valve. Bac MARY 16.00% 6.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17		\$1,820.0
22 23 24 25 26 27 28 27	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work ork contractor's Work	16.00% 6.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20	. Plans show	\$1,820.0
22 23 24 25 26 27 28 27 28	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work ork contractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37	\$1,820.0
22 23 24 25 26 27 28 27 28 29	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work ork contractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	\$1,820.0
22 23 24 25 26 27 28 27 28 29 30	Sub's Remarks: The existing includes not this toilet to this toilet toilet toilet to this toile	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work occontractor's Work tractor's Work nes 24 & 27)	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37	
22 23 24 25 26 27 28 27 28 29	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work ork contractor's Work	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	
22 23 24 25 26 27 28 27 28 29 30 31	Sub's Remarks: The existing includes not this toilet to this toilet toilet toilet to this toile	g men's wall hung toilet was toilet, wall hung bracket be reused. SUMM 10) n Work occontractor's Work tractor's Work nes 24 & 27)	16.00% 6.00% 6.00% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	
22 23 24 25 26 27 28 27 28 29 30 31	Sub's Remarks: The existing includes not this toilet to this toilet toilet to this toilet to this toilet to this toilet to th	g men's wall hung toilet was toilet, wall hung bracket to be reused. SUMM 10) n Work becontractor's Work bractor's Work hes 24 & 27) Sales Tax Not Included WESTERN STATES CON	16.00% 6.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	\$1,820.06 \$2,136.78
22 23 24 25 26 27 28 27 28 29 30 31	Sub's Remarks: The existing includes not this toilet to this toilet toile	g men's wall hung toilet was we toilet, wall hung bracket to be reused. SUMM 10) n Work becontractor's Work bractor's Work hes 24 & 27) Sales Tax Not Included	16.00% 16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	
22 23 24 25 26 27 28 27 28 29 30 31	Sub's Remarks: The existing includes not this toilet to this toilet toil	g men's wall hung toilet was toilet, wall hung bracket to be reused. SUMM 10) n Work becontractor's Work bractor's Work hes 24 & 27) Sales Tax Not Included WESTERN STATES CON	16.00% 16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	
22 23 24 25 26 27 28 27 28 29 30 31	Sub's Remarks: The existing includes not this toilet to this toilet toil	g men's wall hung toilet was toilet, wall hung bracket to be reused. SUMM 10) n Work becontractor's Work bractor's Work hes 24 & 27) Sales Tax Not Included WESTERN STATES CON	16.00% 16.00% 6.00% 6.00% 4.00% 2.50% 4.00%	0.00 0.00 0.00 0.00 \$0.00 \$1,820.00 \$109.20 \$77.17	\$2,006.37 \$50.16	

The pricing on this RFP reflects the direct cost of described work. It does not include impact effect and/or delay (including disruption arising	
out of, incidental to, or time costs associated with the change), Should they be incurred as a result of this change, Western States Construction	n,
and averagely converge the sinks to have the contrast modified to regulde any additional companies.	

12/30/2016

DATE: RFP NO.

ITEMS OF WORK FOR	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	OR TOTAL		OTHER/E		TOTAL
PRIME CONTRACTOR	-		UNIT COST		HK2	RATE		RIO	HR/DAY	RATE	
	-	_		\$0.00	_		\$0.00				\$0.0
	-			\$0.00			\$0.00	-			\$0.0
	-			\$0,00			\$0.00	-			\$0.0
	-			\$0.00	_		\$0,00				\$0.0
	-			\$0,00	_		\$0.00				\$0.0
	-			\$0,00			\$0.00	-			\$0.0
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				\$0.00			\$0.00				\$0,0
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				#####			=====				
PRIME CONTRACTOR TOTAL	S			\$0.00			\$0.00				\$0.0
TARRE GOTTITO GOTOTT TOTAL	Ť			00:00			00100				
ITEMS OF WORK FOR		ΜΔΤ	ERIAL and LA	BOP.							
SUBCONTRACTORS	QTY		UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O	HR/DAY	RATE	TOTAL
SUBCONTRACTORS	QIII	CIVII	GIVIT COST	\$0.00		TOTIL	\$0.00	140	1100/	10112	\$0,0
RC Mechanical				\$1.820.00			\$0.00				\$0.0
Ulechanical				\$0.00			\$0.00				\$0.0
4 022.00		-						-			\$0.0
Asterial \$923.00		-		\$0.00			\$0.00				
abor \$-569.00				\$0.00			\$0.00				\$0.0
)H&P \$328.00		_		\$0.00			\$0.00				\$0.0
				\$0,00		-	\$0.00			_	\$0.0
				\$0.00			\$0.00				\$0.0
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			-	\$0.00			\$0.00				\$0.0
				*****				_			*****
SUBCONTRACTOR TOTALS				\$1,820.00			\$0.00				\$0 ₋ C

NAME OF CONTRACTOR: Western States Construc	ction, inc.								
PROJECT TITLE: Finch Arboretum, Woodland Center Restroom Remodel									
CITY CLERK CONTRACT NUMBER: OPR2016-972									
DESCRIPTION OF CHANGE: Add FRP in Women's Restroom	======================================	===== <u>3</u>							
	TOTAL AMOUNT: \$404	====== 1.28							
CONTRACT SUM (EXCLUDE SALES TAX)	ê								
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$55,000.00								
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$10,345.42								
CURRENT CONTRACT AMOUNT	\$65,345.42								
CURRENT CHANGE ORDER (EXCLUDES SALES TAX)	\$404.28								
REVISED CONTRACT SUM	\$65,749.70								
CONTRACT COMPLETION DATE		φ.							
ORIGINAL CONTRACT COMPLETION DATE	12/31/2016								
CURRENT COMPLETION DATE	2/28/2017								
REVISED COMPLETION DATE	2/28/2017								
Contractor's Acceptance:	Date:								
City Approval:	Date:								
Attest: Pre-Approved as to form: Hunt M. Whaley, Assistant									

WESTERN STATES CONSTRUCTION, INC.
PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION:
PROJECT: Finch

Add FRP

DATE: 12/30/16

	T Killie GOITTIONS	TOR'S WORK			
1	Direct Materials			\$125.00	
2	Direct Labor		\$128.19	¥	
3	Labor Burden	22.57%	\$28.93		
4	Total Labor (Add Lines 2 & 3)	22.01 /0	Ψ20.00	\$157.12	
5	Direct Supervision (15% of Line 2)	15.00%	\$19.23	Ψ107.12	
			•		
6	Safety Costs (2% of Line 4 & 5)	2.00%	\$3.53		
7	Small Tools (3% of Line 2)	3.00%	\$3.85		
8	Equipment/Other Costs		\$0.00		
9	SUBTOTAL (Add Lines 5 - 8)			\$26.60	
10	TOTAL PRIME CONTRACTOR'S WORK				\$308
	Prime Remarks: Add 1 sheet of FRP due to height change	e in women's			
	SUB-CONTRACTO	OR'S WORK			
11	Direct Materials		# 0.00	\$0.00	
12	Direct Labor		\$0.00		
13	Labor Burden		\$0.00		
14	Total Labor			\$0.00	
15	Direct Supervision (15% of Line 12)	15.00%	\$0.00		
16	Safety Costs (2% of Line 14)	2.00%	\$0.00		
17	Small Tools (3% of Line 12)	3.00%	\$0.00		
18	Equipment Costs	0.0070	\$0.00		
19	SUBTOTAL (Add Lines 15 - 18)		ψ0.00	\$0.00	
20	Overhead and Profit (22% of Lines 11, 14, &19)	22.00%		\$0.00 \$0.00	
20 21	Subcontractor's Total (Add Lines 11, 14, 19, & 20)	22.0076		φυ.υυ	\$0
	SUMMA	RY			
22	Prime Contractor's Work (from Line 10)		308.72		
23	Prime Contractor's Overhead on Own Work	16.00%	49.40		
24	Prime Contractor's Profit on Own Work	6.00%	21.49		
25	SUBTOTAL (Add Lines 22-24)		\$379.61	74	
26	Subcontractor's Work (from Line 21)		\$0.00		
27	Prime Contractor's Overhead on Subcontractor's Work	6.00%	\$0.00		
28	Prime Contractor's Profit on Subcontractor's Work	4.00%	\$0.00		
27	SUBTOTAL (Add Lines 26-28)	7.0070	\$0.00		
28			Ψ0.00	\$379.61	
	SUBTOTAL OF ALL WORK (Add Lines 24 & 27)	0.500/		· .	
29	Prime Contractor's Bond	2.50%		\$9.49	
30	Prime Contractor's Insurance	4.00%		់ \$15.18	
31	TOTAL COST (Add Lines 29-31) Sales Tax Not Included				\$404
imate	d time extension and justification:				
	ontractor's name: WESTERN STATES CONST	TRUCTION, INC.			
-coni	tractor's name:				
natur	e & Title of preparer	Dat	е		
nature	e & Title of preparer				

Add FRP

DATE:

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ITEMS OF WORK FOR PRIME CONTRACTOR	QTY	UNIT	UNIT COST	TOTAL	HRS	RATE	TOTAL	R/O HR/	ER/EQUIP DAY RATE	TOTAL
PRIME CONTRACTOR	+-		UNIT COST		HKS	RAIL	\$0,00	RUHRI	DAT RAIL	\$0.0
RFP	1		\$125,00	\$0.00 \$125.00	3	\$42.73	\$128.19			\$0,0
KFF	+-	eac	\$123,00		3	342,13				\$0,0
	1			\$0.00 \$0.00			\$0.00			
	1						\$0.00			\$0,0
	1			\$0.00						\$0,0
	 			\$0.00			\$0.00			\$0,0
	1		.	\$0,00			\$0.00		_	\$0.0
	 			\$0.00			\$0.00			\$0.0
	†			\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00			\$0.0
	1			\$0.00			\$0.00			\$0.0
	1		-	\$0.00			\$0.00		-	\$0.0
	1			\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00	-		\$0.0
		-		\$0.00			\$0.00	-	-	\$0.0
				\$0.00	\vdash		\$0.00			\$0.0
	1			\$0.00			\$0.00			\$0.0
	+			\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00			\$0.0
	 	- 5		\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00			\$0,0
	-			\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00	_		\$0.0
	-			\$0.00			\$0.00			\$0.0
	 			\$0.00			\$0.00			\$0.0
	 			\$0.00			\$0.00		_	\$0.0
	 			\$0.00			\$0.00			\$0.0
	-			\$0.00			\$0.00		-1	\$0.0
				\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00			\$0.0
		_		\$0.00			\$0.00			\$0.0
				\$0.00			\$0.00		-11	\$0.0
				\$0.00			\$0.00	_		\$0.0
PRIME CONTRACTOR TOTAL				\$125.00			##### #120.10			#####
RIME CONTRACTOR TOTAL	2			\$125.00	-		-\$128.19			\$0.0
					-					
ITEMS OF WORK FOR	_		MATERIAL				NPOR	_	OTHER/E	OHID
SUBCONTRACTORS	QTY	UNIT	UNIT COST	TOTAL	LABOR HRS RATE TOTAL		R/O HR/0		TOTAL	
SUBCUNTRACTURS	QIT	OINIT	UNIT COST		пка	RAIL		R/O JAR/L	DAT RAIL	
				\$0.00 \$0.00	-	-	\$0.00 \$0.00		1	\$0.0 \$0.0
					-				_	
				00.00	-		\$0.00			\$0.00 \$0.00
				\$0.00			\$0,00			
				\$0.00			00-02			\$0.0
	<u> </u>			\$0.00			\$0.00			\$0.0
				\$0.00	-1		\$0.00			\$0.0
	-			\$0.00			\$0.00			\$0_0
				\$0.00			\$0.00			\$0.00
				\$0.00			\$0.00		_	\$0.00
				2011/01/01/01			****		1 1	****