



## Spokane Park Board

May 11, 2017– 1:30 p.m.

City Council Chambers, lower level City Hall  
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
- X Nick Sumner
- X Ted McGregor
- X Greta Gilman
- Rick Chase (absent/excused)
- X Steve Salvatori
- X Sally Lodato
- X Mike Fagan – Council Liaison

### Parks Staff:

Jason Conley  
Mark Buening  
Adriano Eva  
Alice Busch  
Al Vorderbrueggen  
Fianna Dickson  
Jennifer Papich  
Angel Spell  
Jon Moog  
Berry Ellison

### Guests:

Hal McGlathery  
Carol Ellis

## MINUTES

1. **Roll Call:** *Leroy Eadie*  
See above

2. **Minutes:**  
A. April 13, 2017, regular Park Board meeting minutes and study session notes

**Motion No. 1:** Mike Fagan moved to approve the April 13, 2017, regular Park Board meeting minutes and study session notes.

Susan Traver seconded.  
Motion carried with unanimous consent.

3. **Additions or Deletions to the Agenda:**  
A. None

4. **Special Guests:**  
A. None

5. **Claims:** [Claims](#) for the month of April 2016 – *Ross Kelley*

**Motion No. 2:** Ross Kelley moved to approve claims for the month of April 2017 in the amount of \$1,627,200.21.

Sally Lodato seconded.  
Motion carried with unanimous consent.

6. **Financial Report & Budget Update:** – *Mark Buening* presented the [April Financial Report & Budget Update](#). Park Fund revenue is tracking at 101.42% of the projected budget. Parks and Recreation expenditures are tracking at 104.40% of the projected budget. The Golf Fund revenue is tracking at 63.72% of the projected budget. The Golf Fund expenditures are tracking at 82.37% of the projected budget.

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

A. Park Board committee assignment – *Chris Wright* announced Sally Lodato agreed to serve as the new Recreation Committee chair.

**Motion No. 3:** Chris Wright moved to appoint Sally Lodato as the Park Board Recreation Committee chair.

Susan Traver seconded.

Motion carried with unanimous consent.

B. WRPA awards/accomplishments – *Leroy Eadie* and *Al Vorderbrueggen* reported on the recent awards presented to Parks at the WRPA annual conference in Spokane May 2-5. Awards included: 1) marketing award, accepted by Fianna Dickson; 2) recognition for the collaborative work on the Parks/Utilities stormwater project; and 3) The Ron C. Davis II Unsung Hero award, awarded to Alice Busch. Adriano Eva served as the planning committee chair and was recognized for his outstanding work on the event.

8. **Committee Reports – Action Items:**

**Urban Forestry Tree Committee:** The May 2 meeting was canceled. – *Sally Lodato*

A. Action Items: None

B. “What is Urban Forestry” presentation – *Angel Spell*

C. The next regularly scheduled meeting is 4:15 p.m. May 30, 2017, at the Woodland Center, Finch Arboretum.

**Golf Committee:** The May 9 meeting was canceled. – *Nick Sumner*

A. First Tee 3-hole project – This action item was deferred at the April 13 Park Board meeting.

**Motion No. 4:** Nick Sumner moved to move the deferred First Tee contract back to the Golf Committee.

Susan Traver seconded.

Motion carried with unanimous consent.

B. The next scheduled meeting is 8:05 a.m. June 6, 2017, in the Manito conference room, Manito Park.

**Land Committee:** The May 3 meeting was canceled. – *Susan Traver*

A. Action Items: None

B. The next scheduled meeting is 3 p.m. May 31, 2017, Park Operations Complex, 2304 E. Mallon.

**Recreation Committee:** The May 4 meeting was canceled. – *Sally Lodato*

A. Action Items: None

B. New Recreation Director *Jennifer Papich* was introduced and welcomed.

C. The next scheduled meeting is 3 p.m. June 1, 2017, location to be announced.

**Riverfront Park Committee:** May 8, 2017 – *Ted McGregor*

A. [Park-Wide standards](#) – *Berry Ellison* provided an overview of the recommended Park-Wide standards for lighting fixtures, receptacles, benches, etc. The standards are established to achieve continuity, and architectural and mechanical consistency throughout the park as part of the redevelopment project. Some site furnishing examples are available at Parks and Recreation office for viewing and testing. Approval is not for the detailed furnishing selections but for a general standards guideline. Selection on the benches, bollards, bike racks, etc., will be made at a later date.

**Motion No. 5:** Ted McGregor moved to adopt the Park-Wide standards as presented.

Sally Lodato seconded.

Motion carried with unanimous consent.

B. [Historic Preservation Plan](#) – *Berry Ellison* presented the proposed Historic Preservation Plan and [executive summary](#). This plan provides a framework for incorporating historic preservation planning into the future management and development of Riverfront Park. The plan's foundation is rooted in the city of Spokane's Comprehensive Plan and the 2014 Riverfront Park Master Plan. Mr. Ellison explained the plan is a guide for distinguishing assets, and offers direction on the planning and development of historic structures in the park. There are 22 items outlined in the plan. This plan must be filed with Department of Historical and Archaeological Preservation in order to satisfy stipulations in the Memorandum of Understanding with US Army Corps of Engineers.

**Motion No. 6:** Ted McGregor moved to accept the Historic Preservation Plan as presented.

Steve Salvatori seconded

Motion carried with unanimous consent.

C. [Wayfinding and signage plan/Berger Partnership contract amendment \(\\$52,000\)](#) – *Berry Ellison* presented a proposed contract amendment with Berger Partnership to develop a wayfinding system within the park. The plan will include cost estimates, conceptual details and locations of elements within the project areas. These areas include: Howard Street Promenade, North Bank, Loeff Carrousel site, South Gateway, Havermale Promenade, Centennial Trail and West Havermale Island. The contract does not include the branding or graphic templates on how the information is to be displayed. Desautel Hege will be responsible for the graphics and visual elements. Staff plans to coordinate the park's plan with the downtown wayfinding system. Park Board members shared concerns on the cost of the contract amendment, how will the park's wayfinding system be coordinated with wayfinding outside the park, whether a different firm specializing in wayfinding should be considered, and should the board delay action pending time to review the findings of an existing Downtown Spokane Partnership regional wayfinding study.

**Motion No. 7:** Ted McGregor moved to support the contract amendment with Berger Partnership for a wayfinding and signage plan in the amount of \$52,000.

Ross Kelley seconded.

Motion carried with a 7-to-2 vote.

D. [Howard Street South Channel Bridge contract amendment/CH2M \(\\$157,003\)](#) – *Berry Ellison* provided an overview of the Howard Street South Channel Bridge contract amendment

with CH2M not to exceed \$157,003. Mr. Ellison explained the additional construction duration requires more engineering services to observe and inspect bridge construction. Initially, the bridge project was expected to take 14-months. Recent delays could mean the project will take about two months longer. Mr. Ellison explained this request is being made in the event the project runs over the 14-month period. The proposed change order would cover engineering for the extra time through Oct. 31, 2017. Proposed funding will come from the following: 1) Bridge and program level construction contingency - \$146,421; and 2) Historic Preservation Plan - \$10,582.

**Motion No. 8:** Ted McGregor moved to approve a contract amendment with CH2M to cover the additional time and services required to observe and inspect construction of the Howard Street South Channel Bridge not to exceed \$157,003.

Ross Kelley seconded.

Motion carried with unanimous consent.

E. [Amusement ride surplus resolution](#) – *Jonathan Moog* presented a resolution which directs Parks and Recreation to identify up to three amusement rides, subject to Park Board approval, and the Tour Train for potential future use at Riverfront Park. The resolution further declares proceeds from the sale of the remaining rides for the future purchase of a ride(s) or other recreational amenity at the park. Mr. Moog provided an [Amusement Rides condition assessment and appraisal summary](#) on the park's 13 rides. He explained it is not financially responsible to keep and maintain all of the existing rides, and most of the rides have become stale to the public. Mr. Moog said it has become increasingly expensive to maintain and the rides would likely not achieve cost recovery. The cost of storing the rides is an added consideration. Mr. Moog offered examples of newer amusement rides which could be purchased for the park. If all 13 rides were sold, proceeds could equal approximately \$150,000. A new ride could cost about \$280,000. Representing Save Affordable Family Entertainment in Riverfront Park (SAFER), Hal McGlathery urged the board to delay action on the resolution until an assessment may be conducted on the feasibility of relocating the city-owned rides to the "Great Lawn" on the North Bank. Mr. McGlathery reminded the board, events are an important aspect of the new park, but they are not available at all waking hours on a daily basis. The rides, on the other hand, are a sustainable attraction available at all times. There needs to be a mix of passive space and active activities to have a successful park.

**Motion No. 9:** Ted McGregor moved to approve the Amusement ride surplus resolution as presented.

Greta Gilman seconded.

Motion carried with an 8-to-1 vote.

F. [Looff Carrousel/Walker Construction change order #1 \(\\$269,551\)](#) – *Berry Ellison* presented a proposed change order with Walker Construction for rock excavation, salvaging the Looff Carrousel, additional asbestos roofing removal and removal of asbestos pipe, in the amount of \$269,551.

**Motion No. 10:** Ted McGregor moved to accept the change order #1 with Walker Construction on the Looff Carrousel project in the amount of \$269,551.

Sally Lodato seconded.

Motion carried with unanimous consent.

G. [Howard Street Bridge South/T. LaRiviere change order #3 \(\\$27,965.31\)](#) – *Berry Ellison* presented the change order #3 with T. LaRiviere associated with the Howard Street Bridge South. The additional construction work is required due to a deep river condition. Additional services include: 1) partial payment of rock fill for pier 4; 2) remobilization of pond liner for the west pond; and 3) 11 additional work days.

**Motion No. 11:** Ted McGregor moved to accept change order #3 with T. LaRiviere for additional services on the Howard Street Bridge South project in the amount of \$27,965.31.

Mike Fagan seconded.

Motion carried with unanimous consent.

H. [Riverfront Park redevelopment update](#) – *Berry Ellison* presented the monthly bond update. Project highlights include: 1) Red Wagon meadow – improved, ADA access trail completed; 2) Howard Street Bridge South – work underway on the first phase of the Promenades with completion set for fall 2017; 3) Rotary Fountain – the fountain needs significant plumbing and electrical repairs, and the above-ground fountain will not change; 4) Recreational Ice Ribbon/SkyRide facility – building foundation is in place and the ice ribbon pathway is visible with construction planned through fall 2017; 5) Looft Carrousel – columns erected this month and horses are being restored with completion set for spring 2018; 6) Pavilion – the Garco/NAC/Berger team is in the design validation phase with construction completion set for 2018-2019; and 7) Promenades – Berger is at 60% design.

I. The next scheduled meeting is 8:05 a.m. June 5, 2017, in the City Council Briefing Center.

**Finance Committee:** May 9, 2017, *Ross Kelley*

A. [Value blanket order: Toro equipment/Turf Star-Western Equipment Distributors \(\\$70,000\)](#) – *Ross Kelley* provided an overview on the proposed value blanket order. This order, in the amount of \$70,000, plus tax, is for the purchase of Toro park and golf course equipment, repair and replacement parts from Turf Star/Western Equipment Distributors, Inc., on an as-need basis through May 11, 2018.

**Motion No. 12:** Ross Kelley moved to approve the value blanket order with Turf Star-Western Equipment Distributors in the amount of \$70,000.

Susan Traver seconded.

Motion carried with unanimous consent.

B. [Audubon Park and District 3 parks additional sidewalk contract amendment/Bacon Concrete \(\\$85,000\)](#) – *Ross Kelley* provided the proposed contract amendment with Bacon Concrete to install additional sidewalks at Audubon Park and District 3 parks not to exceed \$85,000.

**Motion No. 13:** Ross Kelley moved to approve the contract amendment with Bacon Concrete as presented not to exceed \$85,000.

Sally Lodato seconded.

Motion carried with unanimous consent.

C. [Value blanket order/Concessions Supply \(\\$35,000\)](#) – *Ross Kelley* presented the proposed value blanket order with Concessions Supply in the amount of \$35,000. This is the second of four annual renewals with Concessions Supply and will run through April 30, 2018. Primary use is for concession supplies at Parks pools, the Ice Ribbon and the SkyRide facility.

**Motion No. 14:** Ross Kelley moved to approve the value blanket order with Concession Supply in the amount of \$35,000.

Ted McGregor seconded.

Motion carried with unanimous consent.

D. The next regularly scheduled meeting is 3 p.m. June 6, 2017, in City Hall Conference Room 2B.

**Bylaws Committee:** *Ross Kelley*

A. No report given.

9. **Reports:**

**Park Board President:** *Chris Wright*

1. No report in the interest of time.

**Liaison reports:**

1. Conservation Futures Liaison – *Steve Salvatori*  
A. No report given.
2. Parks Foundation Liaison – *Ted McGregor* reported Parks Foundation President Heather Beebe-Stevens has accepted another position and will step down from her post on the foundation.
3. Council Liaison – *Mike Fagan* reported the BMX starting gate at Dwight Merkel will open to the public this weekend.

**Director's report:** *Leroy Eadie*

1. No report in the interest of time.

10. **Correspondence:**

A. Letters/emails: Bosch Lot/climbing wall

B. Newsletters: Corbin Senior Activity Center  
Sinto Senior Activity Center

11. **Public Comments:** *Carol Ellis* urged the Park Board to reconsider plans for developing parcels on the north and south bank of the Monroe Street Bridge. Last month, the Park Board passed a Letter of Intent codifying an understanding with Public Works and Finance with respect to the development of the Bosch Lot property. There is consideration for a climbing wall to be erected on the Bosch Lot property. Ms. Ellis suggested the Park Board adhere to the RCO vision, and preserve the property by utilizing it as a public area with paths and gardens.

12. **Executive Session:** None

13. **Adjournment:** 3:33 p.m.

14. **Meeting Dates:**

- A. Next Committee meeting dates:  
Urban Forestry Committee: 4:15 p.m. May 30, 2017, Woodland Center, Finch Arboretum

Arboretum

Golf Committee: 8:05 a.m. June 6, 2017, Manito Park conference room, Manito Park

Land Committee: 3 p.m. May 31, 2017, Park Operations Complex, 2304 E. Mallon

Recreation Committee: 3 p.m. June 1, 2017, location to be announced.

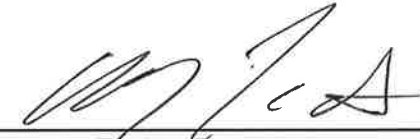
Riverfront Park Committee: 8:05 a.m. June 5, 2017, City Council Briefing Center

Finance Committee: 3 p.m. June 6, 2017, City Hall Conference Room 2B

B. Next Park Board: 1:30 p.m. June 8, 2017, City Council Chambers

C. Park Board Study Session: 3:30 p.m. June 8, 2017, City Hall Conference Room 5A

Minutes approved by:



Leroy Eadie, Director of Parks and Recreation

**CITY OF SPOKANE PARK AND RECREATION DEPARTMENT  
APR 2017 EXPENDITURE CLAIMS  
FOR PARK BOARD APPROVAL - MAY 11, 2017**

**PARKS & RECREATION:**

SALARIES & WAGES	\$	652,977.14
MAINTENANCE & OPERATIONS	\$	132,501.92
CAPITAL OUTLAY	\$	23,303.27
PARK CUMULATIVE RESERVE FUND	\$	53,610.16
CAPITAL IMPROVEMENTS - 2008 - PARK	\$	-
FRANKLIN PARK PROJECT - WATER DEPT.	\$	-

**RFP BOND 2015 IMPROVEMENTS:**

CAPITAL OUTLAY	\$	560,892.82
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**GOLF:**

SALARIES & WAGES	\$	119,859.08
MAINTENANCE & OPERATIONS	\$	84,055.82
CAPITAL OUTLAY	\$	-
<b>TOTAL EXPENDITURES:</b>	<b>\$</b>	<b>1,627,200.21</b>



Financial Reports

April 2017

# City of Spokane Parks & Recreation

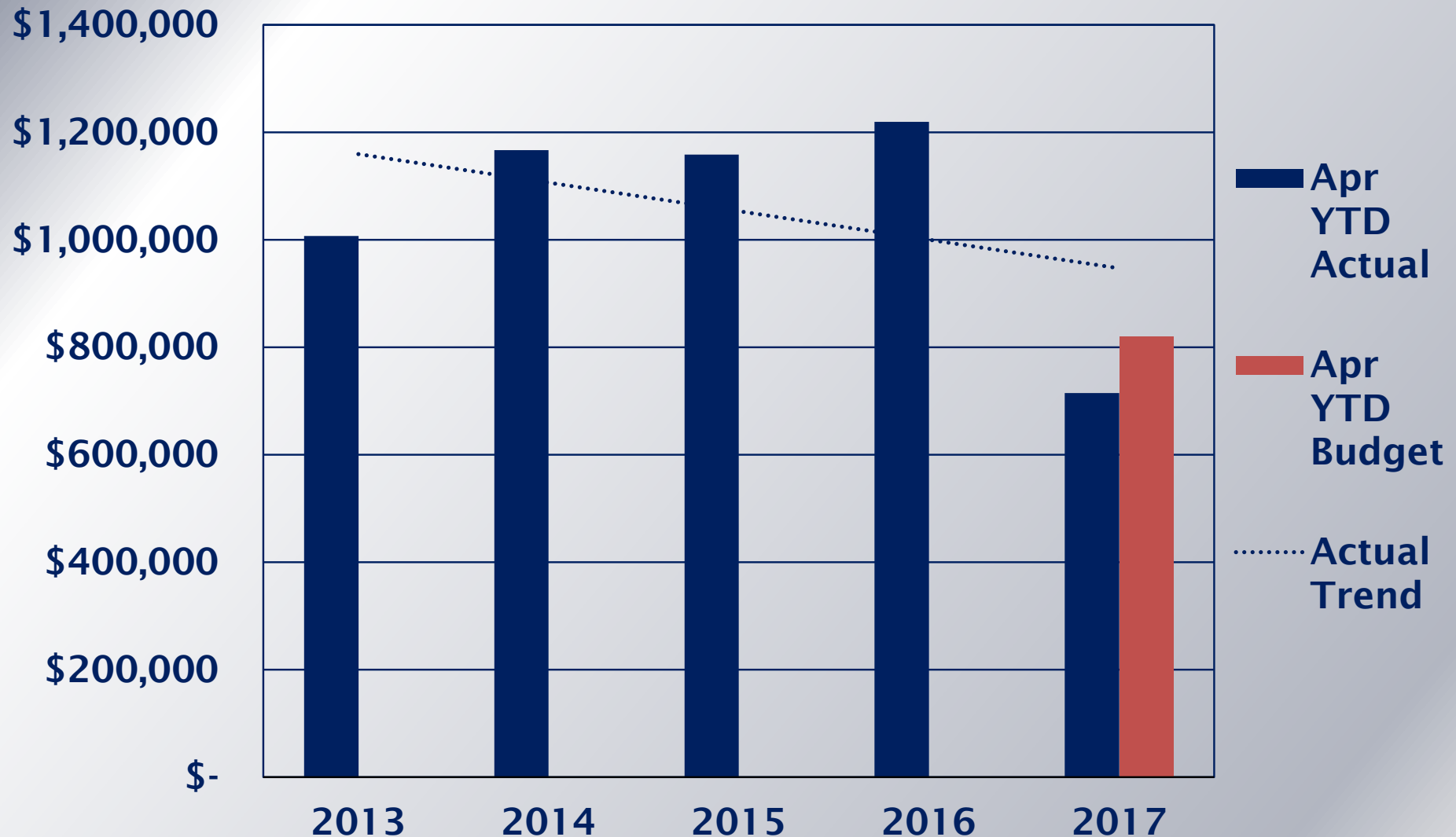
## PARK FUND – Revenues & Expenditures

As of April 2017 (in millions)	2017 Budget	YTD Budget	YTD Actual	% YTD Budget
Park Revenue	4.65	0.82	0.83	101.42%
Transfers In	13.81	4.82	4.82	99.98%
<b>Funds Available</b>	<b>18.46</b>	<b>5.64</b>	<b>5.66</b>	<b>100.19%</b>
Expenditures	-15.96	-3.58	-3.74	104.40%
Transfers Out	-0.32	-0.14	0.00	0.00%
Capital Outlay	-4.15	-0.19	-0.23	119.89%
2015 Windstorn	-0.08	-0.03	-0.12	488.69%
<b>NET</b>	<b>-2.05</b>	<b>1.70</b>	<b>1.56</b>	
<b>Beg. Noncommitted Bal*</b>			<b>0.36</b>	
<b>End Noncommitted Bal</b>			<b>1.92</b>	

\*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

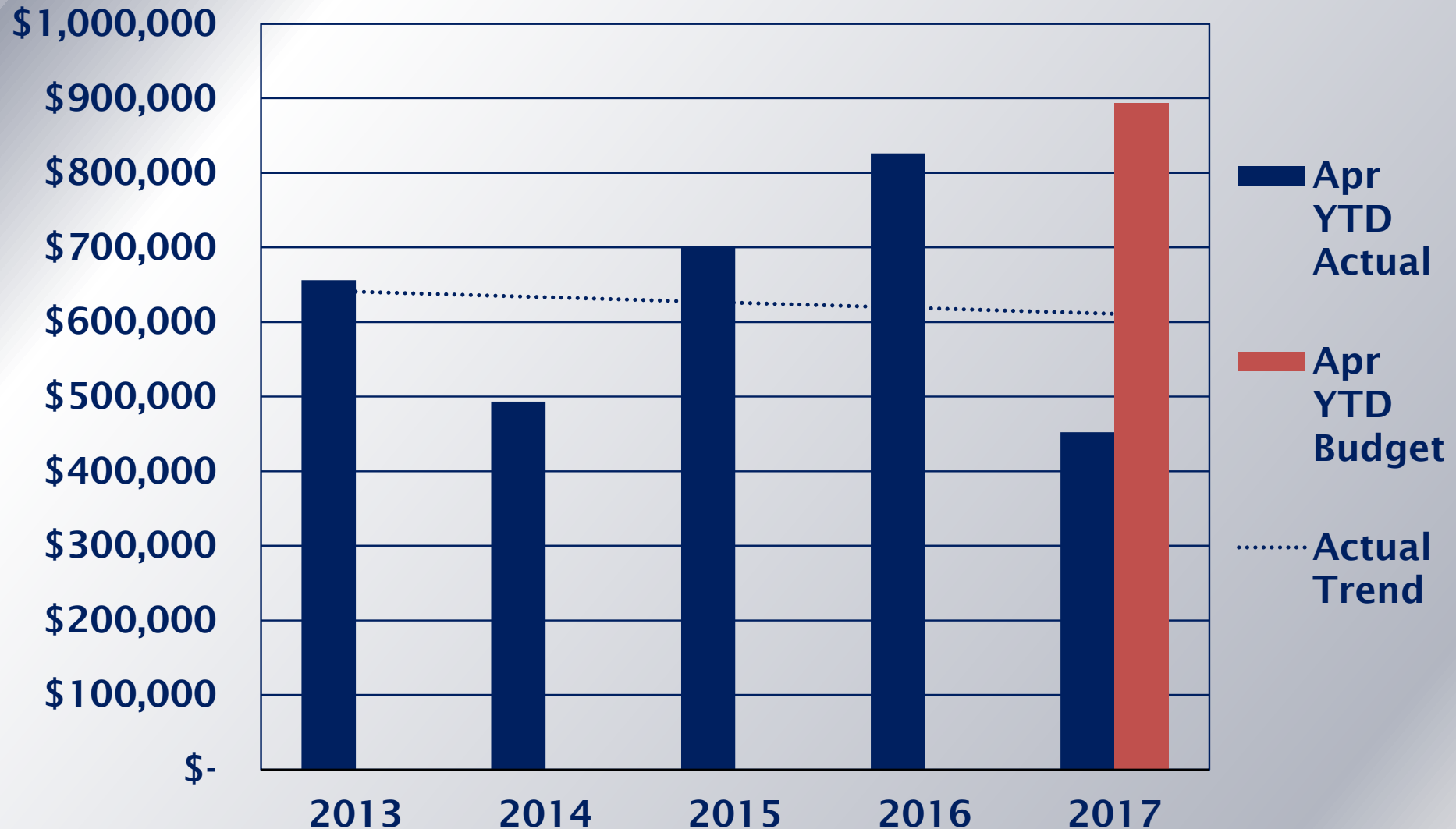
## GOLF FUND – Revenues & Expenditures

As of April 2017 (in millions)	2017 Budget	YTD Budget	YTD Actual	% YTD Budget
Golf Revenue	3.68	0.89	0.57	63.72%
Transfers In	0.00	0.00	0.00	0.00%
Funds Available	3.68	0.89	0.57	63.72%
Expenditures	-3.36	-0.68	-0.56	82.37%
Transfers Out	0.00	0.00	0.00	0.00%
Capital Outlay	-0.34	-0.04	0.00	0.00%
NET	-0.01	0.16	0.01	
Beg. Noncommitted Bal*	-0.17			
End Noncommitted Bal	-0.17			

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

# Golf Fund Revenue

## 5 Year Trend & YTD Budget



# City of Spokane Parks & Recreation

## Riverfront Park Bond Fund

Project Component	Budget	Expended as of Apr. 30, 2017	Committed to Date	Total of YTD Expended and Committed	Budget Balance to Date
1. South Bank West (Rink/Skyride Facility)	\$ 9,434,916.00	\$ 1,581,381.00	\$ 6,695,267.00	\$ 8,276,648.00	\$ 1,158,268.00
2. South Bank Central (Looff Carrousel)	\$ 10,195,833.00	\$ 1,310,777.00	\$ 7,020,866.00	\$ 8,331,643.00	\$ 1,864,190.00
3. Howard Street South Channel Bridge	\$ 7,216,139.00	\$ 3,822,882.00	\$ 2,238,668.00	\$ 6,061,550.00	\$ 1,154,589.00
4. Promenades and Centennial Trail	\$ 7,305,876.00	\$ 80,882.00	\$ 390,479.00	\$ 471,361.00	\$ 6,834,515.00
5. Havermale Island	\$ 19,662,236.00	\$ 150,891.00	\$ 259,998.00	\$ 410,889.00	\$ 19,251,347.00
6. Canada Island	\$ 10,268.00	\$ 1,741.00	\$ 8,527.00	\$ 10,268.00	\$ -
7. North Bank	\$ 5,629,772.00	\$ 120,982.00	\$ 2,292.00	\$ 123,274.00	\$ 5,506,498.00
8. South Bank East	\$ 158,682.00	\$ 51,564.00	\$ 77,926.00	\$ 129,490.00	\$ 29,192.00
Program Level Owner Costs	\$ 6,311,278.00	\$ 3,082,036.00	\$ 1,188,180.00	\$ 4,270,216.00	\$ 2,041,062.00
<b>TOTAL</b>	<b>\$ 65,925,000.00</b>	<b>\$ 10,203,136.00</b>	<b>\$ 17,882,203.00</b>	<b>\$ 28,085,339.00</b>	<b>\$ 37,839,661.00</b>

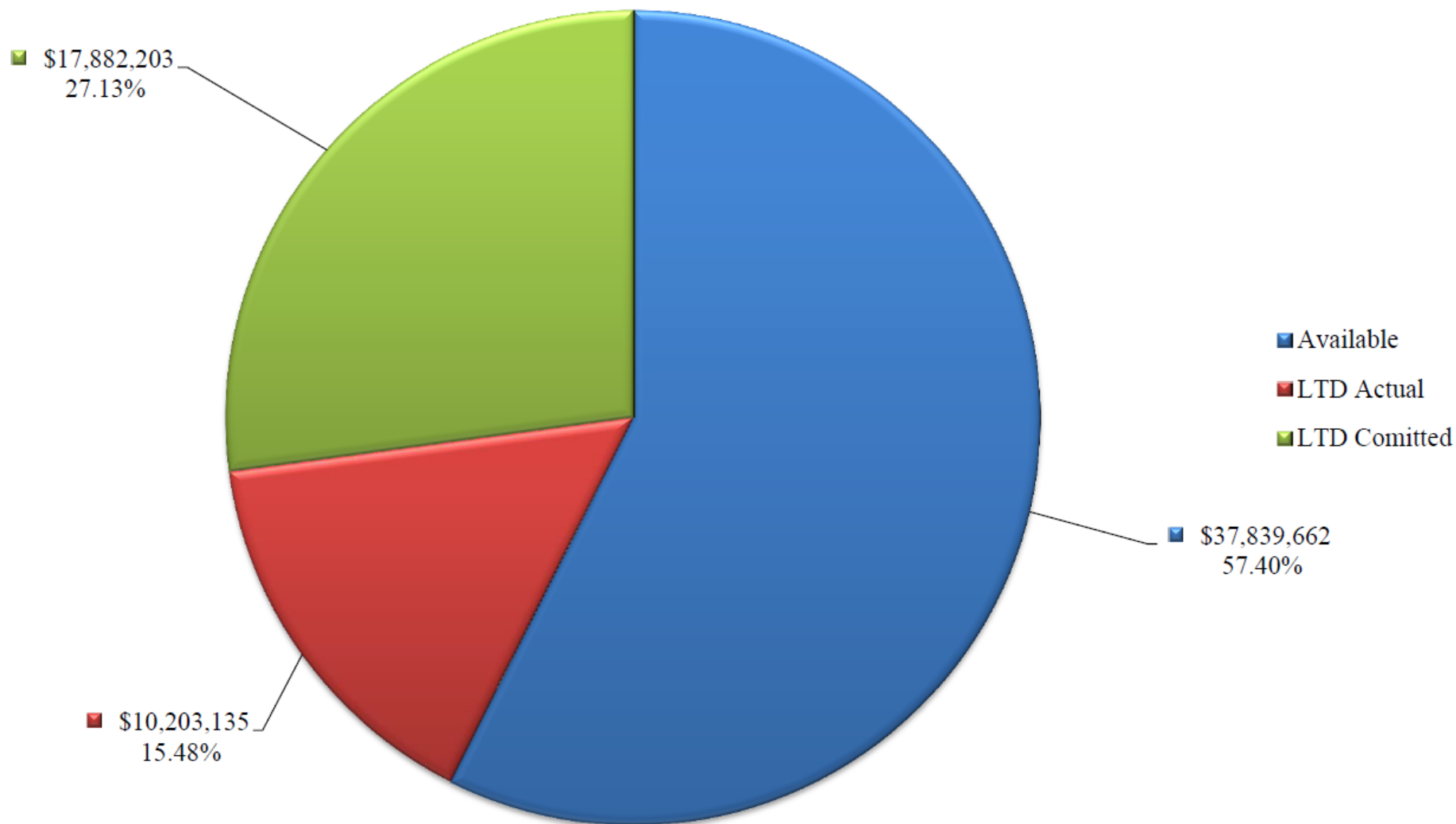


# **RIVERFRONT PARK REDEVELOPMENT PROJECT UPDATE**

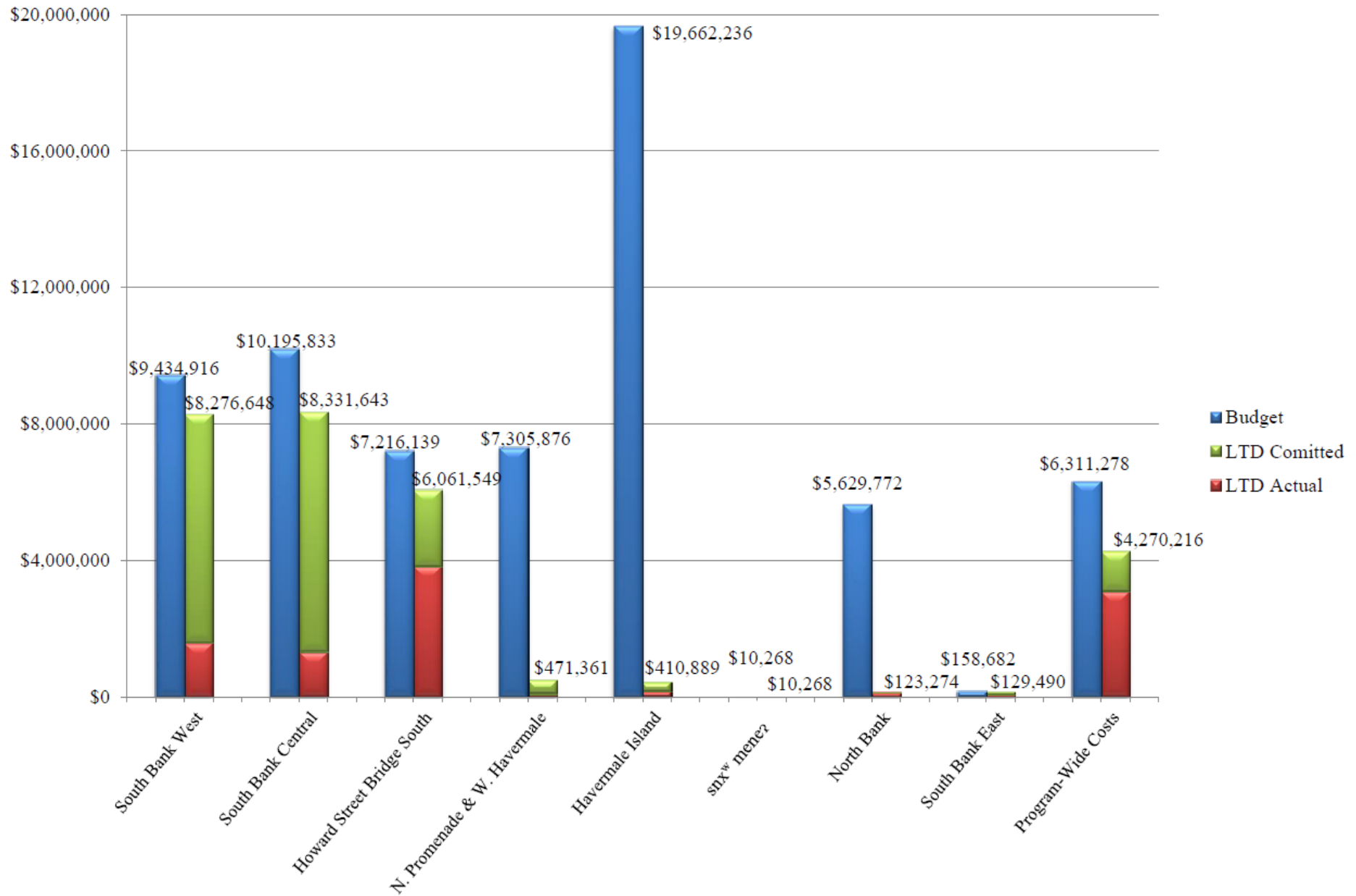
**April 2017**

## Bond Budget Utilization Through April 2017

(March 2017 Budget)

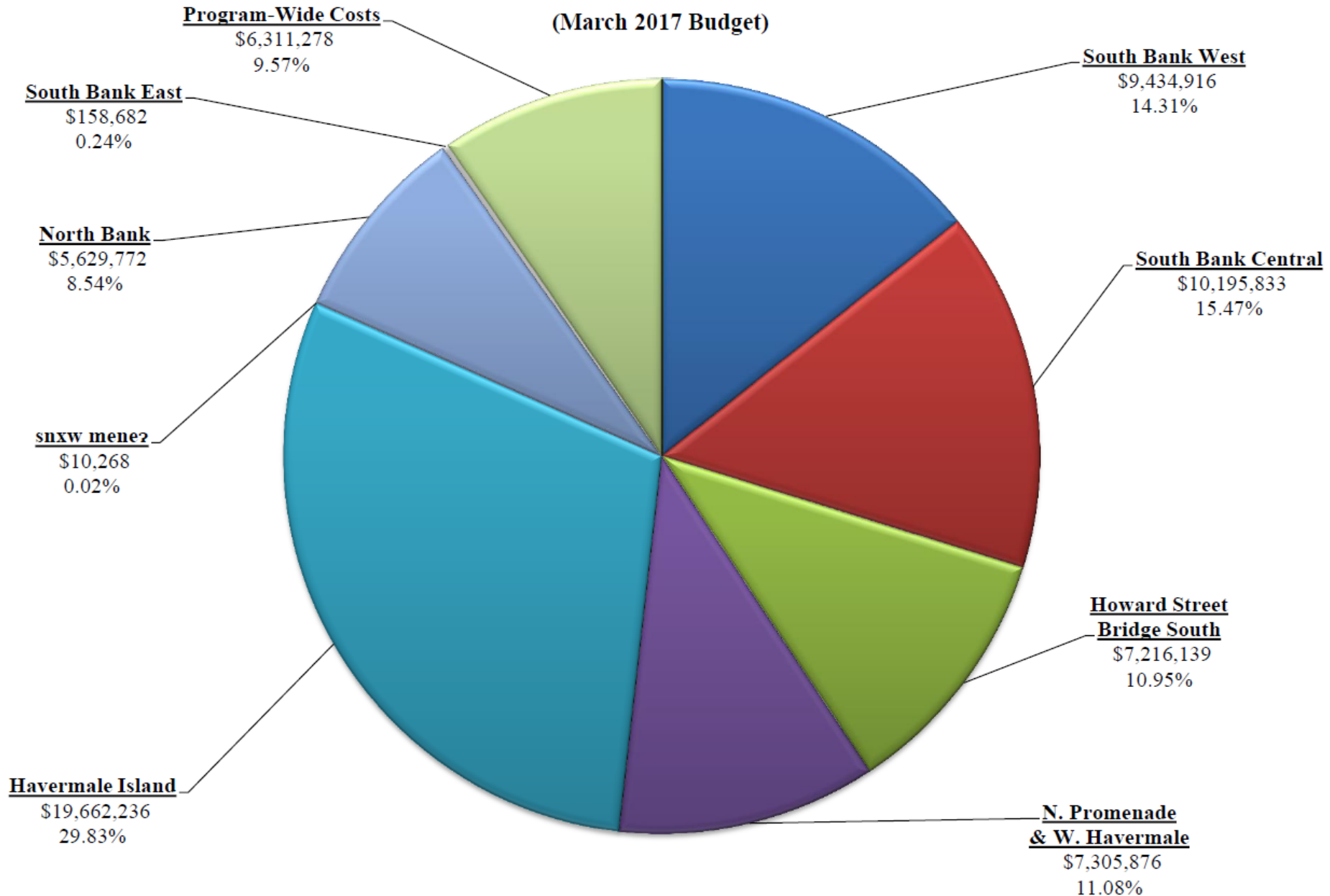


## Comparison of Approved Bond Budget to Actual & Committed Expenditures April 2017



# Bond Budget by Project

(March 2017 Budget)





SITE FURNISHING TYPE A1:  
**HOWARD STREET PROMENADE BENCH**

RAL COLORS: 

MFG/MODEL: CUSTOM DESIGN ADAPTED FROM HOWARD STREET SOUTH CHANNEL BRIDGE.

NARRATIVE: INTENDED FOR USE ONLY ON THE HOWARD STREET PROMENADE, THIS FURNISHING BUILDS UPON THE 'BIG STEEL' AND 'BIG WOOD' CHARACTER OF THE PROMENADE AND FEATURES CHUNKY ATTACHMENTS, CRAFTED STEEL, AND TIMBER SEATING INTENDED TO RECALL THE INDUSTRIAL HERITAGE OF THE PARK. COLORS ARE SELECTED IN MUTED EARTH AND LANDSCAPE TONES WHICH ARE ANALOGOUS TO THE REGIONAL LANDSCAPE AND WHICH RECALL THE INDUSTRIAL HERITAGE, SPECIFICALLY THE TRAIN CAR AND STEEL BRIDGE COLORS.



SITE FURNISHING TYPE B:  
**PARK-WIDE BENCH**

RAL COLOR: 

MFG/MODEL: MMCITE (MODERN DESIGN AND SITE FURNISHINGS) / MIELA 18M PARK BENCH, TROPICAL WOOD SEAT AND BACKREST, POWDER COATED ALUMINUM SIDES

NARRATIVE: INTENDED FOR USE THROUGHOUT THE PARK EXCEPT ON THE HOWARD STREET PROMENADE, THIS BENCH IS A CONTEMPORARY TAKE ON THE CLASSIC PARK BENCH WITH CLEAN, REFINED LINES. THE FORM OF THE ALUMINUM COMPLEMENTS THE USAGE OF METAL ELSEWHERE IN THE PARK LANDSCAPE.



SITE FURNISHING TYPE C:  
**PARK-WIDE TABLES & CHAIRS**

RAL COLOR: 

MFG/MODEL: LANDSCAPE FORMS / PARC CENTER CHAIR W/O ARMS AND PARC CENTER ROUND TABLE, BOTH WITH PAINTED FINISH

NARRATIVE: THIS TABLE AND CHAIRS SET IS INTENDED FOR USE ANYWHERE IN THE PARK. MOVEABLE TABLES AND CHAIRS ARE DESIRED OUTSIDE THE LOOFF CAROUSEL BUILDING. THESE MOVEABLE FURNISHINGS ARE EASILY SECURABLE USING A LOCK AND CABLE TO CONNECT TO A GROUND ANCHOR.



SITE FURNISHING TYPE D2:  
**PARK-WIDE BIKE RACK**

RAL COLOR: 

MFG/MODEL: URBAN RACKS / URBAN STAPLE BIKE RACK

NARRATIVE: THIS BIKE RACK IS SELECTED TO MATCH THE BIKE RACK SELECTED AS A STANDARD FOR THE DOWNTOWN AREA.



SITE FURNISHING TYPE F1:  
**PARK-WIDE LITTER BIN**

RAL COLOR: 

MFG/MODEL: MMCITE (MODERN DESIGN AND SITE FURNISHINGS) / PRAX 120 LITTER BIN WITH STEEL BODY, PLASTIC LINER, AND STEEL DOOR.

NARRATIVE: FOR USE THROUGHOUT THE PARK, THIS LITTER BIN HAS BEEN SELECTED TO COMPLETE THE CRAFTED STEEL AESTHETIC OF OTHER METAL ASSEMBLIES IN THE PARK LANDSCAPE WHILE ALSO NOT MAKING A BIG DESIGN STATEMENT. THE LITTER BIN IS HARD WORKING AND FUNCTIONAL WITH ADEQUATE CAPACITY AND EASE OF USE FOR MAINTENANCE OPERATIONS.

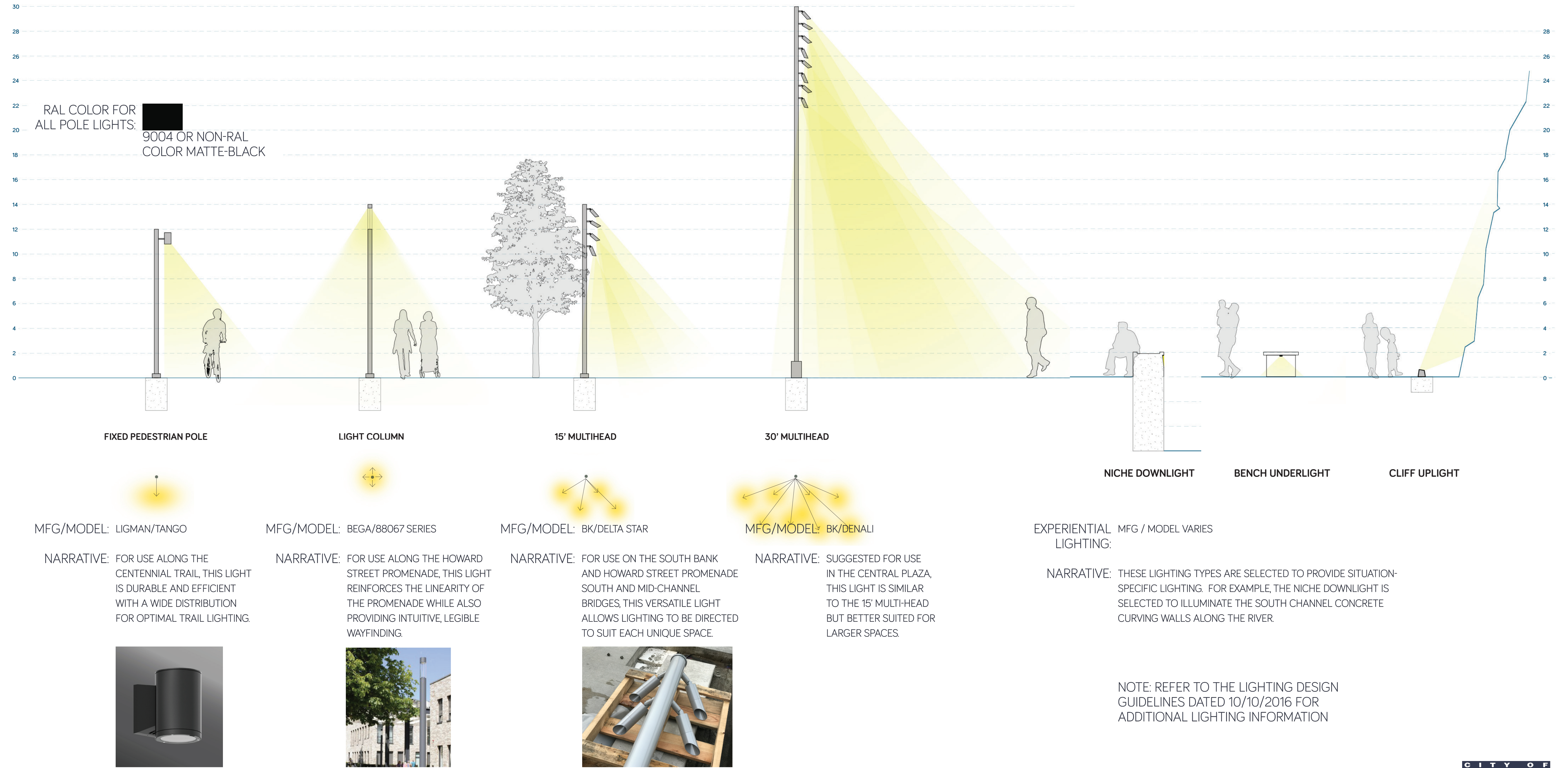


SITE FURNISHING TYPE G:  
**PARK-WIDE BOLLARD**

RAL COLOR: 

MFG/MODEL: MMCITE (MODERN DESIGN AND SITE FURNISHINGS) / MIELON SM100/101 BOLLARD

NARRATIVE: FOR USE THROUGHOUT THE PARK AT ALL BOLLARD LOCATIONS, THIS BOLLARD COMES IN FIXED AND REMOVABLE STYLES. THE DESIGN IS INTENDED TO COMPLEMENT THE CRAFTED STEEL AESTHETIC OF OTHER METAL ASSEMBLIES IN THE PARK LANDSCAPE.



## SPOKANE RIVERFRONT PARK

# *Historic Preservation Plan*

*Prepared for*



*Prepared by*



CH2M HILL Engineers, Inc.  
999 W Riverside, Suite 500  
Spokane, WA 99201

April 2017

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## **Tables**

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## **Figures**

Figure 3-1	Location of Historic Properties
Figure 5-1	Riverfront Park cultural resources decision-making flow chart

## **Appendices**

Appendix A	Photographs of Historic Properties within Riverfront Park
Appendix B	Historic Context and Inventory for the Expo '74 Site, Spokane, Washington
Appendix C	Inadvertent Discovery Plan for Riverfront Park

## Acronyms and Definitions

City	City of Spokane
City Parks	Spokane Parks Board and Spokane Parks & Recreation Department
CLG	Certified Local Government
DAHP	Washington Department of Archaeology and Historic Preservation
E.O.	Executive Order
E.O. 05-05	Governor's Executive Order 05-05
GMA	Growth Management Act
Historic Property	An archaeological site, site, building or structure listed in or eligible for listing in the National Register of Historic Places
HPMP	Historic Properties Management Plan
HPO	City of Spokane Historic Preservation Officer
HPP	Historic Preservation Plan
IDP	Inadvertent Discovery Plan
MOA	Memorandum of Agreement
NEPA	National Environmental Policy Act
NRHP	National Register of Historic Places
NPS	National Park Service
QR	Quick Response
RCW	Revised Code of Washington
Section 106	Section 106 of the National Historic Preservation Act
Section 4(f)	Section 4(f) of the Department of Transportation Act
SEPA	Washington State Environmental Policy Act
SOI	Secretary of the Interior
USACE	United States Army Corps of Engineers
WHR	Washington Heritage Register

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## 1.0 Introduction

This historic preservation plan (HPP) provides a framework for incorporating historic preservation planning into the future management of Riverfront Park. Riverfront Park is located in downtown Spokane on the site of the 1974 World's Fair, commonly referred to as Expo '74. Hosting the fair between May 4 and November 3, 1974 represented a major achievement for Spokane, which was at the time the smallest city to have hosted a world's fair. The environmental-themed event became a platform for Spokane to reclaim Havermale Island and other industrial and commercial areas surrounding the Spokane River for post-fair use as a city-owned park. Reclaiming this land as a park was a concept first introduced in 1908 by the well-known landscape architecture firm, the Olmsted Brothers. After the fair, the City of Spokane (City) redeveloped the Expo '74 site and opened Riverfront Park in 1976. In 2016, the extant Expo '74-related resources were determined eligible for the National Register of Historic Places (NRHP) as a historic district. The HPP uses the term "historic" to describe archaeological sites, buildings, structures, landscapes and objects listed in or eligible for listing in the NRHP.

The Spokane Parks Board and Spokane Parks & Recreation Department (City Parks) has developed this HPP as a tool to guide the preservation and treatment of historic properties associated with Expo '74 as well as historic properties within the park that pre-date the fair. This plan presents historic preservation goals specific to Riverfront Park and offers guidance on how City Parks will implement the goals. Appendix A of the HPP provides photographs of historic properties in Riverfront Park, Appendix B contains a copy of the *Historic Context and Inventory for the Expo '74 Site*, which provides a detailed description of the Expo '74 Historic District, and Appendix C includes an inadvertent discovery plan (IDP) for archaeological resources within Riverfront Park.



Expo '74 Site

### 1.1 What is a Preservation Plan?

This HPP provides a tool for park planners, managers and consultants to help guide the treatment of historic properties and incorporate the site's rich history into the visitor's experience. In an effort to provide predictability and consistency in planning, the HPP presents information about the day-to-day maintenance and treatment of historic properties, while also offering ideas about the enhancement of

historic programs. The HPP presents guidelines rather than hard and fast rules and supports, but does not replace the Washington State Environmental Policy Act (SEPA), Executive Order O5-05, National Environmental Policy Act (NEPA) or National Historic Preservation Act (NHPA).

## 1.2 Why do we need a Preservation Plan?

The HPP helps the City achieve local and park-specific planning goals. In preparation for proposed improvements to Riverfront Park, the City completed the *Riverfront Park Master Plan 2014* (Master Plan), which addressed redesigning various park facilities and replacing failing infrastructure; precipitating the removal of the historic Howard Street South Channel Bridge. To mitigate for the loss of this historic bridge, the United States Army Corps of Engineers (USACE), as the lead federal agency permitting the project, prepared a Memorandum of Agreement (MOA) with the Washington State Historic Preservation Officer (SHPO) and the City, which stipulated the development of the HPP. The defined purpose of the HPP is, “to shape the City’s decision-making process regarding ongoing planning, preservation and management of cultural and historic properties within the park boundaries. It is also the intent that the policies, tasks, and recommendations from the HPP shall augment the City’s Master Plan for the Riverfront Park redevelopment” (USACE 2016). City Parks has developed this HPP to achieve the goals of the Master Plan while enriching the experience of park visitors by protecting historic resources and enhancing cultural and historic interpretation.

## 2.0 Vision and Goals

The vision for this HPP is rooted in two community planning documents: *City of Spokane's Comprehensive Plan* and the *Riverfront Park Master Plan 2014* (Master Plan). These documents were developed through community processes and provide relevant guidance as to the community's historic preservation goals and long-term planning in Riverfront Park. The following information summarizes the portions of the two planning documents that relate to historic preservation and which helped guide the development of the Riverfront Park HPP goals found in Section 2.2.

### 2.1 Vision

#### 2.1.1 Spokane Comprehensive Plan

In 1990, the state legislature adopted the Growth Management Act (GMA) requiring the state's fastest growing communities to develop Comprehensive Plans and regulations consistent with the plans. Spokane County was required to become part of growth management. Adopted in May 21, 2001 (and revised in 2012), the *City of Spokane's Comprehensive Plan* established the foundation for local planning over the next twenty years. Specifically relevant to Riverfront Park, it describes the important interconnection between open space and the built environment in urban planning.

*It [the Comprehensive Plan] gives increased value to the natural environment, not just for its ecological importance but also for its attraction to industries that seek amenities for their managers and workforce. It also increases the value of the built environment by placing greater emphasis on the visual character of the things we build and the public spaces we create. The Comprehensive Plan gives equal value to the legacy of our city's past by promoting historic preservation as we grow. (City 2012, revised).*

More specifically, the GMA established thirteen goals for communities to consider in creating a Comprehensive Plan. Among the goals is "Historic Preservation - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance." Though historic preservation is not a state-mandated issue for plans to include, Spokane identified historic preservation as a community issue of importance and incorporated it as an element into the Comprehensive Plan. The creation of this HPP relates directly to the vision and goals of the Comprehensive Plan.

#### 2.1.2 2014 Riverfront Park Master Plan

The Master Plan, to which this HPP is appended, was prepared to outline a vision for the park over the next twenty years. Completed prior to the identification of the Expo '74 historic district, the Master Plan did not directly address historic preservation issues (City 2014). This HPP therefore augments the master planning process by providing historic preservation guidance for the park.

The Master Plan developed eight goals related to park planning over the next twenty years. The selected goals and supporting objectives listed below were identified in the Master Plan and relate directly or indirectly to enriching the historic experience within Riverfront Park.

- Goal: Central gathering place for the region
  - Fully embody Riverfront Park's place as a signature park incorporating beautiful landscapes and quality, exciting public programming
- Goal: Celebrate Community of Excellence

- Honor the tribal story as an integral part of Spokane’s master narrative
- Tell the story of Spokane, our history and people through increased signage, multi-media installations, and interactive exhibits
- Highlight the creativity of regional artists, architects, and landscape architects
- Goal: Protect Natural Resources
  - Honor the Legacy of Expo ’74
  - Embrace sustainable practices throughout the Park to control costs

The historic preservation planning guidance provided in the HPP has been developed to help realize the existing goals in the Master Plan and augment it through developing the following Riverfront Park Historic Preservation goals.

## 2.2 Riverfront Park Historic Preservation Plan Goals

The City Parks strategy to implement the goals of this HPP is dependent on the ability to generate sustainable revenue. The economic sustainability of Riverfront Park is reliant on the generation of revenue from park facilities, which provides the financial basis for historic preservation treatments. Proposed preservation and rehabilitation projects will be carefully planned and coordinated with the HPO to ensure the goals of this plan are met. The following goals reflect City Parks’ intention to provide a context for understanding the significance of historic properties in Riverfront Park and to be proactive in considering the impacts planning and construction projects may have on them, while honoring the park’s history through outreach, education and interpretation.

### **Identification**

It shall be the goal of City Parks to identify and document the cultural, historical, architectural and archaeological resources of Riverfront Park.

### **Preservation**

City Parks will implement strategies that preserve and protect individual historic properties as well as the Expo ’74 historic district or apply an appropriate preservation treatment (restoration, preservation or rehabilitation) to these historic properties. City Parks intends to maintain within the park a sense of discovery, adequately accommodate public use, and protect cultural and natural resources while maintaining a strong focus on the preservation, rehabilitation, adaptive reuse and interpretation of historic properties. Fulfilling code requirements such as seismic retrofitting and the American Disabilities Act accessibility requirements will be completed so as to minimize impacts to historic properties.

### **Decision Making**

City Parks will integrate historic preservation into the departmental decision-making process. Adoption of this HPP for Riverfront Park as a supplement to the Master Plan guides decision making by City Parks and consultants. The HPP shall be used in coordination with the Master Plan to integrate Riverfront Park’s historic character, sites, and structures into the City’s goals to make Riverfront Park Spokane’s premier park and recreation destination.

### **Education**

City Parks and their consultants will convey the importance of preservation, respect for historic properties, and reuse of historic buildings/structures/features as part of the interpretive mission

of the park. Interpretive signage and other media will be integrated throughout the park to enhance the visitor experience and understanding of the area that now encompasses Riverfront Park. The HPP should point out the most key aspects to be interpreted from Native encampment to Expo '74.

### **Sustainability**

Preserving and reusing historic buildings and structures rather than replacing them may reduce costs and resource and material consumption. City Parks seeks to retain existing buildings and structures and/or their materials to support the objectives of historic preservation and sustainability practices where possible.

### **Canada Island**

In support of the Declaration of Cooperation made between the City and the Spokane Tribe of Indians (Spokane Tribe) on August 27, 2016, City Parks supports the Spokane Tribe in the use of Canada Island to “highlight the sacred connection between this Island and the Tribe,” and allow park visitors to appreciate the Island’s strong associations with the Spokane Tribe. This goal will be carried out in accordance with the City Parks “Resolution Regarding Naming and Redevelopment of Riverfront Park,” approved March 9, 2017. The new name of the island is *snxw meneʔ* (sin-HOO-men-huh) meaning salmon people in Salish.

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## 3.0 Identification of Historic Properties

Archaeological (Morton and Harrison 2016) and historical property (Appendix B) inventories have identified Riverfront Park’s archaeological potential and built environment historic properties. The historical significance of properties was evaluated according to the NRHP eligibility criteria described below. The Spokane Register of Historic Places (Spokane Register) evaluation criteria requires properties to be fifty years of age or older. The Expo ’74 properties have not reached 50-years of age, therefore, Spokane Register eligibility is not discussed in this plan. The prospect designating Expo ’74 properties to the Spokane Register should be explored by City Parks in coordination with the Spokane Historic Preservation Officer (HPO) near the 50th anniversary of the world’s fair in 2024.

### 3.1 National Register of Historic Places Eligibility Criteria

To be eligible for inclusion in the NRHP, a property must meet the requirements of at least one of the four NRHP criteria (National Park Service, 1997). The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet one of the following criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded or may be likely to yield, information important in prehistory or history.

Even if a property meets the criteria, it must retain sufficient integrity to convey that significance in order to be eligible for listing in the NRHP. Generally, properties must be at least fifty years of age to be eligible for the NRHP, unless they are proven to have exceptional importance according to NRHP Criteria Consideration G, which applies to properties that have achieved significance within the past fifty years.

### 3.2 Archaeological Sites

The archaeological potential of Riverfront Park was analyzed in *An Assessment of Archaeological Potential for Proposed Upgrades to Riverfront Park, Spokane, Washington* (Morton and Harrison 2016). The report described the documented ethnographic use of the park’s location by the Spokane Indians who occupied a large permanent village on both sides of the falls, with a name translated as “Fast Water” or “Fast Water Fishing Place.” As the terminus of the Spokane River salmon and steelhead runs, the falls drew spear and basket fishermen. Due to the removal of historic-era buildings and addition of fill deposits for Expo ’74 and the later development of the park, it is unknown if prehistoric deposits may exist below the historic period deposits and fill (Morton and Harrison 2016). Today, Spokane Falls and Canada Island continue to be recognized by the Spokane Tribe as sacred sites (City 2016).

Historic-era archaeological deposits are present within the park. Historical research identified the locations of numerous historic buildings, roads, bridges and infrastructure present prior to Expo ’74. Furthermore, recent investigations (Morton and Harrison 2016a and 2016b) have identified historic-era archaeological deposits within Riverfront Park. For historic-period archaeological potential, the park is

identified as having a period of significance beginning in 1873 when A.M. Cannon's saw mill, the first known building to be constructed on the site, was built. The ending date for the historic-era archaeological period of significance within the park is 50 years before present, based on NRHP and DAHP historical significance criteria for historic properties (Morton and Harrison 2016a).

### 3.3 Cultural Use by Spokane Tribe

On August 27, 2016, the City and Spokane Indian Tribe signed a Declaration of Cooperation that will result in the tribe's use of Canada Island and renaming the island (City 2016). A City Park's resolution passed on March 9, 2017 renamed the island, *snxw meneʔ* (sin-HOO-men-huh), which in Salish means "salmon people." Ownership will not change, but the Spokane Tribe will collaborate with City Parks on the use of the Island. Although Canada Island has not been evaluated as a historic property for its cultural significance relating to traditional Native American use under Section 106, the Spokane Tribe's use of Canada Island supports the overarching intent of the HPP to protect and enhance historic-oriented cultural programs in the park.

### 3.4 Historic Buildings and Structures

The 1974 World's Fair, "Celebrating Tomorrow's Fresh New Environment," brought about the deconstruction of the industrial complex that once stretched across Spokane's Havermale and Canada Islands to reclaim the river's natural setting, dramatically improving the aesthetic environment of Spokane's urban core, a plan that was first proposed in 1908 by the Olmsted Brothers. The Expo '74 resources within Riverfront Park are eligible for listing in the NRHP as a historic district. The Expo '74 Historic District contains a significant collection of buildings, structures, and objects designed and constructed as part of Expo '74. The district also includes the Great Northern Clock Tower and the Howard Street north and mid-channel bridges, which predate the fair. Although most of the resources are not yet 50 years old, they are, as a group, eligible for listing as a historic district under Criterion A, Consideration G, for achieving exceptional importance within the last 50 years as a result of their association with Expo '74, an international event that transformed Spokane's urban core. The buildings, bridges, sculptures and structures associated with the historic district reflect inspired designs primarily by regional architects, artists, builders or craftsman and also meet the NRHP Criterion C; embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values.

Though the Expo '74 site designer Thomas Adkison considered the future use of the site as a park in his site design, it was a separate design effort by the landscape architecture firm Robert Perron & Associates that developed Riverfront Park. Currently only the elements developed for Expo '74 that possess exceptional importance as part of the Expo '74 have been evaluated for NRHP eligibility. National Register Bulletin 15 provides the following guidance on the evaluation of historic districts, which is relevant to consider when looking at the Expo '74 site (National Park Service 1997):

- A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.
- A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic

context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

Although the setting has been altered as a result of the post-Expo creation of Riverfront Park and many of the resources have undergone additions and alterations, these changes have not resulted in a significant loss of physical integrity; the remaining buildings, structures, and objects are still able to convey their historic association and significance as a thematic district. Individually, many of the resources that contribute to the Expo '74 district lack distinction or significance. However, the collection of buildings, structures, and objects have achieved significance as a whole within the historic context of the World's Fair in Spokane.

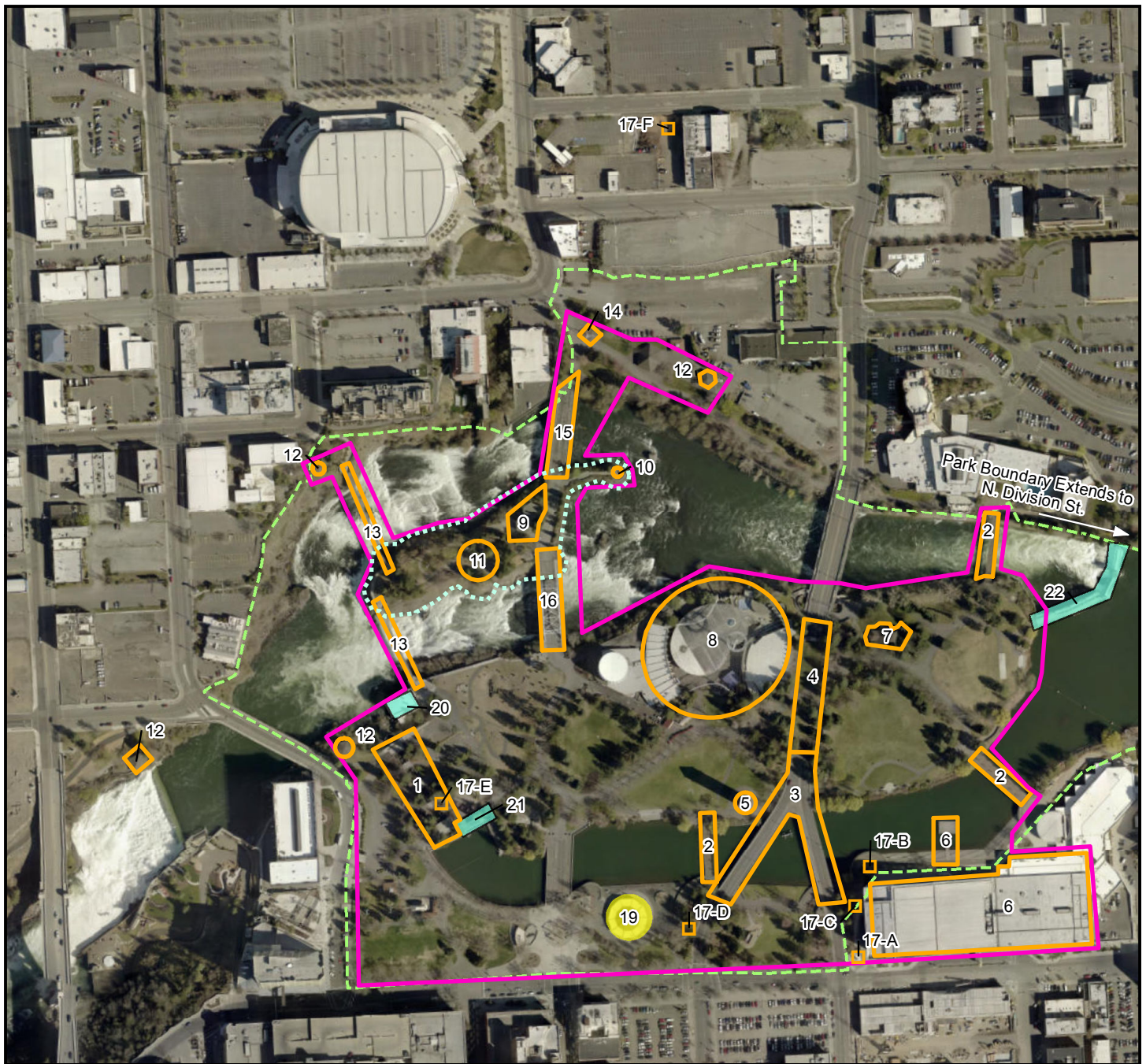
Table 3-1 lists the 18 historic properties that contribute to the Expo '74 historic district as well as four historic properties within Riverfront Park that do not relate to the fair. Though most resources listed in the table attain their significance as contributing resources to a historic district, the Loeff Carrousel is individually listed on the NRHP and four other properties possess a level of significance and integrity that qualify them as individually eligible for listing in the NRHP. The four individually eligible properties include the Great Northern Clock Tower, Howard Street North Channel Bridge, Howard Street Mid-Channel Bridge and Upper Falls Power Plant. The Great Northern Clock Tower is also listed in the Washington Heritage Register (WHR). Photographs of the resources listed in Table 3-1 are included in Appendix A and Figure 3-1 illustrates the location of each property within the Riverfront Park boundary. The *Historic Context Statement and Inventory for the Expo '74 Site* report included in Appendix B provides additional information about these properties and the Expo '74 historic district.

**Table 3-1. Historic Properties Located within Riverfront Park.**

Property No.	Historic Property Name Address (if available)	Year Built	Historic Significance Status	Property Owner
<b><i>Expo '74 Historic District Contributing Resources</i></b>				
1	Theme Stream	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
2	South Forebay (2) and North Channel (1) Pedestrian Bridges	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
3	Washington and Stevens Street Bridges	1973	Contributing resource to Expo '74 Historic District	Spokane Street Department*
4	Washington Street Tunnel	1973	Contributing resource to Expo '74 Historic District	Spokane Street Department*
5	Great Northern Clock Tower	1902	Individually Eligible for the NRHP, Contributing resource to Expo '74 Historic District, Listed in the WHR	Spokane Parks & Recreation Department
6	Washington State Pavilion/Floating Stage 334 W. Spokane Falls Blvd.	1974	Contributing resource to Expo '74 Historic District	Spokane Public Facilities District
7	American Forest Pavilion	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
8	United States Pavilion	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department

Property No.	Historic Property Name Address (if available)	Year Built	Historic Significance Status	Property Owner
9	British Columbia Pavilion	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
10	Inspiration Point	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
11	Alberta Amphitheater	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
12	Timber Shelters (4)	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
13	Suspension Bridges (2)	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
14	Lilac Gate Butterfly	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
15	Howard Street North Channel Bridge	1909	Individually Eligible for the NRHP, Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
16	Howard Street Mid-Channel Bridge	1916	Individually Eligible for the NRHP, Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
17	Expo '74 Sculptures (6)	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
18	Infrastructure	1974	Contributing resource to Expo '74 Historic District	Spokane Parks & Recreation Department
<b><i>Historic Properties that <u>do not</u> contribute to the Expo '74 Historic District</i></b>				
19	Looff Carrousel	1909	Listed in the NRHP	Spokane Parks & Recreation Department
20	Upper Falls Power Plant	1922	Individually Eligible for the NRHP, contributing resource to the NRHP-eligible Upper Falls HED	Avista Corporation*
21	Upper Falls HED Gate House	1922	Contributing resource to the NRHP-eligible Upper Falls HED	Avista Corporation*
22	Upper Falls HED Diversion Dam	1922	Contributing resource to the NRHP-eligible Upper Falls HED	Avista Corporation*

\*City Parks does not own or manage the properties marked with an asterisk (\*), but will conduct Riverfront Park projects and programming in such a way as to avoid altering characteristics that make them NRHP-eligible.



### Legend

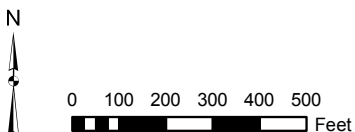
- Expo '74 Historic District Boundary
- Expo '74 Contributing Resources
- Park Boundary
- NRHP-listed Loeff Carousel
- Upper Falls HED Historic Property
- Canada Island

### Number Resource Name

- |    |  |
|----|--|
| 1  | Theme Stream                             |
| 2  | S. Forebay/N. Channel Pedestrian Bridges |
| 3  | Washington/Stevens Bridges               |
| 4  | Washington Street Tunnel                 |
| 5  | Great Northern Clock Tower               |
| 6  | Washington Pavilion/Floating Platform    |
| 7  | American Forest Pavillion                |
| 8  | U.S. Pavilion                            |
| 9  | British Columbia Pavilion                |
| 10 | Point of Inspiration                     |
| 11 | Alberta Amphitheater                     |

### Number Resource Name

- |       |  |
|-------|--|
| 12    | Timber Shelters                                      |
| 13    | Suspension Bridges                                   |
| 14    | Lilac Gate Butterfly                                 |
| 15    | Howard St. N. Channel Bridge                         |
| 16    | Howard St. Mid-Channel Bridge                        |
| 17A-F | Sculptures located throughout park (17-F in Storage) |
| 18    | Expo 74' infrastructure located throughout park      |
| 19    | Loeff Carousel                                       |
| 20    | Upper Falls Power Plant                              |
| 21    | Upper Falls HED Gate House                           |
| 22    | Upper Falls HED Diversion Dam                        |



**Figure 3-1**  
**Location of Historic Properties**  
**Riverfront Park Historic Preservation Plan**  
*Spokane County, Washington*

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## 4.0 Riverfront Park Master Plan Design Elements

The HPP has been prepared to provide a planning process for the treatment of historic properties when park projects may affect them. Because some projects are already planned as part of the Master Planning process, this section describes how these activities could impact historic properties. In 2014, Spokane Citizens approved a \$64 million bond to redevelop the Riverfront Park based on the five major design elements presented in the Master Plan. Figure 4-1 is a conceptual plan of the overall park design. Conceptual drawings are also included for the five major design elements followed by brief descriptions (City 2017). Table 4-1 identifies which historic properties may be impacted by the proposed design elements and the types of impacts expected. Treatment methods to address historic property impacts from these and future projects within Riverfront Park are described in Section 6.3.

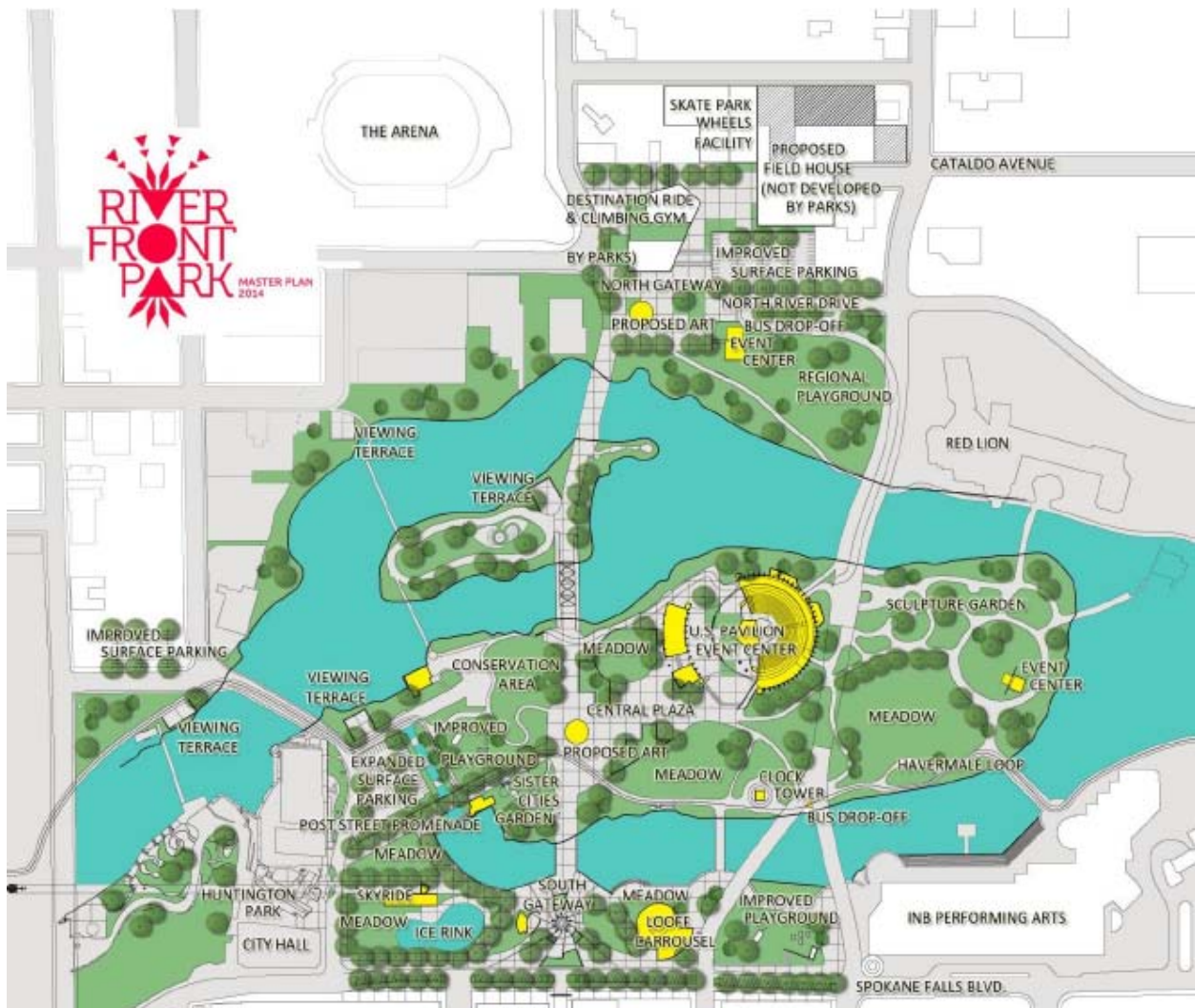


Figure 4-1. Conceptual plan showing the locations of proposed projects within Riverfront Park (City 2014).

## 4.1 Five Bond-funded Design Elements

### 4.1.1 Public Spaces and Park Grounds



Figure 4-2. Public Spaces and Park Grounds conceptual plan (City 2017).

The Public Spaces and Park Grounds design develops continuity throughout the park while increasing potential use through well-lit, expanded walkways (Figure 4-2). The Howard Street Promenade aims to be a strong architectural and visual connection through Riverfront Park, leading visitors to the center of the park and to the Spokane River gorge.

### 4.1.2 Recreational Rink and SkyRide Facility



Figure 4-3. Recreational Rink and SkyRide Facility conceptual plan (City 2017).

The new Recreational Rink and SkyRide Facility will sit on the south edge of Riverfront Park, set to the east and nestled amongst the existing London Plane trees of the Gondola Meadow (Figure 4-3). This

placement creates a more enchanting, more visible recreational park experience for users, while still preserving much of the Gondola Meadow (City 2017).

#### 4.1.3 Loeff Carrousel Building



Figure 4-4. Loeff Carrousel Building conceptual plan (City 2017).

Riverfront Park's Loeff Carrousel is one of America's most beautiful and well preserved hand-carved wooden carrouseles. A new, expanded building for housing the Loeff Carrousel (Figure 4-4) will provide greater egress around the carrousel, incorporate a larger event facility, provide expanded restrooms, concessions and a gift shop, and will include a climate controlled space to protect the longevity of the wood carved carrousel (City 2017).

#### 4.1.4 US Pavilion and Shelters



Figure 4-5. U.S. Pavilion conceptual plan (City 2017).

The City would restore the Pavilion into a flexible use event space for hosting events (Figure 4-5). The goals for the Pavilion would be to: 1) Enhance and restore the Pavilion's visual access to the Spokane River, 2) Restore the Pavilion's existing interior monumental scale and character defining features, 3)

Develop new and improved program uses that better represent the community and region as a whole, 4) Re-sheath the Pavilion in a compatible material that respects the original design and addresses the inverted funnel effect mentioned above, as well as allowing for video projections both interior and exterior to the covering and 5) Develop improved access to the Pavilion for pedestrians, loading/unloading and parking access to Pavilion and the river (City 2017). The City will also make changes to shelters located on the north bank of the river to meet programmatic needs for expanded hosting capacity and revenue generation (City 2014).

#### 4.1.5 Regional Playground



Figure 4-6. Regional Playground Conceptual Plan (City 2017).

One of the top three new attractions requested by the public is a destination playground (Figure 4-6). Current concepts that are being explored include the development of a large 1 to 1.5-acre playground as an outdoor learning and play experience that tells the story of how the Ice Age Floods shaped our region (City 2017).

## 4.2 Potential Impacts to Historic Properties from Design Elements

City Parks has obtained SEPA and Shorelines permits for the five bond-funded design elements based on preliminary or conceptual designs at the time. All ground disturbing actions have the potential to impact archaeological resources. Under SEPA, the treatment of archaeological resources potentially impacted by the design elements will be determined by the Parkwide Archaeological Permit Appendix, which describes the proposed archaeological investigation and review process.

Potential impacts to historic built environment properties from the five design elements is summarized in Table 4-1. The table identifies with an asterisk (\*) historic properties previously removed by the

construction of design elements already completed. For built environment historic properties, the historic preservation review of the design elements will follow guidance set forth in this HPP.

Table 4-1.

Summary of potential impacts to built environment historic properties from the five bond-funded design elements.

Project Name	Historic Properties Impacted	Potential Negative Impact
Public Spaces and Park Grounds	<p><b>Individually eligible properties</b> – Loeff Carrousel, Howard Street Mid-Channel Bridge and Howard Street North Channel Bridge</p> <p><i>*Howard Street South Channel Bridge, a contributing resource to the Expo '74 historic district was removed in 2016.</i></p> <p><b>Expo '74 historic district contributing properties</b> – Lilac Gate Butterfly, British Columbia Pavilion, Alberta Amphitheater, Inspiration Point, Timber Shelters, infrastructure. The Howard Street north and mid-channel bridges are also contributing properties.</p> <p><b>Commemorative plaques</b> – Korean</p>	<p><b>Demolish</b> – Howard Street Mid-Channel Bridge, British Columbia Pavilion and infrastructure (redesign north-south access over Howard Street Bridges through park).</p> <p><b>Relocation</b> – Butterfly would be moved to new location in park</p> <p><b>Alterations in setting or minor physical changes</b> – Loeff Carrousel, Alberta Amphitheater, Inspiration Point and Howard Street North Channel Bridge</p>
Recreational Rink and Sky Ride Facility	<p><b>Individually eligible properties</b> – None</p> <p><b>Expo '74 historic district contributing properties</b> – Infrastructure</p>	<p><b>Alterations in setting or minor physical changes</b> – Infrastructure</p>
Loeff Carrousel Building	<p><b>Individually eligible properties</b> – Loeff Carrousel</p> <p><i>* Bavarian Gardens Building, a contributing resource to the Expo '74 historic district was removed in 2017.</i></p> <p><b>Expo '74 historic district contributing properties</b> – Infrastructure, trash eating goat sculpture</p>	<p><b>Demolish</b> – redevelopment of carrousel building resulted in the loss of the original Expo-era Bavarian Gardens Building that housed the carrousel after the fair and site development of the new building will result in the loss of infrastructure elements including the hexagonal shaped planter and curved stairs south of building.</p> <p><b>Alterations in setting or minor physical changes</b> – Trash eating goat sculpture may have slight change in setting.</p>
US Pavilion and Shelters	<p><b>Individually eligible properties</b> – None</p> <p><b>Expo '74 historic district contributing properties</b> – U.S. Pavilion, Timber Shelters and infrastructure</p>	<p><b>Modifications</b> – Some changes to the U.S. Pavilion will reflect original conditions of the building such as the planned removal of the Imax building added after Expo '74, adding sheathing to roof and restoring views of from interior spaces. The overall design has not yet occurred. Stone walls present during Expo '74 may be affected.</p> <p><b>Alterations in setting or minor physical changes</b> – Setting changes may occur for the historic hexagonal timber shelter located on the north bank east of Howard Street.</p>
Regional Playground	<p><b>Individually eligible properties</b> – None</p> <p><b>Expo '74 historic district contributing properties</b> – Infrastructure.</p>	<p><b>Alterations in setting or minor physical changes</b> – The southern footings of the Washington and Stevens Street bridges include curved concrete walls and basalt stone designed prior to Expo '74. It is undetermined if this project may affect these infrastructure elements.</p>

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## 5.0 Identification of Treatment Strategies

This section of the report provides a discussion of treatment strategies for historic properties. Section 6.0 (Historic Preservation Review) of the report discusses the application of these strategies.

### 5.1 Archaeological Sites

Archaeological sites within the park will be left undisturbed unless ground-disturbing activities are required for construction or maintenance activities. The treatment of archaeological properties will occur according to federal or state regulations as described in Section 6.0. Should archaeological remains be inadvertently discovered during maintenance or another activity not subject to state or federal regulations, park managers will adhere to the procedures described in the IDP included in Appendix C.

### 5.2 Spokane Tribe Cultural Use

Through a formal declaration, the City Parks has committed to working with the Spokane Tribe to ensure the continuation of the tribe's historical connection to Canada Island and provide visitors to the park the opportunity to appreciate this location's strong associations with Native American history. Park planning will include consultation with the Spokane Tribe regarding the treatment of Canada Island.

### 5.3 Historic Buildings and Structures

#### 5.3.1 Historic Preservation Treatments

The National Park Service (NPS) provides the following definitions for the four types of treatments for historic buildings and structures.

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

**Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

**Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.

**Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

The most appropriate treatment method depends on numerous factors including: historic significance, physical condition, proposed use and intended interpretation. The NPS provides guidance for assessing the most appropriate treatment approach noting individually eligible properties are more often candidates for preservation or restoration, and rehabilitation is appropriate for properties contributing to a historic district. The existing physical condition of a property also relates to whether preservation/restoration or rehabilitation would be the preferable treatment. If a property retains its original form, materials and design preservation or restoration would be appropriate, while altered properties may be best treated with rehabilitation. The intended use of the historic property may require adaptations to provide for its continued use resulting in rehabilitation. Code requirements such as seismic retrofitting and American Disabilities Act (1990) accessibility requirements apply to historic

properties and should be completed with consideration to minimizing “material loss and visual change” to historic properties (NPS 2017b).

The historic properties in Riverfront Park can be grouped into three different types of properties:

- Resources contributing to the NRHP-eligible Expo '74 historic district,
- Resources contributing to the NRHP-eligible Upper Falls HED historic district, and
- Individually eligible or listed historic properties (some of these also contribute to historic districts)

As listed on Table 3-1, there are four properties in Riverfront Park that are individually eligible for the NRHP and the Looft Carousel is the only property listed in the NRHP.

Some of the historic properties located within Riverfront Park are not owned by City Parks. The boundary of the park or area to which this HPP applies is shown on Figure 3-1. City Parks does not own the Upper Falls HED properties, the Washington Pavilion (INB Performing Arts Building) or the Washington Street Bridge and Tunnel and is therefore not responsible for maintaining or modifying these properties. City Parks will conduct park operations in a manner that avoids altering the qualities that make these properties eligible for the NRHP. The Upper Falls HED owner, Avista Utilities, operates under Federal Energy and Regulatory Commission license 2545-121 and has developed a Historic Properties Management Plan (HPMP) pursuant to article 421(b). Avista's cultural resources protocols are presented in its HPMP and this HPP will not obligate Avista to additional consultation or procedures outside of the HPMP.

Figure 3-1 shows the locations of Expo-related historic properties that have been moved from their original locations during the fair. The moved structures include four timber shelters, the American Forest Pavilion and two sculptures. Because the resources have been previously moved, their integrity of location and setting has been lost, but they have retained integrity of feeling, association, materials, design and workmanship and are located within or near the original Expo '74 site. Two of the moved historic properties, a timber shelter and sculpture by Charles Smith, are outside the park boundaries shown on Figure 3-1, but will be treated as historic properties in accordance with this plan. The individually eligible Looft Carousel has also been moved from its original location. If the locations of the moved historic properties are later changed, it will have less of an effect on the resources than moving those that remain in their original locations.

## 6.0 Historic Preservation Review

This section of the HPP outlines a monitoring program for the HPP, provides an overview of federal, state and local cultural resource regulations and describes acceptable treatment methods for historic properties within Riverfront Park.

### 6.1 Monitoring the Historic Preservation Plan

City Parks will identify a HPP Program Manager (Program Manager) to be responsible for the implementation of the HPP. The Program Manager will ensure activities within the park adhere to the plan and will be responsible for the management of records and annual reporting. In addition, the long-term consideration of historic properties within the park would benefit from the appointment of at least one professional historian or architectural historian to the City Parks Board.

#### 6.1.1 Initiation of HPP

Upon acceptance of this plan, City Parks will identify a Program Manager responsible for being familiar with all aspects of the HPP. At the initiation of the plan and on an annual basis thereafter, the Program Manager will conduct a meeting with the HPO to discuss the park actions implemented or planned that may affect historic properties or contribute to historical interpretation. After the initial meeting, annual meetings will occur in the Spring of each year. The implementation of the HPP will generate records related to historic preservation in the park. The Program Manager will initiate the implementation of the plan by developing a file location for retaining historic preservation-related records including (but not limited to) the annual letter report (described below), historic property inventories, cultural resources reports, historical records and photographs, architectural or site plans, decisions made pertinent to historic properties or historic programming in the park. Electronic correspondence regarding decisions affecting historic properties in the park will also be retained in designated electronic files.

#### 6.1.2 Implementation of the HPP

City Parks will inform the Program Manager as early as possible of any planned construction projects consisting of more than maintenance or in kind replacement repairs. The Program Manager will work with project designers, consultants and construction companies to ensure the guidance provided in the HPP is followed, including the distribution of the IDP to those potentially carrying out ground disturbing work within the park. The Program Manager will work closely with the HPO (and if on Canada Island, the Spokane Tribe) to resolve any questions that may arise regarding adherence to the HPP. Prior to the annual meeting among the Program Manager and HPO, the Program Manager will prepare a concise annual letter report summarizing historic preservation related actions that occurred in the prior year and any related actions expected in the coming year. During the annual meeting the Program Manager will review the contact names and contact information on the IDP to ensure it is up to date.

## 6.2 Cultural Resources Regulations

Federal, state or local cultural resources regulations may apply to new projects in the park. The following information summarizes the regulations that may apply to park projects based on the source of funding, the permitting and property ownership.

#### 6.2.1 Federal, State and Local Historic Designation Programs

The NRHP was created in 1966 by the NHPA (54 U.S.C. § 300101 et seq.) and is the official listing of historically significant sites and properties throughout the country. The NPS maintains the NRHP which

includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities. Under NHPA, a property possesses significance if it meets the NRHP criteria listed in 36 CFR 60.4 and retains sufficient integrity to convey that significance. The specific NRHP criteria are presented in Section 3.1. The WHR functions within the state of Washington as the statewide version of the NRHP and follows similar criteria. It is an official list of districts, sites, buildings, structures, and objects that have been identified and documented as being significant in local or state history, architecture, archaeology, engineering or culture. It is administered by DAHP and emphasizes local and statewide significance, with less stringent documentation requirements than the NRHP nomination process. Any building or site listed in the NRHP is automatically listed in the WHR. Washington Administrative Code (WAC 25-12-050) stipulates that any member of the public may submit nominations for the NRHP/WHR directly to the State Historic Preservation Officer for review and evaluation. The Washington State Advisory Council on Historic Preservation alone determines if properties are eligible for listing in the WHR (WAC 25-12-060).

The Spokane HPO maintains the Spokane Register of Historic Places, which is a local list of properties fifty years old or older that have contributed to the development of the city or county. The Spokane Municipal Code (17D.040.090) describes the criteria for listing in the Spokane Register, which mimic the NRHP criteria, but do not address exceptional importance for resources less than fifty years of age. Listing in the Spokane Register requires owners of listed properties to obtain a Certificate of Appropriateness for actions affecting use, exterior appearance, new construction or demolition of a listed property.

**Key Point:** For the purposes of the HPP, “historic properties” are resources listed in or eligible for listing in the NRHP. Resources listed in the NRHP are automatically listed in the WHR. Only listing on the Spokane Register requires issuance of a Certificate of Appropriateness for changes to a listed property.

## 6.2.2 Federal Laws and Regulations

Cultural resources are protected by federal, state, and local regulations. The two main federal regulations are Section 106 of the NHPA (54 U.S.C. § 306108) and the National Environmental Policy Act of 1969 (NEPA), which are applicable when there is a federal nexus (i.e. federal funding, federal permits or approvals). The implementing regulation for NHPA is the Protection of Historic Properties (36 Code of Federal Regulations [CFR] 800). Historic properties are defined in 36 CFR 800.16 as any historic and prehistoric archaeological sites as well as districts, buildings, structures, objects, and landscapes included in or eligible for the NRHP.

The NHPA also provides for consultation with American Indian groups when the proposed project might affect cultural or traditional places or resources that have value to an Indian tribal group derived from the role the property plays in the community’s historically rooted beliefs, customs, and practices (NHPA Section 101(d) (6) (B)). These regulations encourage coordination with the environmental review process required by other statutes, including Section 4(f) of the United States (US) Department of Transportation Act of 1966. Section 4(f) mandates that the Federal Highway Administration and other Department of Transportation agencies cannot approve the use of land from publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and private historic sites unless there is no feasible and prudent alternative to the use of the land, and the action includes all possible planning to minimize the harm to the property resulting from use.

Cultural resources must also be given consideration under NEPA, and NHPA encourages maximum cooperation with NEPA. NEPA establishes national policies and goals for the protection of the

environment, including cultural resources. One of the mandates of NEPA is to “preserve important historic, cultural, and natural aspects of our national heritage” (Section 101 [42 USC § 4331]).

The American Indian Religious Freedom Act of 1978 and Executive Order (EO) 130007 that protects Indian Sacred Sites are two other regulations that must be considered when investigating archaeological sites and Traditional Cultural Properties.

**Key Point:** Projects within Riverfront Park that have federal involvement including permits, funding, licensing or grant support from sources with federal funding, are required to comply with Section 106 of the NHPA. Other federal regulations may also apply.

### 6.2.3 State Laws and Regulations

At the state level, the Revised Code of Washington (RCW) protects archaeological sites (RCW 27.53) and Indian graves (RCW 27.44). Under Washington state law, any alteration to an archaeological site requires a permit from DAHP. Additionally, RCW 76.09 (Confidentiality of Information) protects the location of archaeological sites. Washington state regulations that protect or recognize cultural resources include the Washington State Environmental Policy Act (SEPA) (Chapter 43.21C RCW) and the WHR (27.34.200 RCW), which is administered by DAHP. Under SEPA, project effects on historic properties must be considered in weighing the overall effect of the project on the environment. The Governor’s Executive Order 05-05 requires state agencies using State of Washington capital budget funding for capital projects to afford the SHPO, affected tribes, and the Governor’s Office of Indian Affairs, the opportunity to review and comment on how the project may affect cultural resources. The agencies (including their grantees) should also consider any comments in project planning.

**Key Point:** SEPA applies to decisions made by state and local agencies in Washington. The project’s SEPA lead agency is responsible for identifying and evaluating the potential adverse environmental impacts of the proposal. Both SEPA and EO 05-05 require consultation with Tribes and DAHP.

### 6.2.4 Municipal Regulations

Historic and cultural resources can also be recognized and protected at the local level. Spokane is a Certified Local Government (CLG) that shares the responsibility of historic preservation stewardship through the Spokane (City/County) Historic Preservation Office (HPO) and Spokane (City/County) Historic Landmarks Commission. The HPO maintains the Spokane Register of Historic Places. The Spokane Historic Landmarks Commission provides design review for changes to Spokane Register properties through the process of issuing a Certificate of Appropriateness.

**Key Point:** The Expo ’74 historic district does not yet meet the age threshold to make it eligible for listing in the Spokane Register, but could be considered for listing in 2024 when it achieves 50 years of age.

## 6.3 Applying Treatment Methods

The above listed cultural resources regulations may not apply to some actions in the park such as minor maintenance and repairs. This section of the HPP describes historic preservation treatments that City Parks will apply to protect historic properties on routine activities as well as for projects that could impact historic properties.

### 6.3.1 Archaeological Sites

In 2016, *An Assessment of Archaeological Potential for Proposed Upgrades to Riverfront Park, Spokane, Washington* provided a baseline assessment of archaeological potential for Riverfront Park. The report indicated that despite the fill and various periods of site redevelopment, Riverfront Park has the

potential for significant prehistoric and historic-era deposits throughout the park. Federal Section 106 projects conducted within Riverfront Park will require consultation with Native American tribes, preparation of a cultural resources report identifying project effects and concurrence from DAHP. At the state level, SEPA project review will require similar reporting and consultation in accordance with Executive Order 05-05. Cultural resources assessment reports will require preparation by an archaeologist meeting the Secretary of the Interior (SOI) Professional Standards and coordination with DAHP regarding the project's potential to affect historic properties. Due to the potential for prehistoric and historic-era archaeological deposits, archaeological monitoring may be required for construction projects in the park.

**Key Point:** Ground-disturbing activities within Riverfront Park could occur during activities not being reviewed under federal or state cultural resources regulations. Personnel including city staff and contractors who are responsible for ground disturbing activities shall be made aware of the IDP, which describes appropriate procedures to follow for an inadvertent archaeological discovery.

### 6.3.2 Spokane Tribe Cultural Use

Projects in the park that are being permitted under local, state or federal regulations and require the application of the Executive Order 05-05, SEPA, NEPA, Section 106 of the NHPA or Section 4(f) of the Department of Transportation Act, will require tribal consultation. In the event that a park planning, programming or construction project would occur on Canada Island and these cultural resources regulations do not apply, City Parks will at a minimum consult with the Spokane Tribe to consider the tribe's use of the island as described in the Declaration of August 27, 2016. It is the City's intent that the Spokane Tribe's use of Canada Island will protect known historic properties on the island. If the Spokane Tribe or City Park's plans activities that could impact historic properties consultation with both parties will occur. Both parties will respond to documented requests for consultation within 30 days.

**Key Point:** City Parks will consult with the Spokane Tribe about planning and construction activities on Canada Island.

### 6.3.3 Historic Buildings and Structures

Section 4.0 identifies the treatment strategies for historic buildings and structures within the park as preservation or rehabilitation. The SOI provides Standards and Guidelines for applying these treatment methods. The standards for each treatment are listed on the following page.

The treatment of preservation will be applied to the NRHP-listed Loeff Carrousel and may be applied to other historic properties within the park that are individually eligible for the NRHP. Rehabilitation will likely be the most common treatment applied to historic properties within Riverfront Park. The following excerpt from the Rehabilitation Guidelines summarizes the purpose of rehabilitation in comparison to preservation (National Park Service 2017c).

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

As projects involving Riverfront Park historic properties are being planned, park managers should consult the relevant SOI Guidelines to ensure work conducted adheres to them. If park managers have questions about applying the standards, they should communicate with the HPO. The SOI also provides Preservation Briefs that provide more detailed technical information on preservation and rehabilitation treatments such as guidance on cleaning building surfaces, roofing and making additions to buildings. The preservation briefs are available at <https://www.nps.gov/tps/how-to-preserve/briefs/>.

The Master Plan proposed the development of design guidelines for the park. This has resulted in the development of standard design styles for benches, light fixtures and other elements of the park. To ensure the HPP review processes are followed for new projects in the park, the PM shall be afforded an opportunity to review and provide comments on project concepts, plans, specifications, etc. (including those for street furniture, signage, way-finding, lighting, and landscaping). The PM's review will apply the Secretary of the Interior's Standards for the Treatment of Historic Properties, while also ensuring adherence to design guidelines does not negatively impact historic properties.

Park maintenance requires the standard cleaning, painting, concrete repairs and general upkeep of City-owned historic properties within Riverfront Park. Maintenance helps retain the integrity of historic properties by protecting their materials and workmanship. Well-maintained properties suffer less from adverse natural conditions such as weather and earthquakes. Maintenance activities should be conducted regularly for historic properties to avoid decay of materials or structural failure. For maintenance purposes, personnel responsible for cleaning historic buildings and structures should follow guidance found in the NPS "Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings" (Grimmer 1979). Park managers should review other technical briefs for applicable information regarding necessary maintenance or in kind replacement repairs in the park.

City Parks will consult with the HPO if a proposed project will negatively impact a historic property in Riverfront Park. Prior to consulting with the HPO, City Parks will prepare a written description of the proposed project, a map showing its location within Riverfront Park and a description of what historic properties the project would impact including effects to its character defining features. Due to the Spokane Tribe's involvement with the use of Canada Island, City Parks will also consult with the Spokane Tribe regarding actions affecting Canada Island. The process of determining if a project will affect a historic property relates to how it could alter the property's character defining features, which include its location, design, setting, materials, workmanship, feeling, and association. Each historic property has character-defining features specific to its unique design that contribute to its historical significance. Landscapes and interiors may be considered character defining features of a property. Maintaining the character defining features of historic properties helps ensure they retain integrity, which is an important factor in NRHP eligibility.

If City Parks determines that the removal of a historic property from Riverfront Park is necessary to support the overall operational goals of the park, it will consult with the HPO to determine if all alternative treatments have been considered. If feasible, the City Parks will consider moving historic properties within the park to avoid the loss of historic properties. Demolition of properties older than 50 years within Riverfront Park will require review by the Spokane Historic Landmarks Commission under SMC 17D.040.230.

If City Parks determines a project will adversely affect a historic property, it will consult with the HPO to consider ways to minimize, modify the project or mitigate for its effects. Mitigation would entail implementing specific tasks that serve to reduce the loss of cultural and historic resources. Examples of mitigation might include but not be limited to: data recovery, interpretation elements, education/outreach efforts, preservation planning products, documentation, among other possible measures. For built environment properties a minimum mitigation will consist of photographically

### **SOI Preservation Standards**

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### **SOI Rehabilitation Standards**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: <https://www.nps.gov/tps/standards/four-treatments/standguide>.

documenting the historic property in its existing condition and compiling architectural plans and historical photographs of the resource for permanent archiving.

**Key Point:** City Parks will consult with the HPO regarding projects that will alter historic properties in Riverfront Park (excluding maintenance and in kind replacements). Projects on Canada Island will also include consultation with the Spokane Tribe. Figure 6-1 is a cultural resources decision-making flow chart for projects that may alter historic properties in Riverfront Park. Section 106, SEPA and other regulatory requirements may also apply as described in Section 6.1. Table 6-1 has been prepared to identify some of the character defining features of the park's historic properties, but is not intended to be a comprehensive list.

Figure 6-1. Riverfront Park cultural resources decision-making flow chart.

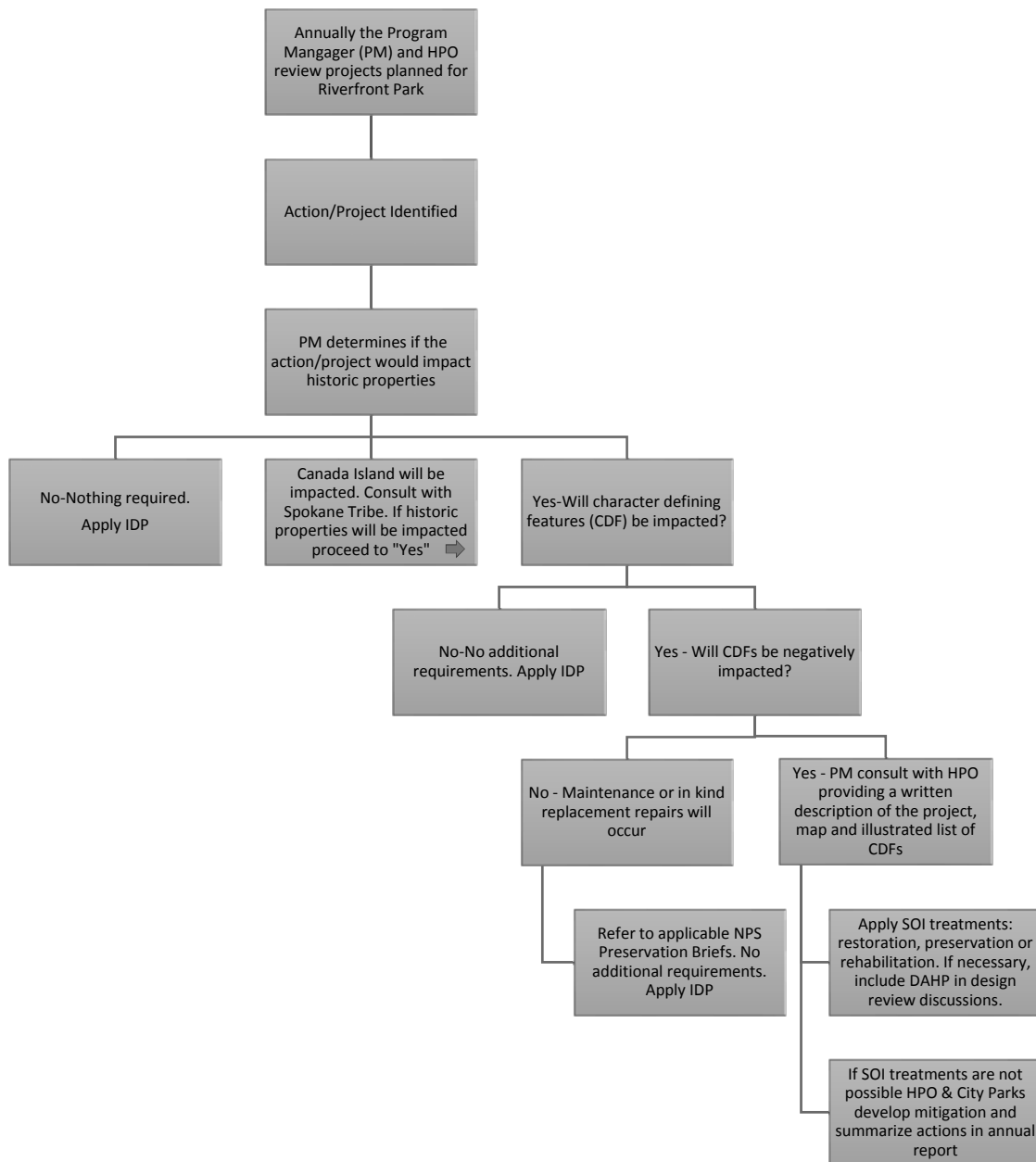


Table 6-1. Examples of Character Defining Features for Riverfront Park Historic Properties

Property No.	Historical Resource Name Address (if available)	Park Owned	Examples of Character Defining Features
<b><i>Expo '74 Historic District Contributing Resources</i></b>			
1	Theme Stream	Yes	Concrete lined manmade stream feature, heavily planted serpentine path with five bridge crossings (bridges are not eligible), columnar basalt in stream, weirs, fountain sculpture and plaque.
2	South Forebay (2) and North Channel (1) Pedestrian Bridges	Yes	The 172-foot-long steel North channel bridge has an inverted delta truss with wood deck structure. The two south forebay bridges are of different dimensions, but the same design. Built of steel with timber decks, the eastern bridge (179-ft. by 36-ft.) and western bridge (145-ft. by 24-ft.) have supporting columns visibly expressed above the decks terminating in light fixtures.
3	Washington and Stevens Street Bridges	No	The Washington and Stevens street bridges have the same design consisting of three-spans, arched box girders with low double-pipe metal railing trimming the roadway. The two two-lane bridges converge into one four-lane road before entering the Washington Street Tunnel.
4	Washington Street Tunnel	No	This four-lane tunnel with angled concrete retaining walls at its entrances is thoroughly landscaped above allowing it to be visually integrated into Riverfront Park.
5	Great Northern Clock Tower	Yes	All elements of the Great Northern Clock Tower
6	Washington State Pavilion 334 W. Spokane Falls Blvd.	No	This building has clean lines, lots of glass, a massive sloping roof, curtain wall facades and a paved pedestrian mall oriented toward the river.
7	American Forest Pavilion	Yes	Natural wood materials, timber columns, cedar shake roof, irregular shape and open-air design
8	United States Pavilion	Yes	Centerpiece of Expo '74. Steel mast, skeletal cables for tent, building with curved lines and concrete surfaces.
9	British Columbia Pavilion	Yes	Expo '74 totem pole, hexagonal plan, wood pavilion hexagonal
10	Inspiration Point	Yes	Basalt lava rock boulder, low stone wall, basalt lava rock with exposed rock surfaces and plaques.
11	Alberta Amphitheater	Yes	Circular amphitheater space, imported stone wall, Canadian flag and plaque.
12	Timber Shelters (4)	Yes	Open air, hexagonal plan, timber columns, roof shape and wooden shakes.
13	Suspension Bridges (2)	Yes	Tall masts, center circular landing between bridges, box girder design with concrete deck supported by main cables, cable back stays and open framework metal hand rail.
14	Lilac Gate Butterfly	Yes	Metal pipe form, hexagonal planter box, and use as way-finding structure.

Property No.	Historical Resource Name Address (if available)	Park Owned	Examples of Character Defining Features
15	Howard Street North Channel Bridge	Yes	Broad arched concrete bridge, decorative concrete railings include rounded balustrades and concrete piers.
16	Howard Street Mid-Channel Bridge	Yes	Steel pin-connected Baltimore thru-truss design, original sidewalks with riveted steel lattice hand rails, large, battered, concrete piers and concrete deck.
17	Expo '74 Sculptures (6)	Yes	All elements of sculptures.
18	Infrastructure	Yes	Curved and linear basalt stone and concrete retaining walls, circulation paths, benches and drinking fountains.
<b><i>Historic Properties that <u>do not</u> contribute to the Expo '74 Historic District</i></b>			
19	Looff Carrousel [also spelled Carousel]	Yes	All elements of the Looff Carrousel
20	Upper Falls Power Plant	No	All elements of the Upper Falls Power Plant
21	Upper Falls HED Gate House	No	Brick and concrete materials, original windows, doors, cornice and roof form.
22	Upper Falls HED Diversion Dam	No	Original elements of concrete and metal structure.

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## 7.0 Education and Outreach

The dynamic history of Riverfront Park creates intrinsic challenges for historic preservation. For example, the relatively young Expo '74 site has not been perceived as historic until just recently. In fact, the Master Plan, did not specifically address historic preservation in its 20-year planning process. Educating the public on the importance of this site and what it means to Spokane is a work in progress. Another challenge to historic preservation is the park's many uses. It is in the heart of downtown, serves as a primary link across the river for pedestrian and non-motorized vehicles and possesses one of the region's spectacular natural attractions, Spokane Falls. For all of these reasons, the park draws larger numbers of visitors than most city parks providing increased opportunities for heritage tourism. However, the sprawling size, high level of use and central urban setting of the park create pressure for city planners to relate park programming to a broad array of uses that may compete with historic preservation resulting in loss of historic properties.

In order to establish a clear plan for conveying the history of the site, City Parks will work toward developing an interpretive plan that focuses on three broad historical themes: Native American use, twentieth century settlement and development, and its redevelopment for Expo '74. The interpretive program will be most effective if it provides a consistent presentation of information in a standardized format. Establishing a format of standard colors, size and general layout could also make the layout for new panels more efficient. City Parks may consider working with local universities to identify students to work as interns supporting the development of the interpretive material. Providing digital applications or Quick Response (QR) codes on interpretive panels may be considered to connect park visitors to additional historical information using their mobile devices. The City could also consider an online presentation of information about the Expo '74 site. The HPO currently has information about the Riverfront Park site that could be enhanced. HistoryLink.org, Washington State's online encyclopedia, is another website that currently has information about the site that could be elaborated upon.

City Parks seeks to retain a sense of discovery in Riverfront Park. To further inform park visitors about the history of the site, self-guided walks could be developed about its use by Native Americans, twentieth century development and Expo '74. New programs could be developed and in some instances existing interpretation could be expanded upon. For example, currently Riverfront Park offers a self-guided sculpture walk that includes sculptures commissioned for Expo '74 and post-fair artwork. The existing sculpture walk provides limited information about Expo '74, which could easily be enhanced. Furthermore, an interpretive walk could be developed that introduces visitors to the history of Expo '74 and its extant buildings, bridges and other structures. The several locations along the river's shoreline twentieth century stone or brick foundations remnants are exposed. These historical features provide yet another opportunity for visitors to discover the early history of this diverse landscape. Through involvement with the Spokane Tribe in the use and programming of Canada Island, the Native American land use of the park is expected to be honored.

Enhancing the historical interpretive experience in Riverfront Park will require funding to support the work. If funding is not available from the City, City Parks may consider establishing internships for students from regional universities to conduct the interpretive work and/or aid the Program Manager in annual record keeping and other tasks. Additional support could come from funding through grants. DAHP maintains a list of organizations that provide financial assistance for historic preservation projects. A list of these organizations may be found at <http://www.dahp.wa.gov/grants>. Because Spokane is a Certified Local Government it may also be possible to obtain funding through the state CLG program (<http://www.dahp.wa.gov/programs/certified-local-government-program>). Lastly, a potential local

source of heritage grant funds is Spokane Preservation Advocates, which annually reviews grant proposals for its Heritage Fund in spring.

The successful implementation of this HPP for such an important public site will benefit from building partnerships. The development of this plan occurred with input from DAHP, HPO, USACE, Spokane Tribe, Spokane Preservation Advocates, and Washington Trust for Historic Preservation. In addition to the groups listed, City Parks should seek to build its partnerships with local cultural and historical groups, including educational institutions such as: Northwest Museum of Arts and Culture, Eastern Washington University and Washington State University.

The fiftieth anniversary of Expo '74 will occur in 2024. In commemoration of the event, City Parks will seek opportunities to recognize this historic event and the important role it had in transforming Spokane's downtown. Drawing from the example of Seattle's fiftieth anniversary celebration of the 1962 world's fair, Spokane could begin planning now for a comprehensive array of educational programs, publications and community involvement to celebrate the anniversary of Expo '74. Some examples of onsite programs could include an opening day commemoration featuring films exhibited during the fair or historical news footage, speakers, an exhibit of Expo '74 artifacts and a downloadable audio tour of the fairgrounds (Riverfront Park) highlighting Expo '74 historic properties.

The PM will be responsible for implementing the education and outreach activities when appropriate to either support general park programming or as mitigation to resolve impacts to historic properties developed in consultation with the HPO. The PM will build on City Parks existing partnership with the public library and Mobius to develop education and outreach programs. During the annual meeting with the HPO, the PM will discuss forthcoming education and outreach activities and the results of these activities will be documented in the letter report to HPO.

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## APPENDIX A

Photographs of Historic Properties within Riverfront Park  
(CH2M July 2015 and January 2016)



1. Theme Stream



2. Two Forebay Bridges and North Channel Bridge



3. Stevens and Washington Bridges



4. Washington Street Tunnel



5. Great Northern Clock Tower



6. Washington State Pavilion



7. American Forest Pavilion



8. U.S. Pavilion



9. British Columbia Pavilion



10. Point of Inspiration



11. Alberta Amphitheater



12. Timber Shelters near Theme Stream (1 of 4 shelters)



13. Suspension Bridges



14. Lilac Gate Butterfly



15. North Channel Bridge



16. Mid-Channel Bridge (NRHP-Eligible)



17-A. George Tsutakawa sculpture



17-B. Harold Balazs sculpture



17-C. Glenn Michaels sculpture



17-D. Sister Paula Turnbull sculpture



17-E. Nancy Glenn sculpture



17-F. Charles Smith sculpture (in storage)



18. Examples of infrastructure – concrete retaining walls, planters on South Channel and basalt retaining wall at the end of Suspension Bridge.



19. Looff Carrousel



20. Upper Falls Power Plant



*21. Upper Falls HED Gate House*



*22. Upper Falls HED Gate Structure*

## APPENDIX B

Historic Context and Inventory for the Expo '74 Site,  
Spokane, Washington

Prepared by CH2M for Spokane Parks

March 2017

# SPOKANE RIVERFRONT PARK

## Historic Context Statement and Inventory for the Expo '74 Site, Spokane, Washington

*Prepared for*



*Prepared by*



CH2M HILL Engineers, Inc.  
999 W Riverside, Suite 500  
Spokane, WA 99201

April 2017

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# Introduction

The 1974 World's Fair, commonly referred to as Expo '74, occurred between May 4 and November 3, 1974. The site of the fair was within what is currently the City-owned Riverfront Park in downtown Spokane. The fair represented a major achievement for Spokane, which was at the time the smallest city to have hosted a World's Fair. The environmental-themed event became a platform for Spokane to reclaim the highly industrial and commercial area surrounding the Spokane River for post-fair use as a city park. Reclaiming this land for use as a park was a concept first introduced by the renowned landscape planners, the Olmsted Brothers, in 1908.

In 2015, the City contracted for the initial inventory of Riverfront Park and associated areas to the north and west of the park (Montgomery et al., 2016). The inventory identified a collection of Expo '74-related resources that together are of exceptional importance for their associations with this world event and form a historic district eligible for listing in the National Register of Historic Places (NRHP). The City of Spokane is in the process of redesigning the park, which has included replacing the historic Howard Street South Channel Bridge. In accordance with Section 106 of the National Historic Preservation Act, the United States Army Corps of Engineers (USACE) prepared a Memorandum of Agreement (MOA) with the City of Spokane and Department of Archaeology and Historic Preservation to stipulate mitigation measures for adverse effects to the Expo '74 Historic District resulting from the removal of the bridge (USACE, 2016). Among the mitigation measures required by the MOA was the preparation of this report, documenting the history of the Expo '74 site and inventorying buildings and structures constructed in 1974 or before.

## 1.1 Historic Property Inventory Survey Area

The historic property inventory survey area includes the Expo '74 grounds, which occupied all of current day Riverfront Park's Havermale and Canada Islands as well as areas north and south of the river, portions of which are not owned by the City. Figure 1-1 shows the 109-acre survey area on an aerial photograph. A portion of the Expo '74 site north of the park has been redeveloped and includes several buildings post-dating the fair. South of the park, the survey area included the INB Performing Arts Center (334 W. Spokane Falls Blvd.), originally designed as the Expo '74 Washington State Pavilion. Inventoried properties relate either to the neighborhood that predated the fair or Expo '74. Extant properties pre-dating the fair include bridges, hydroelectric power facilities, the Great Northern Clock Tower, and two commercial buildings.

A preponderance of water has played a key role in shaping the current and historical use of the survey area, which includes eleven bridges dating between 1916 and 1974. Before Expo, three bridges along Howard Street carried automobiles and street cars across the river. Today, the only vehicular bridges within the study area are the Stevens and Washington street bridges. The remaining bridges serve pedestrians and non-motorized vehicles with occasional park vehicle use. The abundance of water also shaped the area by attracting hydroelectric power development and manipulating the river. Constructed in 1922, the Avista Power Company's Upper Falls Hydroelectric Development (HED) uses the river's south channel as its forebay and includes a dam across the river's north channel, a gate house and power plant perched on the south side of the north channel. As a result of the hydroelectric project, the south channel of the river is calm water, not free flowing like the middle and north channels of the river.

The majority of historic-era properties within the survey area date to Expo '74, an event that incorporated into its planning the post fair development of Riverfront Park. The Expo-related resources identified included the fair's theme structure (Theme Stream), permanent pavilion buildings, relocated timber shelters, infrastructure elements (such as retaining walls) and an array of bridges and sculptures incorporated into Riverfront Park when it opened in 1976.

Figure 1-1. Expo '74 Historic Property Inventory Survey Area.

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# Methodology

## 2.1 Research Methods

This study draws off of fieldwork conducted by CH2M's Secretary of the Interior-qualified Architectural Historian Lori Price and Historian Marcia Montgomery on July 21-23, 2015. During the fieldwork historical buildings and structures located within the Expo '74 site were photographed. The survey included a total of 25 properties most of which relate to Expo '74. Secretary of the Interior-qualified Architectural Historian MaryNell Nolan Wheatley helped prepare historic property inventory forms for inventoried resources. A considerable amount of information is available regarding Expo '74 in city records, local and regional archives, and online. Pre-field research included a review of the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database for previously inventoried, eligible, and listed resources within the survey area. Prior to conducting fieldwork, researchers obtained copies of original Expo '74 maps and aerial photographs to aid in identifying resources in the field. They also conducted research in Spokane, obtaining documentation on the historical development of Expo '74 and the park from the Spokane Public Library's Northwest Room. From the City of Spokane Parks and Recreation Operations Department, CH2M engineering intern Sean Murphy obtained records and plans relating to the redevelopment of the survey area prior to Expo '74 as well as plans relating to the development of Riverfront Park in 1976. Montgomery contacted the Eastern Washington University Archives where the files of J. William T. Youngs, author of *The Fair and the Falls: Transforming an American Environment* are located, but determined it unnecessary to review the collection because it had not been processed for public use and the book itself provides a comprehensive historical context for the history of the park. It was also determined that the files of Spokane City Planner King Cole and fair publicists Coons, Shotwell, Clark & Associates are available at the archives. Numerous online sources, including the *Spokesman-Review*, provided the resource specific information included in the inventory forms in Appendix A. Using a variety of media outlets, the City of Spokane has actively tried to identify Expo '74-related elements (e.g., buildings, structures, objects) that were moved after the fair and remain extant. A table providing a brief description, location, and if available, a photograph of the identified elements is included in Appendix B.

## 2.2 Evaluation of NRHP Eligibility

This study evaluated the NRHP eligibility of properties constructed in 1974 or before that are located within the Expo '74 site. To be eligible for inclusion in the NRHP, a property must meet the requirements of at least one of the four primary NRHP criteria (National Park Service, 1997). The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet one of the following criteria:

- a) Are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) Are associated with the lives of persons significant in our past; or
- c) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) Have yielded or may be likely to yield, information important in prehistory or history.

In addition, properties must retain enough integrity to demonstrate their significance under the criteria. The NRHP recognizes seven aspects of integrity: setting, feeling, association, location, materials, design, and workmanship. Even if a property meets the criteria, it must retain sufficient integrity to convey that significance in order to be eligible for listing in the NRHP. Generally, properties must be at least fifty years of age to be eligible for the NRHP, unless they are proven to have exceptional importance.

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# Cultural Context

## 3.1 The Expo Site - Early Settlement and Industrialization

*"I gave myself completely over to admiration and wonder at the beautiful, clear stream that was pouring into the kettle and over the falls...I sat there, unconscious of anything but the river, gazing and wondering and admiring" - James Glover's first impression of Spokane Falls (1873).*



Figure 3-1. Early photograph of Spokane Falls showing the natural configuration of islands and channels (Courtesy of Eastern Washington University).

The Spokane River is the most defining feature of the Expo '74 site located in the core of downtown Spokane. The river has been the central force in Spokane's pattern of development, with the spatial configuration of the city stemming out from the river. Historian William Youngs explored the legacy of Expo '74 in his comprehensive history entitled *The Fair and the Falls: Spokane's Expo '74 Transforming an American Environment*. The book traces how the power of the river drew settlers to its banks to harness power for industrial development and how the 1974 World's Fair, entitled "Celebrating Tomorrow's Fresh New Environment," deconstructed the industrial complex to reclaim the natural beauty of the place as a city-owned park. The book describes Spokane founder James Glover's first account of the falls in May of 1873 when the Salem, Oregon native arrived to "Spokan Falls," a village of three families, a half dozen cabins, and a small shed housing a saw mill. Upon his first glimpse of the falls Glover declared, "I gave myself completely over to admiration and wonder at the beautiful, clear stream that was pouring into the kettle and over the falls...I sat there, unconscious of anything but the river, gazing and wondering and admiring" (Youngs, 1996).

Glover's admiration led to a desire to possess the falls and he purchased the property from James and Marcia Downing, who had squatter's rights to the parcel under the Pre-Emption Act of 1841. Soon after Glover purchased the interests of the two other settlers Seth Scranton and Richard Benjamin (Youngs, 1996). Another early property owner along the banks of the Spokane River was Reverend S. G. Havermale, for whom Havermale Island was named. With co-owner George Davis, Havermale operated Echo Roller Mills processing wheat grown from nearby agricultural fields (Youngs, 1996). Today, an interpretive plaque on Havermale Island acknowledges that Havermale's property, known then as the "Big Island," provided refuge to Euroamericans during hostilities with the Nez Perce in 1877.

By 1878, Glover platted the town of Spokane Falls and sold half his interest to John Browne and Anthony Cannon, who proved to be successful promoters, and the community grew to 100 residents. In 1880 a settlement of some 50 board shacks developed on the south bank of the river at Howard Street and Trent Avenue (known today as Spokane Falls Boulevard). A small rope ferry and two canoes provided the only method for crossing the river (Federal Writer's Project, 2013). Sustained growth occurred after the 1881 arrival of the Northern Pacific Railroad. Spokane bustled with miners, lumberjacks, storekeepers, construction workers, and others. In 1889, a devastating fire burned 32 blocks of the business district. Rebuilding after the fire proved to be an economic stimulus and created a stronger city built of brick and granite with a population of 25,000.

By 1891, the city dropped "Falls" from its name. Though the financial panic of 1893 slowed growth for a period, Spokane leaders laid the groundwork for building what they viewed as an ideal city. In 1890, Spokane created its first parks commission consisting of the mayor, president of the city council, and city engineer. It also created a position for Parks Superintendent. A group known as the Spokane 150,000 Club worked to grow the city's population to 150,000 by 1910. This group promoted the Progressive Era's City Beautiful campaign, planted trees, secured playgrounds, and raised money for a YMCA (Beckner and Perrin, 2015).

The Washington Water Power Company (WWP) played an important role in the early development of Spokane, providing power for residential and industrial use. Established in 1889, the WWP was formed by a team of local investors interested in increasing the industrial capacity of the lower Spokane Falls: "Within two years, WWP had built a dam and a power station at Monroe Street with more than twice the capacity being generated on the river at that time" (Lehman Brothers Collection, 2012). The company soon expanded. In 1891, the WWP purchased its primary competitor, Edison Company, and over the next decade it acquired a number of streetcar companies (Downtown Spokane Heritage Walk, 2015). In 1909 WWP built the Post Street Substation and in 1922 completed the Upper Falls hydroelectric development, which includes the power plant, gatehouse, and diversion dam, all located within the current survey area (Bruce, 1998).

Though the Spokane River offered a valuable power source for flour and saw mills, the river also proved a challenge to development. When Spokane Falls was established in 1873, one ferry and one bridge operated for river crossings. As the city grew, construction remained concentrated on the south bank while the "difficult and dangerous crossing stifled north side development" (Spokane HPO N.D.). Colonel D.P. Jenkins was the first person to acquire a homestead in the area north of the Spokane River. This acquisition led to the construction of several homes on the north bank, necessitating a more convenient crossing location. A local fundraiser was organized to raise money for a new bridge system. As a result, in 1881, two wooden truss bridges were built to cross the river between Howard Street on the south bank and Havermale Island, and one bridge was built between Havermale Island and the north bank. By 1889, there were six wooden bridges and one steel bridge that crossed the Spokane River. These bridges proved to be highly susceptible to floods and fires; in 1894, three of Spokane's bridges were washed out. Even steel bridges proved problematic (Spokane HPO, N.D.). Flooding around the turn of the century lead city planners to advocate for "a bridge building campaign that lasted over a decade, erecting eight 'permanent' concrete arch bridges over the Spokane River, and a ninth across the Latah Creek" (Spokane HPO, N.D.). These bridges were constructed by the Office of the City Engineer and were applauded for being "strong and flexible" as well as "aesthetically pleasing" (Spokane HPO, N.D.). Historian J. Byron Barber observed, "Spokane's 'Golden Era of Bridge Building' commenced in 1907 with the construction of the Washington Street Bridge; it would not end until the completion of the Post Street Bridge on December 20, 1917" (Spokane HPO, N.D.). The Office of the City Engineer oversaw the construction of concrete bridges in Spokane during this time (Spokane HPO, N.D.). The survey area includes two bridges built during this period: the concrete Howard Street North Channel Bridge constructed in 1909 (Figure 3-2) and the Howard Street Mid-Channel Bridge, which dates to 1916 and is



Figure 3-2. 1908 photograph showing construction of the Howard Street North Channel Bridge (Courtesy of Washington State Archives).



Figure 3-3. 1931 photograph of the Howard Street South Channel Bridge (Courtesy of Washington State Archives).

the last of Spokane's steel truss bridges. The Howard Street South Channel Bridge (Figure 3-3) is a later concrete structure dating to 1931.

Preceded by two decades of slow growth, the 1940s was a period of more rapid expansion in Spokane due to industries related to World War II and the construction of nearby Grand Coulee Dam and the Columbia Irrigation Project (Merriam, 1974). Industrial growth took its toll on the natural environment of the Spokane River. Figure 3-4 illustrates how industry buried the natural beauty of the Spokane River and Havermale and Crystal islands (known today as Canada Island) with buildings and bridges. Historian William Youngs recounted,

...the problem was the massive accumulation of bridges, trestles, and buildings...The Union Pacific trestles overshadowed the south bank of the river. The Great Northern station, tracks, and warehouses dominated Havermale Island and on adjoining Crystal (now Canada) Island, an industrial laundry regularly vomited soap suds and dirt into the river. The river was the city's finest natural feature, and during the 1960s it was seen, increasingly, as Spokane's most blighted setting (Youngs, 1996).



Figure 3-4. Overview of the Expo '74 site showing the industrial development previously located along the banks of the Spokane River circa 1965 (Courtesy of Washington State Archives).

## 3.2 Olmsted Brothers' Gorge Park Concept

In 1908, amidst the flurry of construction and urban development adjacent to the falls, the renowned landscape architects the Olmsted Brothers prepared a report for the City of Spokane that laid the groundwork for reclaiming this area as a city park seven decades later following Expo '74 (Becker and Perrin 2015). Born out of the late nineteenth century Progressive Era, the nationwide City Beautiful Movement promoted the "value of civic beautification and public parks as amenities" and in the Pacific Northwest city planners used the movement to "bring their frontier cities forward to match their Eastern counterparts" (Cotton, 2016).

Aubrey Lee White, a successful Spokane businessman, generated enthusiasm for the City Beautiful movement in Spokane. Born in Maine, White arrived in Seattle at 20 years of age and became an agent for “Spokane tycoon” Jay P. Graves selling mining stocks and railroad bonds in large East Coast cities where he observed the urban patterns of development and value in cities securing open space for parks. To guide urban development in Spokane, White looked to the 150,000 Club. He appealed to this group’s support of Spokane convincing them to focus on making their city better rather than bigger through embracing the City Beautiful movement. The organization created the City Beautiful committee, with White as its chairman. By 1907 voters approved a \$100,000 bond issue and the creation of a Board of Park Commissioners, separate from the government and consisting of 10 unpaid members. White served as president of the board for 15 years. Bond funds provided for the purchasing of park lands and hiring the Olmsted Brothers to develop a plan for the development of parks (Arksey, 2010).

The Olmsted Brothers, John Charles and Fredrick Law Jr., were the sons of Fredrick Law Olmsted, founder of the field of American landscape architecture. The Olmsted Brothers of Brookline, Massachusetts had a profound effect on the early development of city parks and playgrounds throughout the Pacific Northwest, beginning with the development of master plans for Seattle and Portland in 1903. Eventually, they would work on over 200 projects in Washington, Oregon, and British Columbia. Olmsted designs focused on providing a refuge for urbanites with parks interconnected by boulevards and tree-lined parkways. The Olmsteds planned for such parks scattered throughout cities within walking distance from one’s home. Important design elements of their plans included drives and walks, non-native plantings as well as stands of native trees, views from natural vantage points, and shorelines (Pacific Northwest Garden History, 2016).

As the Olmsted Brothers gained recognition in the Pacific Northwest, Aubrey White invited John Charles Olmsted to Spokane. Within the Olmsted Brother’s firm, John was most involved in the projects in the Pacific Northwest, which in addition to city master plans and private projects included designing the sites for the 1903 Lewis & Clark Exposition and the 1906 Seattle World’s Fair. The city commissioned the Olmsted Brothers to prepare a Spokane Parks plan, which was completed in 1908. White strategically withheld the plan from the public until 1913 to allow for related park land purchases before sellers may have inflated pricing due to proposed city use as a park (Beckner and Perrin, 2015).

The resulting report entitled *Report of the Board of Commissioners* identified the heavily developed area around Spokane Falls as part of what could be developed into “Gorge Park.” The following excerpt identifies the unfortunate fact that commercial and industrial development flanked the falls, which is a unique landform for a city to possess.

Nothing is so firmly impressed on the mind of the visitor to Spokane, as regards its appearance, as the great gorge into which the river falls near the center of the city. It is a tremendous feature of the landscape and one which is rarer in a large city than river, lake, bay or mountain. Any city should prize and preserve its great landscape features, inasmuch as they give it individuality... The river gorge within the built-up part of Spokane has already been partially “improved,” as one might ironically say, but it is questionable whether any considerable portion of the community is proud of most of those improvements. How much better it would have been if the gorge had been reserved from commercial development, except that was necessary to utilize the power of the falls, and if the cost of streets, sewers and houses down in the gorge had been put into developing other parts of the city better adapted for residence and manufacturing. Spokane should certainly preserve what beauty and grandeur remains of its great river gorge (Olmsted Brothers, 1908).

The Olmsteds spotlighted the great potential of the Spokane River gorge and its falls as a rare natural feature of the natural landscape and worthy of incorporation into the City’s park planning. In subsequent decades, City planners did not lose sight of the Olmsteds’ recommendations.

### 3.3 The Expo Idea

In 1959, a group of downtown business leaders formed Spokane Unlimited to focus on urban renewal and making the downtown more attractive for business. During this period, cities across the nation struggled with businesses leaving downtown for lower rent at shopping malls on the edges of town. Urban renewal programs provided some hope for revitalizing urban centers. With funding support by some of Spokane's leading downtown businesses, including WWP, Cowles Publishing Company, and the local banks, Spokane Unlimited hired the best planning firm they could, the New York-based Electric Bond and Share Company, Inc. (EBASCO) to redevelop downtown. EBASCO's Community Planning Service division produced a report for Spokane in 1961. To contribute to the project, EBASCO hired local consulting architect Kenneth Brooks, a "hero worshipper of the Olmsted Brothers" responsible for modern appreciation of the falls (Youngs 1996). Brooks advised EBASCO, "Look, if you're going to do something for the city of Spokane, reclaim that river. Get the pollution out of it; get it back to its original state if possible. And it should be the feature of our city" (Youngs, 1996). The report provided an array of other recommended improvements for the urban core, suggesting the work could be completed in five years with funding by general obligation bonds, gas taxes, and federal urban renewal monies (Youngs, 1996).

After the defeat of bond issues supporting the EBASCO plan in 1962 and 1963, Spokane Unlimited hired King Cole, a young urban planner from Sacramento, to spearhead the project of revitalizing the riverfront (Kershner, 2014). The array of revitalization ideas for Spokane's riverfront ranged from using Union Station as a convention center, to building a new City Hall, to establishing a Historic Center on Havermale Island (Merriam, 1974). By 1970, the rail lines into Spokane merged, eliminating the need for the river-oriented depots, which were then removed along with trestles covering the riverfront (Merriam, 1974). The City acquired the riverfront land "through arduous fund raising and complex negotiations with railroads and other property owners" (Arksey, 2005).

Spokane sought a plan to organize the urban renewal efforts and push the redevelopment of the riverfront by hosting a celebration at the riverfront site on a given date. Spokane Unlimited considered celebrating the centennial as a "'gimmick' to hurry up the railroads in their decisions to relocate" (Youngs, 1996). Spokane Unlimited hired Economic Research Associates (ERA), a Los Angeles firm, to assess the feasibility of hosting a centennial celebration. ERA quickly assessed that the scope of a centennial celebration was not enough to support reclaiming the riverfront and proposed "what we've got to do is have an Expo" (Youngs, 1996). Meanwhile, King Cole had a similar idea and had initiated discussions with Joe Grandy, who headed up Seattle's Century 21 World's Fair. Cole reportedly asked Grandy, "Am I crazy to think about something like this for little Spokane?" Grandy whole heartedly supported the idea explaining, "Little old Spokane is just about where little old Seattle was, relatively speaking, back in the '50s when we started thinking about a world's fair – and we pulled it off" (Youngs, 1996). Spokane witnessed the stimulus to business and urban development that came out of the Seattle World's Fair and planned to use the same approach to revitalize Spokane's riverfront (Youngs 1996, Bowers, 1974).

### 3.4 Planning the Fair

The history of world's fairs dates back to 1851, when the first world's fair occurred in London. A proliferation of these events led to the organization of the Bureau International des Expositions in 1928. This organization regulates international expositions on behalf of member nations (ExpoMuseum 2016). *Fair America*, a historical account of world's fairs in America, suggests, "world's fairs have exerted a formative influence on the way Americans have thought about themselves and the world in which they live" (Rydell et al. 2000). These celebrations of humanity inspired the creation of parks like Coney Island and Disneyland, scientific innovations such as the telephone and X-ray, and have influenced urban development both as a laboratory for new ideas and by employing renowned architects to design lasting

buildings and structures in a parklike setting. World's fairs throughout the decades have celebrated the future by promoting the latest ideas in science, technology, art, and architecture, all within the context of contemporary popular culture (Rydell et al. 2000).

Prior to Expo '74, Washington State had hosted two world's fairs; the Alaska Yukon Exposition in 1909 and the Seattle World's Fair in 1962. In the decade between the Seattle World's Fair and Expo '74 four cities hosted world's fairs: New York, New York (1964), Montreal, Canada (1967), San Antonio, Texas (1968) and Osaka, Japan (1970). Of these, the two international fairs, as well as the New York fair, each attracted over 50 million visitors, while San Antonio only drew 6.4 million people. In 1962, Seattle beat out San Antonio with 9.6 million in attendance (ExpoMuseum 2016). As the smallest city to host a world's fair, Spokane lacked popular recognition nationally and even more so internationally. Prior to the Expo '74, Ford Motor Company's Lee Iacocca reportedly asked, "Where the hell's Spokane?" (Rydell et al 2000). A successful promotional campaign and the dramatic commitment from U.S. Cold War adversary, the Soviet Union, helped draw a respectable 5.6 million visitors to Expo '74 (Heller, 1999 and Youngs, 1996). Though the attendance at Expo '74 didn't measure up to recent fairs, preparations for the Expo reflected a herculean effort by its visionaries, planners, promoters, and builders.

The idea of hosting a world's fair garnered the support of community leaders and businesses. The State of Washington provided support in the form of an appropriation of \$7.5 million to construct the Washington State Pavilion. The Burlington Northern, Union Pacific, and Chicago, St. Paul & Milwaukee railroads vacated their land holdings on the fair site giving the City 21.4 acres, in addition to 14.6 acres leased by Union Pacific to the Expo '74 Corporation, the non-profit that organized the event. The land donated to the City was valued at more than \$4 million. Eager for economic growth and tourism, the business community pledged \$1.5 million to underwrite the management and event planning. The City instituted a business and occupation tax to raise \$5.7 million for site development, and the Expo '74 Corporation issued \$4.5 million in interest bearing bonds to cover costs before revenues accumulated from space rentals and ticket sales. Funds also came from the Federal government which appropriated \$11.5 million to underwrite Federal involvement in the exposition, which included the construction of the U.S. Pavilion. Additional Federal monies directed to the fair included a \$2 million grant for development of the Expo '74 site, and \$220,000 in grants from the National Science Foundation and Environmental Protection Agency for development of the Environmental Symposia Series (Bekins, 1974).

In November 1970, Public Law 91-269 provided Federal recognition of the plan for Expo '74 from the U.S. Department of Commerce. The environmental theme was recognized as relevant to national concerns, and federal recognition of the event by President Nixon occurred on October 15, 1971. A board of directors and executive committee supervised the general operations of the fair under the authority of the general manager assisted by private management consultants.

Spokane began planning for the world's fair in earnest in 1971. The City hired Herb Rosenthal, planner of the Montreal Expo '67, to advise on the ecological theme of the fair. Rosenthal reviewed the early maps showing the proposed location of the fair site across Havermale and Canada Islands, which would require the demolition of all existing buildings except the Upper Falls hydroelectric development dating to 1922 and the 1960-era YMCA building (later removed in 2011). Despite a push for other sites, Rosenthal assessed "you have got to do it in downtown, and you've got to do it on these islands." He suggested that the roads crossing the island should be closed and that Washington Street, the north-south arterial, should be "depressed below grade level" as it crossed Havermale Island (Youngs, 1996). Havermale was flat, so this could only be achieved by building a lid over the highway. In February 1971, Rosenthal presented his formal recommendations regarding site development in a report (Youngs, 1996; Hanson, 2015a).

Before construction could begin, the removal of the existing industrial complex consisting of railroad lines, two railroad depots, industrial buildings, and parking lots needed to occur. Demolition of the complex began on June 1, 1972 with a small ceremony beneath the railroad trestles attended by Mayor

David Rodgers. Figure 3-5 is a view of Havermale and Canada Islands and what would become parkland along Spokane Falls Boulevard after redevelopment had begun. In this picture, the Great Northern Railroad Depot is still intact. A controversy arose around the removal of the Great Northern and Union Pacific Depots, which resulted in a “Save our Stations” movement. Initial plans for Expo included the stations thanks in part to preservationists who drew attention to their grand architectural design and central urban location by the river. Preservationists prepared NRHP nominations for the depots, but the struggle to reclaim green space around the Spokane River was seen as an equally important cause and conflicted some preservationists. Two historians on the NRHP nomination committee ultimately voted against preserving the stations. Cheney Cowles Museum director, Albert Culverwell, wrote Expo’s lead architect Tom Adkison acknowledging the falls “attracted our first people here and caused them to remain” and stressed the importance of recognizing this. In 1972, the two ballot measures introducing tax levies for preservation of the stations failed by large margins. Reportedly, the decision to save the Great Northern clock tower stemmed from Expo lead builder, Vern Johnson’s, conversations with depot advocates pressing him to save the buildings. Johnson conceded declaring “I think that I can get you the tower on that Great Northern Station downthere, but I can’t get you another dam thing.” The City demolished the depots, but retained the Great Northern Clock Tower and fixed the clock for the first time in many years (Youngs, 1996). In 1972 the Clock Tower was listed in the Washington Heritage Register.

Spokane’s plan to revitalize its downtown came during a period when urban renewal programs were occurring throughout American cities. The plans of business leaders and city planners to improve downtowns often had detrimental effects on the low income residents and small businesses displaced during these programs. In Spokane environmentalism as well as urban renewal became a strategy used by planners to promote the redevelopment of the city’s core. In the years prior to the fair more than half the eight thousand low income units in the area’s Skid Road district (along Trent Ave. – later renamed Spokane Falls Boulevard) were closed or demolished. Many low income residents moved more than once and incurred rent increases. Historian Jeremy Bryson explained in an article entitled, *Greening Urban Renewal: Expo ’74, Urban Environmentalism and Green Space on the Spokane Riverfront, 1965-1974* that the media failed to report about the demolition of hotels and apartments and mass exodus of low income residents from the Skid Road district. In an effort to cast a new light on the district after it was redeveloped planners decided to change the name of the neighborhood’s main thoroughfare from Trent Avenue to Spokane Falls Boulevard (Bryson, 2007).

During the local relocation of residents and businesses and the physical transformation of Spokane’s riverfront neighborhoods, the nation planned for Expo ’74. A Presidential Proclamation of January 31, 1973 defined the purpose of Expo ’74 as to “enable participants to display how man behaves in relation to the beneficial or harmful effects of his environment” and to provide “a setting in which to explore aspects of natural environment, improvement of the environment derived from contemporary civilization and the fight against pollution” (Bekins, 1974). Honorable J. Welles Henderson of Philadelphia was appointed as the Commissioner General for the Exposition, succeeded by Claude Bekins of Seattle on June 30, 1974.

### 3.5 Designing the Fair

Designers gained inspiration from the environmental theme when developing the fair’s site, architecture, and art. The Expo ’74 promotional symbol developed by Lloyd Carlson, a Spokane artist, was a white, blue, and green-colored stylistically-modern “mobius strip,” which by definition is a surface with one continuous side formed by joining the ends of a rectangular strip after twisting one end through 180 degrees. Illustrated on the front cover of this report, the symbol expressed the “continuity of life - man’s inescapable relationship with all things in his immediate environment” (Youngs, 1996). The colors white, blue, and green were used to represent nature’s clean air, fresh water, and unspoiled plants and trees (Youngs, 1996).



Figure 3-5. Overview of the Riverfront Park area in 1972 when redevelopment had begun in preparation for Expo '74 (Courtesy of Washington State Archives).

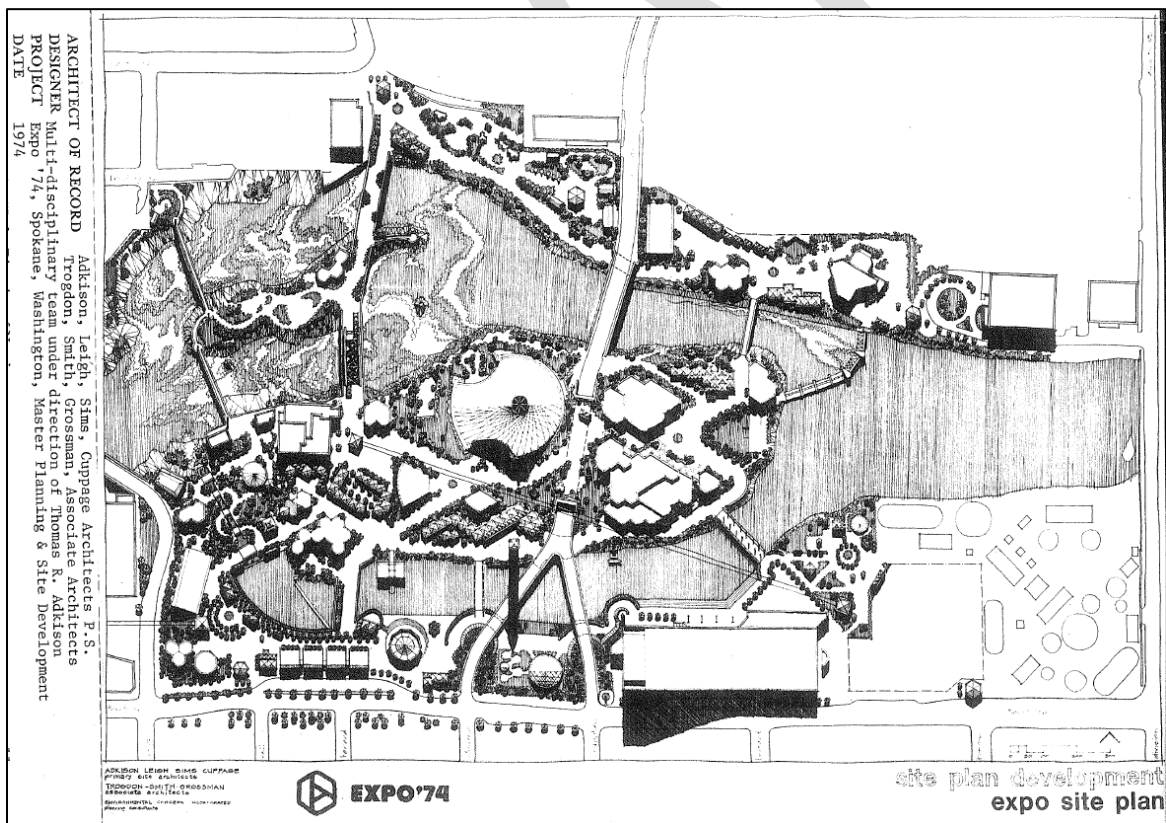


Figure 3-6. Expo Site Plan showing proposed development prepared by Adkison, Leigh, Sims & Cuppage Architects (Courtesy of the American Institute of Architects).

Architect Thomas R. Adkison's firm developed the master plan for the overall site. Adkison (b. 1917- d. 1986) attended the University of Washington and worked as a Spokane-based architect from 1947 until the 1980s, heading the firm Adkison, Leigh, Sims & Cuppage Architects (known today as ALSC), earlier named Adkison Architects. His work ranged from "Spokane's U.S. Courthouse, to churches – St. Stephens's Episcopal and Emmanuel Presbyterian – to homes throughout the city [Spokane]" (Bennett, 1986). For Expo '74, Adkison focused on the task of site development and the site's future use as a city park. The firms of Trogon, Smith & Grossman and Environmental Concern assisted Adkison in completing a master plan by January 1972. The architects drew from prior city plans including the report of Herb Rosenthal (1971), the City's Riverfront Park Plan (1969) offering guidance on public and private development along the river in Spokane, and a report by Economic Research Associates (1970) entitled "Plan and Feasibility of Proposed Spokane Ecology Exposition" (Youngs, 1996). Adkison explained that the master plan would serve "as a foundation for others to build upon for the next fifty years" (Youngs, 1996). The architects organized the fair by color coding sections using huge butterflies built of metal pipe and colored fabric to mark the five entrance gates (Youngs, 1996). Figure 3-6 shows an illustration of the Expo '74 site plan.

Vern Johnson, a local builder, became the vice chairman of the Expo Corporation and played a major role in overseeing construction of the site. Out of this worldwide celebration, Spokane intended to get two major permanent structures: an opera house and convention center built as the Washington State Pavilion and the U.S. Pavilion. Johnson swayed objections to building the opera house in its ultimate location - a location commonly referred to as "Skid Road" - claiming, "it won't be Skid Road after you put that [Washington] pavilion down there" (Youngs, 1996).

World's fairs typically included a theme structure like Paris' Eiffel Tower or Seattle's Space Needle. Building another permanent structure in addition to the Washington and U.S. Pavilions would be terribly expensive; therefore, Adkison determined the theme structure for the Expo on the environment should be water. He explained it was "imperative that we recognize in our planning that Havermale is emotionally and physically the heart of the city" (Youngs, 1996). Adkison designed the "Theme Stream" water feature at the west end of Havermale Island to separate it from the mainland. The design reclaimed Havermale's status as an island rather than a peninsula resulting from manmade infilling (Youngs, 1996). The location of the Theme Stream is illustrated in Figure 3-7.

To provide access over the three channels of the river, Expo site development included the construction of new bridges as well as adaptation of existing vehicular bridges for pedestrian use (Figure 3-7). Two new wooden bridges were constructed on the south channel (forebay) and another was built on the north channel just west of the dam. In addition, WWP built two dramatic suspension bridges off the west end of Canada Island with high voltage electrical cables conveniently hidden under them. An article describing the construction of the new bridges indicated they did not represent the ideas or design of specific individuals, but were the work of many (Tunison, 1974). Existing vehicular bridges planned for pedestrian use during and after the fair included the three Howard Street Bridges. Vehicular access across the Expo site occurred at its east end via the Stevens/Washington Bridges which provided access across Havermale Island via a buried tunnel. The original Washington Street Bridge north of Havermale Island present during the fair was replaced in 1984.

World's fairs have long been a place for architects to experiment without the constraints of typical commissions, resulting in innovation and lasting monuments. The building designs for Expo '74 were completed by noteworthy regional architects. The Bureau of International Expositions required foreign exhibitors to display exhibits in buildings similar to each other, resulting in local architect Warren Heylman (1923 - ) designing all the international exhibits except the Chinese Pavilion. Heylman was a native of Spokane, trained in architecture at Washington State University and at the University of Kansas, where he earned a degree in 1945. He served in the Navy before opening a practice in Spokane in 1952. Examples of Heylman's playful designs in Spokane include the Parkade Plaza (1967) and the more controversial Spokane County Social and Health Services building (1977). His unconventional

designs won him six American Institute of Architects (AIA) Spokane Chapter awards and he was inducted as an AIA fellow in 1983 (Houser, 2016). For Expo '74 he designed modular plywood pavilions hexagonal in form, each with a free span 30 or 40 feet in length. Countries could use just one or connect them like the Soviet Union did, covering more than an acre with the hexagonal buildings (Youngs, 1996). The large scale of the Soviet Union's pavilion is shown on Figure 3-8.

Because China did not like the planned style of the international pavilions Heylman created, it commissioned internationally-known local architect Kenneth Brooks (1917-1996) to design the Chinese Pavilion (Figure 3-8). Brooks was born in Kansas and attended the University of Illinois for his Bachelor of Arts degree in 1940. He went on to work for the U.S. Engineers Department during World War II and subsequently passed the National Council of Architectural Board exam while working for Skidmore Owings & Merrill in New York. He moved to Spokane to work for architect George Rasque before returning to the University of Illinois to earn his Master's degree in Architecture in 1949. By 1951 he started his own architectural firm in Spokane where he focused on "high architectural design and urban planning" and a desire to "push the architectural envelop in the conservative Spokane community" (Houser 2016). One of his most notable buildings in Spokane is the WWP Headquarters (known today as Avista) designed in collaboration with Bruce Walker and built in 1956 with a curtain wall design, the first in the region (Iannelli, 2016). For the Chinese Pavilion, Brooks designed a structure of "pre-stressed concrete in the form of a Chinese fan" (Youngs, 1996). Today, the Chinese Pavilion is located on the Walla Walla Community College Campus.

The U.S. Pavilion, located in close proximity to the river in the open air, captured the overall environmental theme (Figure 3-8). The U.S. Pavilion, designed by Seattle architects Naramore, Bain, Brady and Johanson, included a soft shell canopy over a courtyard, a permanent building, and a theater. A publication from the U. S. Department of Commerce described, "the very design of the Pavilion was an expression of environmental concern. The structure's smooth, graceful contour harmonized fully with the surrounding shoreline terrain" (U.S. Department of Commerce, 1974). The 50-foot-tall translucent roof provided natural light and fresh air inside the building. On the wall at the entrance of the building hung the words of Chief Seattle, "The Earth Does Not Belong to Man, Man Belongs to the Earth." Inside the tent-like structure, visitors found exhibits and the first IMAX movie "Man Belongs to the Earth" (U.S. Department of Commerce, 1974). The existing cylindrical IMAX theater was a post-Expo addition to the site.

The architect selection committee for the Washington State Commission unanimously chose the firm Walker, McGough, Foltz and Lyerla to design its pavilion intended for later use as an opera house and convention center (Figure 3-8). At the time, this firm was "one of the major architectural firms in the region" and had designed one of the pavilions at the Seattle World's Fair (Youngs, 1996). Lead architect Bruce Walker was a native of Spokane, attended the University of Washington, and in 1951 went on to earn his master's degree from Harvard studying with mentor Walter Gropius, one of the great modern architects. When designing the Washington Pavilion Walker and his team struggled with creating an innovative and cost effective design that would seat over 2,000 in the theater. The architects settled on a rectangular building with a sloped roof using the tallest sections of the building to accommodate the hoisted curtains to be raised above the opera house theater stage. The team believed a building should have "a personality and a character related to its function," which they accomplished by adding glass walls on the lobby facing the river, allowing the activity of people moving in and out of the building (Youngs, 1996). During the fair, the opera house accommodated performances and the adjoining convention center provided space for Expo exhibits. The overall cost of the building exceeded the \$7.5 million approved by the legislature and a supplemental funding bill had to be passed for another \$2.9 million (Youngs, 1996).

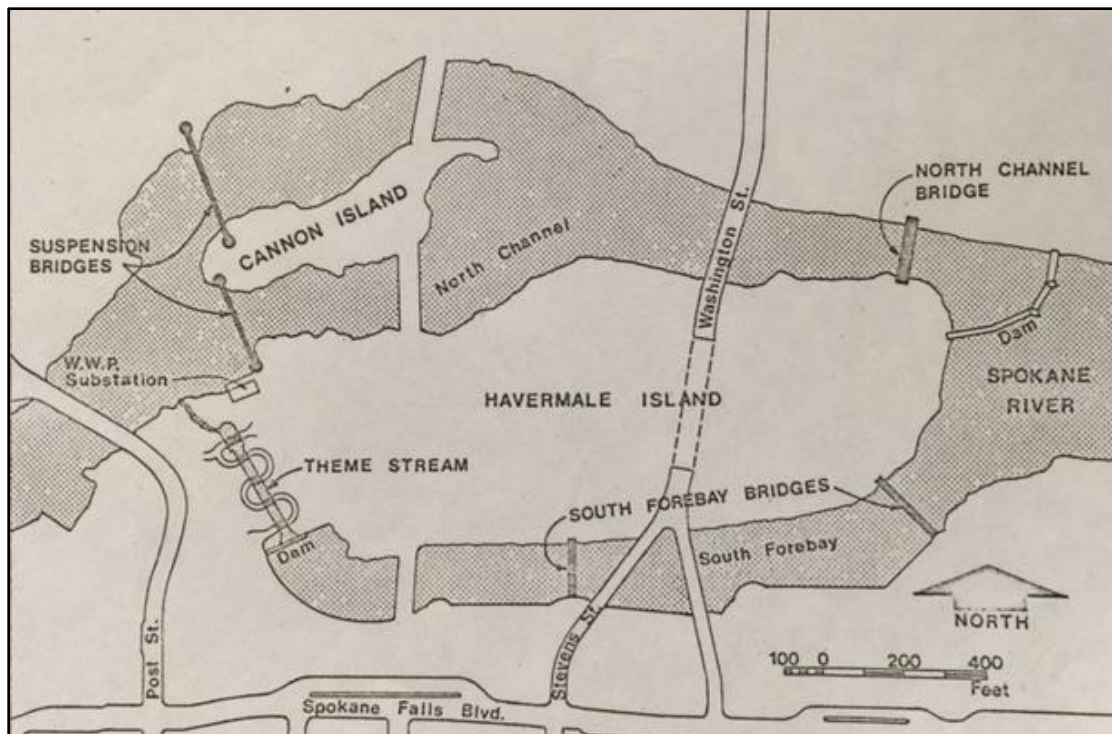


Figure 3-7. Map showing the locations of bridges within Expo '74 site (Tunison 1974).

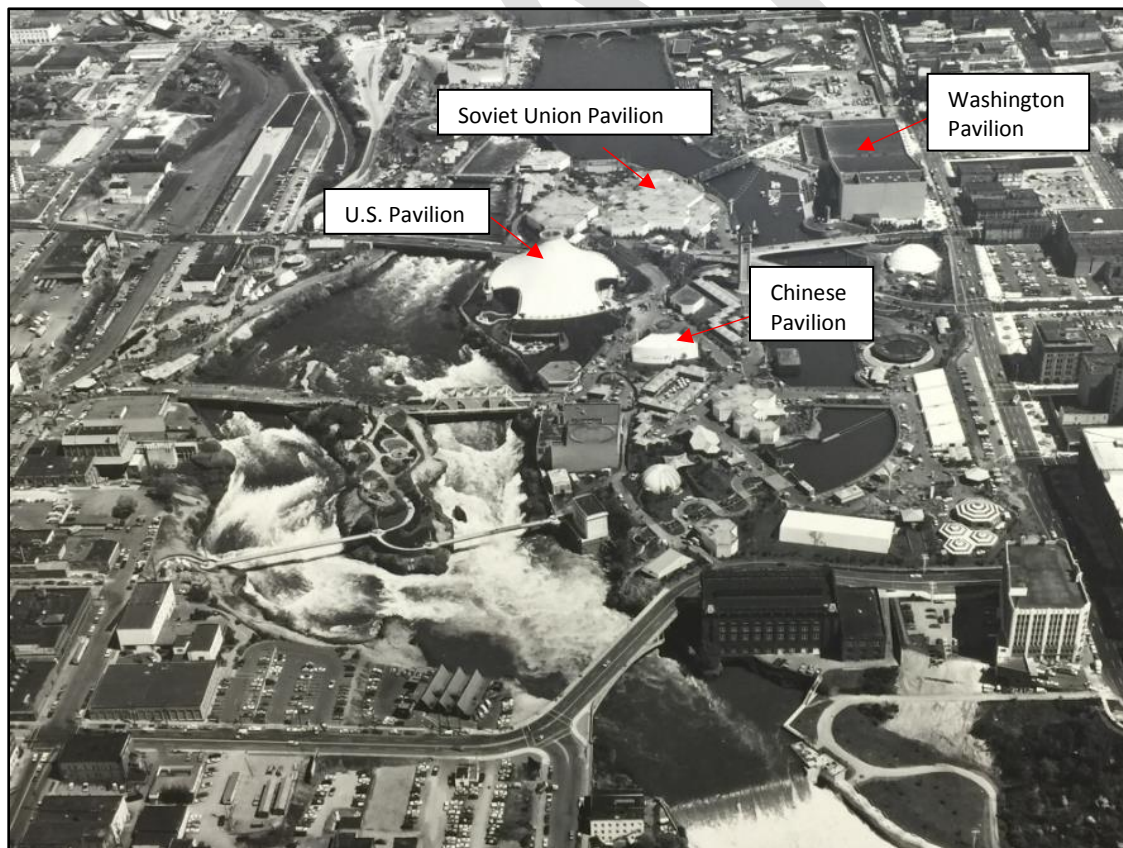


Figure 3-8. Aerial view of Expo 74.

Sculptures designed for the fair depicted natural themes. As part of Spokane's planning for the Expo '74 and the future Riverfront Park, a Visual Arts Advisory Committee was formed in 1972. Out of a rigorous juried selection process, 14 sculptures by 13 different artists were installed for Expo '74 – one artist (Harold Balazs, Jr.) contributed two pieces. Sister Paula Mary Turnbull, of Spokane's Convent of the Holy Names and a sculptor herself, was appointed to the Expo Visual Arts Advisory Committee (Brunt, 2011). During an interview with Sister Turnbull in 2011 she noted the purpose of commissioning sculptures for the Expo was "for the enjoyment of visitors to the site during and after Expo" (Brunt, 2011). Sister Turnbull may be credited with creating possibly the best known Expo '74 sculpture, a bronze trash-eating goat designed in keeping with the Expo '74 environmental theme. During the fair, dairy goat farmers challenged the premise of goats eating garbage as their animals did not do this. Turnbull responded by noting her goat was not a dairy goat (Youngs 1996).

### 3.6 The Fair

The International Exposition on the Environment ran from May 4 to November 3, 1974. President Nixon and his wife attended the event, with the President providing an opening address focusing on environmental problems and their relationship to world cooperation. This international event included the participation of ten international governments including the U.S., Australia, Canada, the Republic of China, the Federal Republic of Germany, Iran, Japan, the Republic of Korea, the Republic of the Philippines, and the Union of Soviet Socialist Republics. The flags of each participating nation were flown at the entry gates to the fair (Figure 3-9).



Figure 3-9. Expo '74 overview from Red Gate located at the southwest corner of fairgrounds showing the large butterfly, conical roof timber structures and flags of participating countries that marked each entrance (Courtesy of Washington State Archives).

The four northwestern states of Idaho, Montana, Oregon, and Washington each had separate pavilions and 43 special entities representing civic groups and industry (such as the agriculture, forestry, and transportation industries) participated in the fair. The exhibits covered:

....the oceans, seas, rivers and fresh water sources; the preservation of archaeological, historical and natural sites; alteration of nature; urban renewal, housing, transportation, land use, industrial pollution, noise abatement, insecticides and the use of toxic substances in agricultural products. While treatments varied, the environmental theme was at all times in evidence. The result was a compendium of environmental information of such range and depth as to constitute a strong incentive for greater public awareness of man's true relationship to his environment (Bekins 1974).

Overall, the fair attracted approximately 35,000 visitors per day, half of whom came from Washington and the other half coming predominantly from other western states. Only 10 percent of visitors were foreign largely coming from Canada. An estimated 100,000 non-Canadian foreigners attended the fair.

The international, corporate, and state exhibits each provided a different view of this fresh new topic of the environment. Figure 3-10 provides a map showing the locations of the various pavilions included in the fair. The Soviet Union had a huge (54,000 square feet) pavilion featuring at its entrance a giant bust of Lenin and aluminum relief map of the USSR. Inside the pavilion was an array of exhibits ranging from information on nuclear physics, to forestry to a movie showing trained bears playing hockey. The U.S. Pavilion was the largest covering 179,000 square feet with environmentally sensitive exhibits and the popular IMAX movie. Japan's Pavilion included a formal garden along with a depiction of environmental degradation issues. China's fan-shaped Pavilion drew many with its film production projected on a 180 degree screen. Canada hosted visitors in the open air on "Canada Island" where totem carvers worked and performances occurred in an amphitheater. Corporate pavilions included separate exhibits by Kodak, Bell System, Ford Motor Company, General Motors, and General Electric. Washington had the largest state pavilion with its 2,600 seat opera house and extensive art gallery (Kershner, 2014).

Aside from the pavilions, entertainment at the fair included rides, restaurants and performances. Separate chairlift and gondola rides moved people across the fair grounds and allowed visitors to view the falls from above. The southeast corner of the site included a roller coaster and Ferris wheel. Foods from around the world could be obtained from vendors in the Food Fair area (Kershner, 2014). The Bavarian Gardens provided beer, sausages, and schnitzel in a round building specifically designed to later house the 1909 Looft Carousel (also commonly spelled Looft Carrousel), which Spokane moved from the old Natatorium Park. Performers included Bing Crosby, Ella Fitzgerald, Liberace, and John Denver to name a few.

The fair and its environmental theme received criticism from the Youth International Party, known as the Yippies and founded by Abbie Hoffman. A local group of Yippies organized a camp along the Spokane River, which they named People's Park. Throughout the fair the group maintained a presence by shouting slogans protesting the fair and its environmental theme and hosting occasional marijuana smoke-ins (Kershner, 2014).

The Spokane Chamber of Commerce Club organized a non-profit, known as Hospitality Services, to create a central lodging reservation system for the event. The group managed reservations in over 800 separate facilities. Organizers focused on transportation systems to increase access to Spokane via airplane, bus, and rail. In preparation for the fair, Spokane expanded its airport, the state pushed to complete an east/west freeway, and the Federal government increased gasoline allocations to the Northwest during the height of the fuel crisis in the Spring of 1974 (Bekins 1974). Possibly the most noteworthy transportation improvement was the burying of Washington Street as it passed over Havermale Island, a design approach that opened the island for pedestrian use during the fair and later as a park (Youngs, 1996).

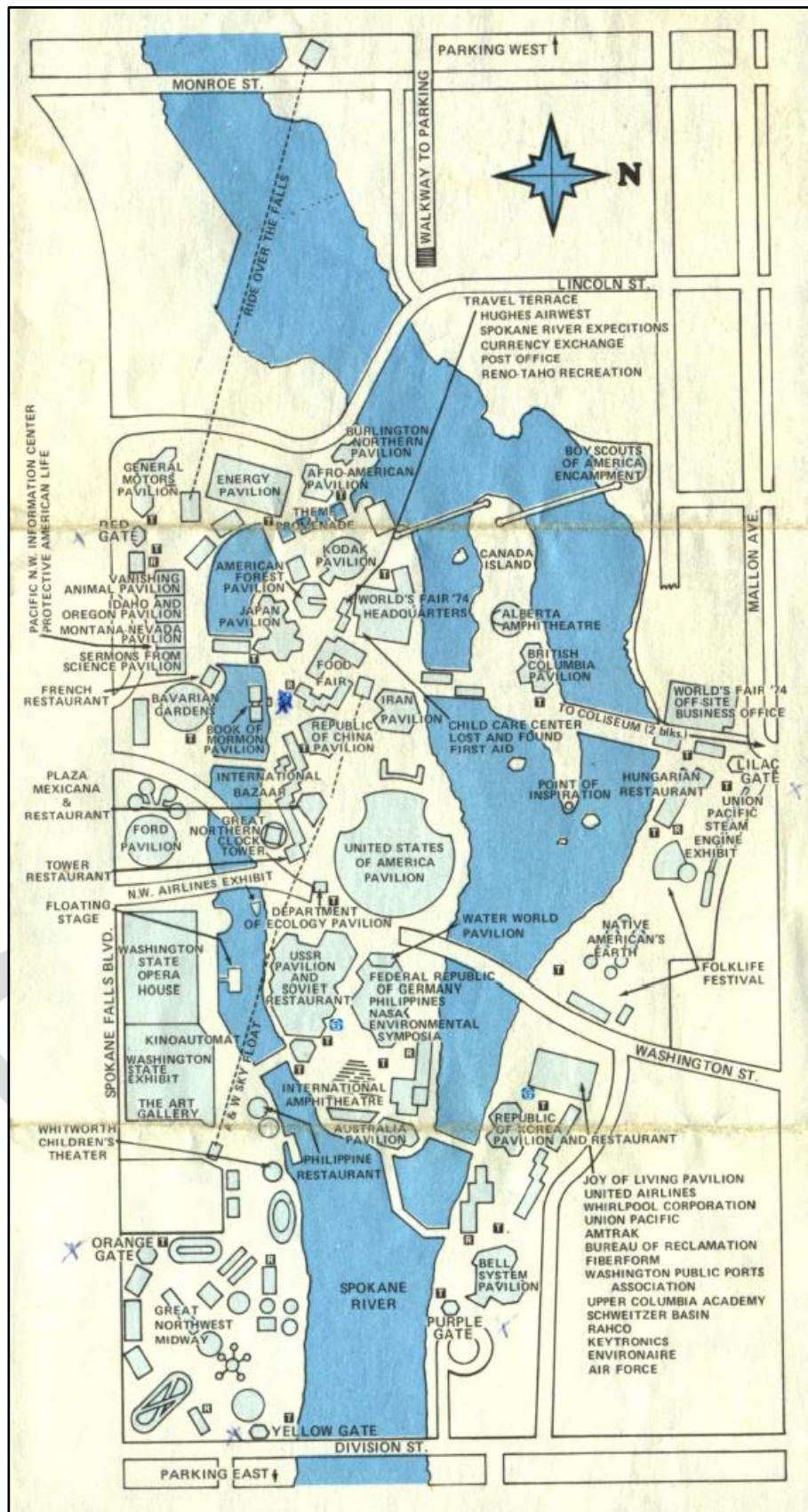


Figure 3-10. Map of Expo '74 (Courtesy of the Spokane Public Library).

During the extensive preparations for the event, the national press provided little recognition to the planning for the Expo '74. The Commissioner's report described "Little or no attention had been paid to the Exposition by the press at the outset" (Bekins, 1974). By mid-August 1974 newspapers around the country promoted the fair with a hint of surprise as the success of a world event in the Pacific Northwest's hinterland. The *Chicago Tribune* hailed, "Expo '74 a real world's fair in a remote corner of the Pacific Northwest...an astonishing result." The press generally agreed that the event was a "brilliant example of urban renewal" (Bekins, 1974).

The summary report on the Exposition by the Commissioner General of the Exposition provided a candid review of the fair's impact recognizing it as "an outstanding success, all the more because of the handicaps it had to overcome: its relatively unknown location, the narrowness of its theme, and the admittedly small international participation" (Bekins, 1974). The report acknowledged that the legacy of the fair was the rise of Spokane as one of the nation's noteworthy metropolitan areas; the varied participation of nations though small provided a major attraction for visitors; and the "environmental theme was timely and compelling despite earlier skepticism over its powers of attraction" (Bekin, 1974).

### 3.7 Riverfront Park

The site development of the fair had been executed with the plan of developing Riverfront Park afterwards. When the fair ended, "a few remnants of Expo '74 would stay on the fair site. The most important were the grounds themselves with the newly contoured hills, the Great Northern tower, footbridges over the Spokane River, and some walkways and landscaping" (Youngs 1996). Other major buildings and structures that remained included the Washington State Pavilion, U.S. Pavilion, gondola over the falls, Canada Island improvements, and the Bavarian Garden building. A post-Expo *Spokesman-Review* article insightfully described "Spokane-the city bold enough to stage a world's fair and simultaneously achieve a civic heart transplant-now finds her future in two words: Riverfront Park" (*The Spokesman-Review*, 1974).

With the exception of the permanent facilities, Expo '74 buildings were designed to be dismantled and rebuilt in another location later. In addition to the plywood pavilions used for the international pavilions, there were timber shelters throughout the park. These were constructed in different shapes and sizes, typically of large timbers bolted together (Bowers 1974). An example of the application of this design approach is evident in the post-fair moving of the American Forest Pavilion from its original location east of the Theme Stream to its present location near the center of the park. The city auctioned off the surplus buildings (and other materials) to clear the site for use as a park (*The Spokesman-Review*, 1974). Expo buildings have been relocated to many different locations in the region including but not limited to: Spokane, Walla Walla Community College, Washington State University, and Lake Pend Oreille.



Figure 3-11. Photograph of Riverfront Park in 1976, view from the southwest corner of park facing east toward Bavarian Garden Building (with Loeffel Carousel installed) (Courtesy of Washington State Archives).

The City hired the Portland landscape architect Robert Perron & Associates to redesign the Expo '74 site into Riverfront Park replacing Expo pavilions with green space (Woodbridge and Montgomery 1981). The Spokane architecture and planning firm Trogdon-Smith-Grossman had a joint venture with The Perron Partnership and also played a key role in designing the Riverfront Park (*The Spokesman-Review*, 1974).

In August 1974, *The Spokesman-Review* reported about the specific Expo '74 buildings and structures the Spokane Park Board intended to retain. The list included the following items: carousel building [Bavarian Gardens], the five pedestrian bridges, the theme stream structure and the International Amphitheater, water, irrigation, sewer and electrical systems, pathway lights, sculptures, asphalt paving, stone walls and forebay walls. The article also described that Perron planned to convert "the four entry gate buildings, two chair-ride terminals, gondola terminal and ticket booths into shelters at other locations" (Reid, 1974). Figure 3-11 is a photograph taken after Riverfront Park opened and shows the Bavarian Gardens restaurant, pathways, forebay walls and a timber shelter that were retained.

Though most Expo buildings were removed, some remained in place and many of the timber shelters were moved to new locations in the park. In the summer of 1978, a permanent 399-seat IMAX theater was added west of the U.S. Pavilion and the pavilion took on a striking new look when the canvas roof failed and was removed exposing the cable roof structure (Youngs, 1996 and Brunt 2012). Figure 3-12 shows the new cylindrical IMAX theater and modified U.S. Pavilion roof. The Washington Pavilion was also modified when it was expanded eastward in recent years. The YMCA building constructed before the fair and which served as the world's fair Headquarters in 1974 survived for many years, but was finally demolished in 2011.

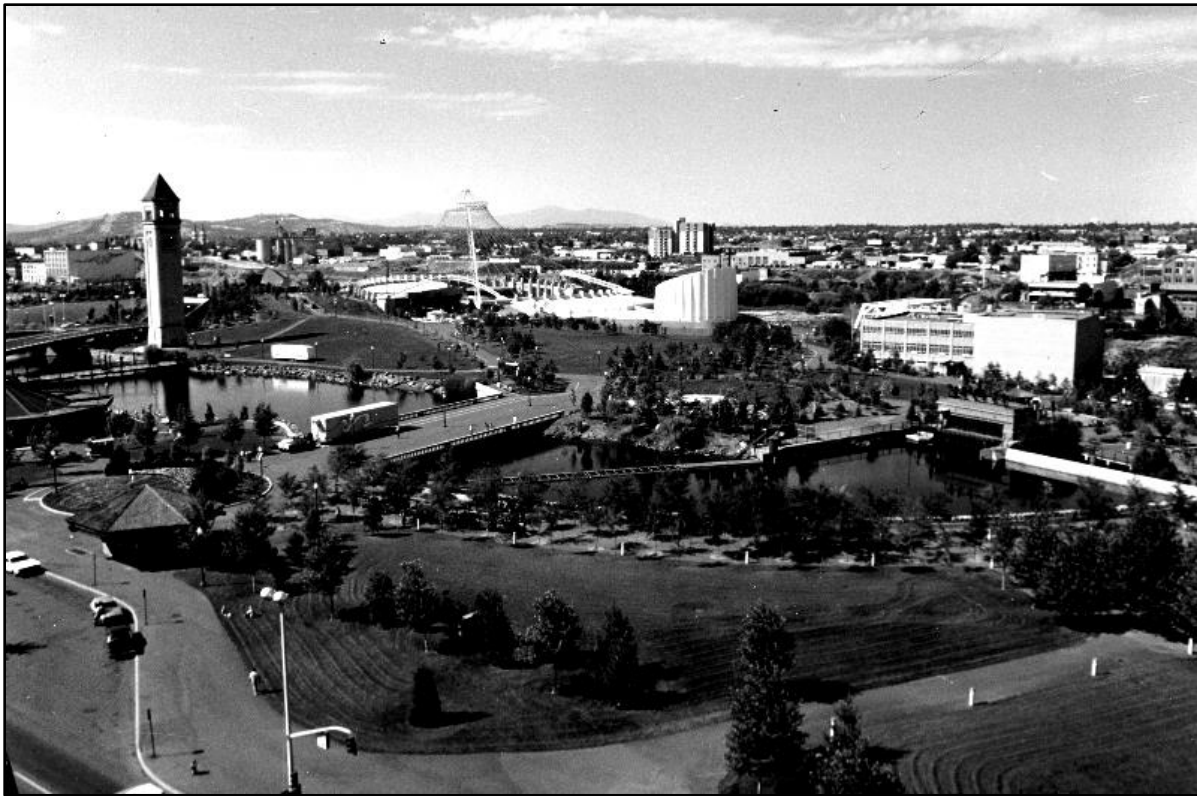


Figure 3-12. Riverfront Park Overview facing northwest circa 1978. (Courtesy of Washington State Archives).

Like the Expo, the opening celebration of Riverfront Park in 1978 included a Presidential address, this time from President Jimmy Carter. In his remarks President Carter stated, "Riverfront Park also shows very clearly what can be accomplished in urban redevelopment. You've transformed an area that was declining, that was far short of its great potential, into one of the Nation's most innovative and refreshing urban settings (Carter, 1978)." In addition to providing an economic boost to local business and international exposure to Spokane, the most profound effect Expo '74 had on Spokane was reclaiming the natural beauty of the majestic Spokane River.

# Inventoried Properties

This section provides information about the 24 historic-era properties located within the survey area and constructed in 1974 or before. Table 1 lists each resource and provides its date of construction and NRHP eligibility status. The location of the properties is illustrated on Figure 4-1, which also shows the Expo '74 survey boundary. Following the table, the section includes a photograph, statement of significance and physical description for each inventoried property. All of the photos were taken by CH2M in July 2015. Although the development of most properties listed in Table 4-1 relates directly to Expo '74, some resources date to the early or mid twentieth century period of industrial development, these include the Howard Street north and mid channel bridges, the Great Northern Clock Tower, two buildings and the the Upper Falls HED's power plant, gate house and dam.

Eighteen of the inventoried properties are NRHP-eligible as contributing resources to the Expo '74 Historic District. The Determination of Eligibility section of the report provides a justification for the Expo '74 Historic District's NRHP eligibility and summarizes the eligibility status of inventoried properties that do not contribute to the historic district. Figure 4-2 shows the boundaries of the historic district and locates most of its contributing resources. The locations of five of the six Expo '74 sculptures is shown in Figure 4-2. The sixth sculpture by Charles Smith is owned by City Park's, but is in storage. One of the four timber shelters originally located on the world's fair site is also located outside the historic district boundary to the west, but remains in City ownership and contributes to the historic district. The different types of Expo '74 infrastructure are described in the associated inventory form found in Appendix A, but each infrastructure element has not been mapped.

**Table 4-1. Historic-era Properties Located within the Expo '74 Historic Property Inventory Survey Area.**

Property No.	Resource Name Address (if available)	Year Built	Historic Significance Status
<i>Expo '74 Historic District Contributing Resources</i>			
1	Theme Stream No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
2	South Forebay (2) and North Channel (1) Pedestrian Bridges No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
3	Washington and Stevens Street Bridges No address – in Riverfront Park	1973	Contributing resource to Expo '74 Historic District
4	Washington Street Tunnel No address – in Riverfront Park	1973	Contributing resource to Expo '74 Historic District
5	Great Northern Clock Tower No address – in Riverfront Park	1902	Contributing resource to Expo '74 Historic District and Listed on the Washington Heritage Register
6	Washington State Pavilion/Floating Stage 334 W. Spokane Falls Blvd.	1974	Contributing resource to Expo '74 Historic District
7	American Forest Pavilion No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
8	United States Pavilion No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
9	British Columbia Pavilion No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
10	Inspiration Point No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
11	Alberta Amphitheater No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
12	Timber Shelters (4) No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
13	Suspension Bridges (2) No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District

Property No.	Resource Name Address (if available)	Year Built	Historic Significance Status
14	Lilac Gate Butterfly No address – in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
15	Howard Street North Channel Bridge No address - in Riverfront Park	1909	Individually Eligible NRHP Criterion C and Contributing resource to Expo '74 Historic District
16	Howard Street Mid-Channel Bridge No address - in Riverfront Park	1916	Individually Eligible NRHP Criterion C and Contributing resource to Expo '74 Historic District
17	Expo '74 Sculptures (6) No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
18	Infrastructure No address - in Riverfront Park	1974	Contributing resource to Expo '74 Historic District
<b><i>Inventoried Resources that <u>do not</u> contribute to the Expo '74 Historic District</i></b>			
19	Looft Carousel	1909	Listed in the NRHP
20	Upper Falls Power Plant No address - in Riverfront Park	1922	Individually Eligible for the NRHP, Contributing resource to the NRHP-eligible Upper Falls HED
21	Upper Falls HED Gate House No address - in Riverfront Park	1922	Contributing resource to the NRHP-eligible Upper Falls HED
22	Upper Falls HED Diversion Dam No address - in Riverfront Park	1922	Contributing resource to the NRHP-eligible Upper Falls HED
23	World's Fair '74 Off Site Business Office 601 W Mallon Avenue	1964	Not eligible for the NRHP
24	Expo '74 Services Building 809 N Washington	1950	Not eligible for the NRHP

Figure 4-1. Location of Inventoried Properties listed in Table 1

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Figure 4-2. Expo '74 Historic District Map.

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## 1. Theme Stream



History and Statement of Significance - The Theme Stream, which was constructed in 1974 for the Expo, runs between the western edge of Havermale Island and the south bank of the Spokane River, near the Post Street Bridge. The channel along the west side of the island had originally contained water but had been eventually replaced with fill as a result of the Washington Water Power Dam. The concept behind the Theme Stream was to aesthetically recall Havermale Island's pre-industrial appearance. An article published the same year as Expo '74 explained: "The purpose of the Theme Stream, in keeping with the restorative theme of Expo, is to visually

restore Havermale Island to an island" (Tunison, 1974). In order to do this, a man-made stream was constructed "approximately over the original channel, extending from the face of the dam to the edge of the bank above the existing river channel" (Tunison, 1974). Thomas R. Adkison is credited with having conceived of the idea for the Theme Stream. However, many of the structures built for Expo '74, including the Theme Stream, "do not represent the ideas and effort of any single individual" but were rather a result of a collaboration between architects, contractors, and consultants (Tunison, 1974). Adkison's firm, Adkison Leigh Sims & Cuppage (now ALSC Architects) collaborated on the designs for Expo '74 with Trogdon-Smith-Grossman. In addition, the firm of Stevens, Thompson and Runyan, Inc. consulted with Adkison to design the hydraulics and structure of the Theme Stream. The principal contractors for Expo were Lydig Construction Company, Dix Steel Company, and Redding Construction Company. The project as a whole was overseen by the City of Spokane (ALSC Architects, 2015). Adkison is remembered for his "planning and design [that] transformed the city [during Expo '74], introducing millions of people to the importance of environmental stewardship" (ALSC Architects, 2015). The Theme Stream is a contributing resource to the Expo '74 Historic District.

Physical Description - The Theme Stream runs essentially northwest-southeast between the western side of Havermale Island and the southern bank of the Spokane River. An article published the same year as Expo '74 described the feature in the following way: "Water in the stream is drawn from the face of the dam to flow for 400' over a gravel lined channel, under bridges, and to be momentarily captured in pools to cascade down low waterfalls before racing over the existing bank to return to the river" (Tunison, 1974). A "heavily planted serpentine path" crosses the stream over five small, concrete bridges that are situated essentially east-west (Tunison, 1974). An open framework wood hand rail runs along the edges of the otherwise unadorned bridges. The stream is punctuated along its winding path by a "random pattern of large octagonal columnar basalt rocks and connecting weirs arranged at varying heights" (Tunison, 1974). These features define various pools and shallow waterfalls that make the stream both rhythmic and organic. The weirs can be moved vertically to adjust the waterfall heights and the depths of the various pools. At the south end of the Theme Stream there is a fountain sculpture by the artist Nancy Genn. The sculpture was one of 14 pieces commissioned for Expo that were intended to become permanent components of Riverfront Park. In 1988, a bronze commemorative plaque was attached to one of the Theme Stream's columnar rocks. The plaque depicts an image of Thomas R. Adkison and reads:

*"The Thomas R. Adkison Theme Stream. Conceived by Tom for Expo '74 as a Symbolic Re-Creation of Havermale Island as an Island. Spokane Park Board Member 1963-1973, President 1969-1971, and the Executive Architect for Expo '74. Tom Loved and Lived Life to the Fullest, Was Committed to this Community, An Architect to Some, a Friend to Many, a Gentleman to All. Dedicated this 12th Day of May, 1988."*

area of the river and falls were considered when the bridges were designed: “The diverse character of the river dictated the use of the three types of bridges: the bridge of the north channel should, like the river, be straight forward...; and the two bridges across the South Forebay should, like this bay, be inviting and friendly” (Tunison, 1974). During Expo '74, the Korean pavilion, the Joy of Living pavilion, and the Bell System pavilion, all of which were demolished, were a few of the structures that were adjacent to the North Channel Bridge. Bleachers were mounted along the eastern South Forebay Bridge during Expo '74 and used for spectator seating. The western South Forebay Bridge was primarily used as a gathering area for fair-goers (Tunison, 1974). The three pedestrian bridges are contributing resources to the Expo '74 Historic District.

A dam southwest of Havermale Island forms the South Forebay, over which span the two pedestrian South Forebay Bridges. Located on either side of the Stevens Street/Washington Street Bridge, the two pedestrian bridges cross from the south bank of the river to Havermale Island. The ends of each bridge on the south side of Havermale Island are separated by 900 feet of land along the edge of the forebay. The design of the bridges reflect the calm, still feeling of the water below: "In keeping with the character of the river, these bridges are comfortable and inviting, with the supporting columns visibly expressed above the deck and terminating in light fixtures at the top" (Tunison, 1974). The eastern bridge is 179 feet long and 36 feet wide while the western bridge is 145 feet long and 24 feet wide. Besides their length and width, the two bridges are the same in terms of design with single pipe piles that were driven into the bottom of the river. Concrete was used to reinforce the pilings. Timber decking that is supported by steel stringers runs the length of the bridge.

### 3. Washington and Stevens Street Bridges



History and Statement of Significance – Constructed in 1973, the Washington and Stevens Street Bridge Bridges link the south shore of the Spokane River with the Washington Street Tunnel on Havermale Island. Historically, city streets crossed Havermale Island at both Howard Street and Washington Streets, but today only Washington/Stevens Street carries vehicular traffic across the island. Howard Street is open to pedestrians, non-motorized vehicles and occasional park vehicles. In 1899, the City of Spokane first constructed wooden bridges connecting Havermale Island with the north and south

shores of the Spokane River at Washington Street. In the early twentieth century, these were replaced with a steel girder bridge over the south channel and Spokane's first concrete arch bridge over the north channel (City of Spokane, 1960). Later an elevated structure crossing over the Great Northern Railway station was added over the south channel (Youngs, 1996). In preparation for Expo '74, the structure over the south channel was demolished along with the railroad station and other industrial and commercial development on the island.

The replacement bridge structures and Washington Street Tunnel were designed by the architecture firm of Culler, Gale, Martell, Ericson and the engineer Kenneth P. Norrie. The bridges consisted of two spans over the south channel, one for northbound traffic and one for southbound traffic. The bridge contractor, the Max J. Kuney Company, completed the project in 1973 while also working on over 10 other Expo-related projects including the Washington Pavilion (Kuney Construction 2017). The southbound bridge is referred to as the Stevens Street Bridge and the northbound bridge is called the Washington Street Bridge. The Stevens and Washington street bridges are a contributing resource to the Expo '74 Historic District.

Physical Description - The two bridges over the south forebay were constructed in 1973 as part of the site planning for Expo '74. The east bridge over the south forebay (referred to as the Washington Street Bridge) is for northbound traffic, while the west bridge (referred to as the Stevens Street Bridge) is for southbound traffic. The Stevens Street Bridge and Washington Street Bridge are two-lane roads with the same bridge design: a three-span, arched box girder bridge. The central span is the longest span, separated from the shorter end spans by large, concrete piers with battered sides. A low, double-pipe metal railing defines the edge of each bridge. Several tall, metal lampposts punctuate the edges of the bridges, which converge into one, four-lane road before entering the concrete box tunnel through Havermale Island.

### 4. Washington Street Tunnel



History and Statement of Significance – The Washington Street Tunnel bisects Riverfront Park buried on the east end of Havermale Island. The transformation of Spokane's riverfront for Expo '74 required the removal of the industrial congestion – including bridges, trestles and buildings – that had previously dominated the area. Some of the most profound changes were those made to Havermale Island. Although the island would have been described as flat in 1971, "the design for the exposition site and the park called

for a hilly island" (Youngs, 1996). To achieve this required topography, enormous amounts of fill were needed, "so much that at one time planners despaired of ever finding enough" (Youngs, 1996). The purpose of designing the exposition site on a hilly landscape was twofold: first the "new contour would add to the beauty of the site" and second, "it would also solve an engineering problem" (Youngs, 1996).

The referenced engineering problem was how to allow cars to cross Havermale Island without disrupting the proposed setting for Expo '74 and post fair use as a park. A hilly terrain created space for the construction of a tunnel through the island that would allow Washington Street to pass across the river without obscuring the landscape. The tunnel was constructed through Havermale Island "in order to create a continuous space, as Washington bisected the island at this point. This also provided a place for the erection of the US Pavilion" (Youngs, 1996).

A plaque mounted on the west retaining wall of the north portal identifies the Spokane-based architecture firm of Culler, Gale, Martell, Ericson and the engineer Kenneth P. Norrie designed the tunnel. Contractor Max J. Kuney Company, completed the project in 1973. The bridge north of the tunnel was replaced in 1983-1985 and the bridges south of the tunnel were built at the same time as the tunnel in preparation for Expo. The Washington Street Tunnel is a contributing resource to the Expo '74 Historic District.

**Physical Description** – The Washington Street Tunnel is wide enough to accommodate four lanes of traffic. It has angled smooth concrete retaining walls on its north and south openings. The interior walls of the tunnel are also smooth concrete. The exterior top of the tunnel is landscaped with grass, trees, and pedestrian paths in order to visually integrate it with the surrounding park. The south side of the tunnel connects to a "Y" where the south bound traffic follows a bridge to Stevens Street and north bound traffic follows a bridge to Washington Street. This "Y-shaped" bridge system was constructed in 1973 and the bridge north of the tunnel was built in 1984.

## 5. Great Northern Clock Tower



**History and Statement of Significance** - The Great Northern Clock Tower is the most distinctive and last remaining architectural element of the Great Northern Railroad Depot constructed in 1902 on the south side of Havermale Island. The Great Northern Railway arrived in Spokane in 1892 with its first depot in Hillyard. By 1902, the railroad built a station and this tall clock tower at the edge of the Spokane River providing clear views of it from downtown across the river's calm south channel (Honican 2017). In 1914, the Union Pacific Railroad built a depot across the channel from the Great Northern station. The presence of local railroad shipping in

this centralized location was a catalyst for nearby industrial and commercial development in the first half of the twentieth century.

By the 1970s, Great Northern Railway merged with other railroads to create Burlington Northern Railroad. Dependence on railroads lessened with improvements to trucking and Burlington Northern considered closing its station. The fate of Spokane's railroad depots fell into the hands of city planners who decided to host Expo '74 on Havermale Island. Local discontent about the removal of the Great Northern and Union Pacific Depots resulted in a "Save our Stations" campaign, which was unsuccessful in saving the depots. The City retained the Great Northern Clock Tower and fixed the clock for the first time in many years (Youngs, 1996). Operating the clock requires a caretaker climbing stairs inside the 155 foot tall tower weekly to wind the several hundred pound counter weights (*The Spokesman-Review* 2011). In 1972 it was listed in the Washington Heritage Register (WISAARD 2016).

After the removal of the depot, the clock tower became a symbol of Expo '74 and the City of Spokane. Prior to the fair, the tower was used to project the number of days until the fair. Huge plywood panels hung in the window of the tower and were updated daily serving as a public count down to the event. The *Spokesman-Review* described, "the Clocktower, standing alone, turned out to be an even more potent monument than it was before. It became one of the enduring symbols of Expo '74. Artists

sketched it. Kodaks snapped it. Families would meet under it. Today, it is one of the premier symbols of Spokane itself” (Kershner, 2007).

The Great Northern Clock Tower is individually eligible for the NRHP under criterion A and C for its historical associations with the development of Spokane and for its eclectic Italian architectural design. It is also eligible as a contributing resource to the Expo '74 Historic District.

Physical Description - The Great Northern Clock Tower is located on the edge of the quiet waters of the Spokane River's south channel, which also serves as a forebay for the Upper Falls Hydroelectric Project. The calm water serves as a reflection pool for the tower. The retaining wall below the tower is grey stone dating to the original construction of the depot. The visible portions of the wall extend vertically from the waters edge to the grassy lawn surrounding the base of the tower. The wall is slightly stylized with numerous columns separating recessed panels of stone. The concrete top of the wall overhangs the edge of the wall. The square tower is surrounded by a round concrete and brick base added in the 1970s. It is built into a gradual incline resulting in more steps on the south side of the tower than the higher north side. The stairs are separated from the retaining wall to the south by portions of an asphalt pedestrian path and lawn nearest the wall.

Originally, only the south wall of the tower was an exterior wall while the other sides of the tower were located within the depot. The base of the tower is rusticated blonde colored sandstone, that matches the color of the narrow bricks with which the tower is clad. On close inspection, the brick cladding and stone quoins of the south corners of the base reveal modifications made to the tower made in the 1970s. The new brick used to clad portions of the tower once located inside the building are lighter colored and the stone quoins are only present on the south wall that was originally an exterior wall. The slightly wider base of the tower topped by a horizontal band of protruding stone (on the south wall only) and brick. Above the protruding band, the walls of the 155 foot tall building include rectangular recessed panels and the corners of the building are beveled.

Above the recessed panels of the walls, the upper one-third of the building includes the building's most distinctive classical details. Authors Sally Woodbridge and Roger Montgomery describe the tower as, “stylistically an eclectic Italian campanile” (Woodbridge and Montgomery 1980). The four elevations each share the same design with white faced clocks set in the center of the tower walls with stone detailing above and below. Above the clocks is a protruding masonry band topped by arcaded openings each with two round classical columns creating an open air space under the steep clay tile hip roof. A plaque hangs on the west wall of the tower that reads, “Land on Havermale was provided to the people of Spokane by Burlington Northern Inc. to serve as the center of Expo '74. The clock tower of the former Great Northern Railway passenger depot built in 1902, now stands as a monument to the railroad industry and its role in the development of Spokane and the Pacific Northwest.”

## **6. Washington State Pavilion/Floating Stage**



History and Statement of Significance – The Washington State Pavilion (now the INB Performing Arts Center), which was constructed for Expo '74, was the “largest pavilion of any state – and the only one meant to remain after the end of Expo” (Fuller, 2007a). Designed by Bruce Walker of the architectural firm Walker, McGough, Foltz and Lyerla, the pavilion's primary area was the opera house that contained 2,700 seats and was “used as a venue for performers rather than for more traditional displays” (Fuller, 2007a). An attached exhibition space that measured 240 feet by 276 feet was used for art,

games, and films related to Expo's environmental theme (Powers, 1974). The exhibition space was converted into a convention center after Expo.

The Spokane Symphony was the premier performance at the opera house, which occurred three days before Expo '74's opening ceremonies. During the world's fair, "many symphonies and choirs from across the country and around the world would perform in the Opera House" (Roberts, 2015). An article in *The Spokesman-Review* from 1974 noted the impressive acoustic designs of the auditorium: "Its ceiling features special acoustical 'clouds' hidden by handsome wooden ceiling louvers. The attractively-curtained stage measures 60 feet from orchestra pit to rear wall, and is 67 feet wide" (Powers, 1974). Washington State owned the facility after Expo '74, but sold it to the city for one dollar in 1979. Originally, the convention center was used for a multimedia show about the history of Spokane and later for a science center for Eastern Washington University, before being converted into the convention center. In the late 1980s, the AG Trade Center was added to the north elevation of the existing convention center (Bonino, 1989). The "slick new addition," which included an exhibition/banquet hall, a 270-seat theater, lobby, and meeting rooms, cost 9.8 million dollars and was "designed to make Spokane more attractive for conventions, farm-related or not" (Bonino, 1989).

Ownership of the property was transferred to the Spokane Public Facilities District in 2003, a municipal corporation that had been established to "acquire, construct, own and operate sports and entertainment facilities with contiguous parking facilities" in Spokane (Spokane Public Facilities District, 2015). Even before the district had acquired the property, the Spokane Public Facilities District had started plans for a massive Convention Center Expansion project. Groundbreaking for the expansion occurred on July 1, 2004. During the project "the portion of the CC [convention center] that was constructed for the 1974 World's Fair was completely remodeled and opened on time and on budget in May of 2007" (Spokane Public Facilities District, 2015). Soon after, improvements started on the opera house, including "new seats, a rigging system upgrade, a new sound system, new chillers, paint, carpet, new elevators, new marquee, and all new site work" (Spokane Public Facilities District, 2015). As a result of a large donation from the Inland Northwest Bank in 2006 to maintain and renovate the facility, the Washington State Pavilion opera house and convention center was renamed the INB Performing Arts Center (Roberts, 2015). In 2013, another large expansion plan was initiated for the convention center, which "Added 92,000 sf [square feet] of new meeting space and a hi-tech 800 sf Board room" (Spokane Public Facilities District, 2015).

The floating platform was constructed as part of the Washington State Pavilion and was used for a variety of purposes during the world's fair: "Expo 74 hosted a six month pageant of the world's entertainers, both in the 'Opera House,' on the floating stage, in the International Amphitheater, and the Coliseum" (Mobley, 2014). Perhaps most notably, the floating stage was used in May of 1974, during the fair's opening ceremonies that included an address by Richard Nixon (Fuller, 2007b).

The Washington State Pavilion is an excellent example of what Aaron Bragg, a curator in Spokane, referred to as "Spokane's golden age of modern architecture – the point at which Spokane went from traditional, old-school design to the idea that anything is possible" (Iannelli and Kwak, 2015). Expo '74 was a great outlet for local architects at the time who were experimenting with new, modern ideas about "space and community" (Iannelli and Kwak, 2015). An article published in the *Inlander* quotes Bragg as saying that the Washington State Pavilion "pretty much distills the ultimate expression of Spokane modern design. Clean lines, lots of glass. All this extra filigree is stripped away and the materials are left to stand on their own. What's most important is the acoustics of the space, and yet the exterior of the building has this stark beauty to it" (Iannelli and Kwak, 2015).

The Washington State Pavilion (opera house and convention center) is a contributing resource to the Expo '74 Historic District. Since Expo '74, the building has undergone several renovations that have altered the building's interior and exterior, including a number of large additions, primarily extending from the building's northeast corner. As a result of these additions, the building lacks some integrity of

design. The setting of the building has also been altered as a result of the post-Expo creation of Riverfront Park. However, the additions to the original building and the changes to the setting have not resulted in a significant loss of physical integrity; the Washington State Pavilion has maintained its essential modern design, with its massive sloping roof and curtain wall facades, and remains an iconic and recognizable building from Expo '74. The original section of the building retains sufficient integrity of materials, workmanship, design, feeling, setting, association, and location to convey its significance an important, contributing resource to the historic district.

**Physical Description** – The former Washington State Pavilion is a large complex that is now known as the INB Performing Arts Center and the attached Convention Center. Several large additions extend from the northeast side of the convention center. The original two sections of the building are connected by a large sloped roof, and are separated by an open-air mall that extends through the building, from the front (north) side of the building through to the rear (south) side of the building. Extensive additions to the convention center extend from the facility's east elevation and northeast corner. Located on the south bank of the Spokane River, just east of the Washington Street Bridge, the original section of the facility is defined by its massive, sloping roof that creates a triangular-shaped façade on the front (north) elevation – an “almost scaleless, monumental exterior that testifies to the difficulties of contemporary architecture as urban design” (Youngs, 1996). The west end of the building has the highest roof height and contains the auditorium. The west elevation does not contain any fenestration and is entirely composed of concrete panels. The roof slopes down towards the east, creating a dramatic hypotenuse that connects to the convention center. The front and rear elevations of the facility are formed by tinted-glass curtain walls, surrounded by white concrete panels. The open-air pedestrian mall is located under the sloped roof, just before it connects with the convention center. The main entrances to the performing arts center and to the adjacent convention center are located within this covered mall. The pedestrian entrances are surrounded by glass curtain walls. Circa 2014, an enclosed glass pedestrian bridge was added to the south elevation of the convention center. The bridge crosses West Spokane Falls Boulevard.

Large concrete steps, which seat over one-thousand people, extend down from the performing arts and convention centers. The floating stage extends north into the Spokane River, directly north of the INB Performing Arts Center. The floating stage is a simple, rectangular, wood construction platform, accessed via a long, narrow pier that is approximately 50 feet long and 10 feet wide. The primary stage, the floor of which is composed of wood slats, measures approximately 35 feet by 50 feet. A simple, open framework metal railing that is not original to the floating structure surrounds the edges of the platform.

## 7. American Forest Pavilion



**History and Statement of Significance** – The American Forest Pavilion, now called the Riverfront Park Forestry Shelter, was constructed in 1974 as part of Expo '74. The pavilion was separated into five areas dedicated to different subjects: types of forests, how various environmental factors impact forest management, current forest management issues and decisions at the time, what the timber industry was doing to anticipate future problems, and a maze executed in Plexiglas that illustrated “man's relationship with the forest” (Fuller, 2007a). Pathways lined with plants and ferns defined the interior. A 1974 article in *The Spokesman-Review* quoted the

pavilion manager, John W. Cardis, as saying, “The idea is to show the unique uses of wood, [and] its role as a renewable resource” (Ream, 1974). He went on to add, “This is really a forest park in miniature. At some places in our ‘woods’ cool air – a forest breeze – will be blowing on visitors” (Ream, 1974).

The American Forest Pavilion is a contributing resource to the Expo '74 Historic District. Originally, the pavilion was located on the west side of Havermale Island, just east of the Theme Stream. Aerial images of Riverfront Park from the 1980s indicate that by that time the pavilion had been moved to its current location on the east side of the island, just east of the Washington Street Tunnel. The relocation of the American Forest Pavilion has diminished the structure's integrity of location and setting. In addition, the pavilion has undergone some other physical alterations including the addition of ground level restrooms and a new concrete floor. An outdoor kitchen facility was installed under the west side of the pavilion and includes a large outdoor fireplace with a tall metal chimney topped by a wind vane. As a result, the structure lacks some integrity of materials and design. However, these changes have not resulted in a significant loss of physical integrity. The extant structure retains its defining, irregularly shaped, cedar shake roof, making it still recognizable as the American Forest Pavilion.

Physical Description – The American Forest Pavilion is a large, open-air timber shelter with an irregular plan. The structure is defined by an irregularly shaped, cedar shake roof. The roof, which is supported by simple timber columns, is a combination of several hip and hip-on-gable roof forms. When combined, the result is a shelter defined by various planes that slope and rise at unexpected angles and heights, perhaps mimicking the dynamic quality that one feels under a canopy of trees in a forest. Various planes of the roof reach a peak on the east side of the pavilion, sheltering a large, open, cavernous interior space. The roof height is lowest on the west end of the building. Picnic tables have been placed in the pavilion, which is surrounded by trees. Likely in order to accommodate the new terrain after the pavilion was moved to the east side of Havermale Island, the pavilion appears to have been raised and several of the timber columns supporting the shelter are placed on concrete piers. The pavilion has a non-original concrete floor and restrooms have been added on the ground level.

## 8. United States Pavilion



History and Statement of Significance – Construction started on the U.S. Pavilion in 1973 with a ground-breaking ceremony that included federal officials from Washington D.C., officials for Expo '74, local dignitaries, and several “distinguished guests,” including representatives of the USSR (Spokane Daily Chronicle, 1973). At the ceremony, a model of the pavilion, which was designed by the Seattle, Washington architectural firm of Naramore, Bain, Brady and Johanson, was revealed (Powers, 1974). The U.S. Pavilion, completed in 1974 as part of Expo '74, was the largest structure at the world's fair and was presented to visitors with the motto “Man and Nature:

One and Indivisible” (Nilsson, 2015). Due to its size and its central location within the fairgrounds on Havermale Island, the U.S. Pavilion became the “centerpiece of the world's fair” (Ballard, 2014).

The Expo '74 Official Guidebook opens the entry on the U.S. Pavilion with the following description: “In contrast to the low, natural profile of most Expo '74 architecture, the United States Pavilion takes a sweeping departure, with its soaring, ultra-sophisticated design” (Expo '74, 1974). The Guide Book goes on to assert that the “unique form of the United States Pavilion harmonizes with the shoreline terrain along the Spokane River” (Expo '74, 1974). The building was designed “to resemble a giant tent, with grass and trees on the inside. Totem poles were displayed as a symbol of the continent's past, and visitors were shown displays about the environmental concerns of the day” (Nilsson, 2015). Inside the tent, one area contained the “world's first IMAX movie, ‘Man belongs to the Earth’” (Nilsson, 2015). The film had been specially produced by Paramount for Expo '74 and the IMAX experience had quite an impact on its audience; in fact, “the film was so realistic –especially during a sequence flying through the Grand Canyon – that motion sickness bags had to be made available” (Fuller, 2007a). The Guide Book includes the following description of the IMAX: “The completely enclosed, air-conditioned theater seats 850, and is dominated by a huge curved screen, 65 feet high and 90 feet wide. On this, probably the

largest screen in the world, you'll see a blockbuster show" (Expo '74, 1974). A second area within the tent was a "courtyard with displays demonstrating how environmental problems affected a typical U.S. family of four, plus exhibits which used television, photos and graphs to educate visitors about radiation, over-population and other topics" (Fuller, 2007a). One of the most memorable exhibits was the "Trash Mountain" that depicted a giant pile of garbage, composed of items that should be recycled. Attached to the large tent was a concrete "bunker" structure that was partially underground. The area was referred to as the Federal Action Center and inside, "visitors helped the government make policy decisions on seven key environmental issues" (Fuller, 2007a). "Vast pedestrian arches" were located on the north and south sides of the pavilion (Expo '74, 1974). On the other sides, "massive earth berms (earthen ledges) surround[ed] the structures and provide[d] a transition to the soft-shell covering" (Expo '74, 1974).

The U.S. Pavilion is a contributing resource to the Expo '74 Historic District. Several alterations have diminished the U.S. Pavilion's integrity of materials and design. In 1978, the tent canvas was removed leaving the interior tent structure exposed. Then, during the 1980s, a new cylindrical IMAX theater was constructed on the west side of and attached to the pavilion. As a result, the original IMAX theater's use was changed – currently it houses an arcade. Despite these physical changes, "The skeletal structure of the U.S. Pavilion is still in place, now without its canvas canopy, and is a significant landmark in the city's skyline. In the winter, it houses the Ice Palace outdoor skating rink, and in summer it is transformed into a small amusement park" (Ballard, 2014). The pavilion still includes its original buildings and structures and retains the essential form of its "soaring, ultra-sophisticated design" (Expo '74, 1974). Visually, the U.S. Pavilion retains its distinguishing features that became iconic during Expo '74 and contribute to the overall significance of the Expo '74 Historic District.

Physical Description – Originally, the U.S. Pavilion was a large structure with a tall, central, 150-foot steel mast. More than four miles of steel cables extended around the mast supporting a 100,000-square foot fabric that formed an impressive tent that sheltered a courtyard in the center, a permanent building to the west and an IMAX theater to the east. On the outside of the pavilion, the following quote, credited to Chief Seattle, was printed: "The Earth does not belong to Man, Man belongs to the Earth" (Fuller, 2007a). Inside the pavilion were several exhibit areas, including the theater – an IMAX with 850 seats (McGinn, 1974). In 1978, the U.S. Pavilion took on a striking new look as the canvas roof failed and was removed, leaving the steel cables that extend out from the central mast exposed.

The pavilion is situated on the north side of Havermale Island, and is essentially oval in plan. The steel cables now extend out to form a large circular skeleton structure that covers several concrete canopies over the original "courtyard area," the former IMAX area, and concrete "bunker" building that was originally the Federal Action Center. The buildings and the structures within the pavilion are defined by curved lines and concrete surfaces. The former Federal Action Center is a large, two-story concrete building that curves around the west side of the pavilion and currently contains a ticket office, snack bar, offices, etc. that are accessible from the front (east) elevation. A repeating pattern of large concrete buttresses extend out from and above the exterior wall of the front (east) elevation. The steel cables connect to the top of each buttress. On the northeast side of the pavilion, the exposed steel cables radiate out and connect to another tall, concrete wall. Each cable is attached to a concrete pier that rises above the concrete wall. A semi-circular ticketing booth is located in this northeast section of the pavilion. The exterior walls of the ticket booth are defined by a row of large window openings that are currently boarded up. A large, slightly domed, bean-shaped, concrete canopy is situated on the north side of the pavilion, under the exposed steel cable web. The concrete canopy, which originally sheltered the courtyard area, is supported by thin, metal posts. Two pyramidal skylights project from the west and east ends of the concrete canopy roof, each formed by eight triangular shaped glass panes. The concrete canopy shades amusement park rides during the spring and summer, and an ice skating rink during the winter. Curving concrete ramps lead along the eastern edge of the pavilion, and originally served as a queuing location for the IMAX theater.

A large, concrete building with a curved façade that faces towards the central mast is located on the southeast side of the pavilion. The building, which was the original IMAX theater, has a vaguely brutalist feel, with thick concrete walls and limited fenestration. A thick concrete coping with imbedded lighting wraps around the curved front (northwest) elevation, and shades the central, protruding glass entrance area. The entrance area contains two sets of double pedestrian glazed doors surrounded by fixed single-light windows. The ground within the pavilion is paved. Added in 1978, the newer IMAX Theater is located on the west side of the pavilion, which it is connected to. Access to the IMAX theater is gained through the former Federal Action Center building.

## 9. British Columbia Pavilion



History and Statement of Significance – During Expo '74, Spokane's city council adopted a resolution changing Cannon Island's name to Canada Island since it contained the Canadian Pavilion, which "was a favorite among fair goers due to several attractions" (Carpenter, 2015a). The city council's resolution concluded: "Be it resolved: That from and after this date the flags of the United States of America and of Canada shall jointly fly over Canada Island in perpetuity" (Resolution adopted by the City Council of Spokane on August 26, 1974 - in situ plaque). On the island, several small

pavilions were constructed, representing Canadian provinces, one of which is the still-extant British Columbia Pavilion, which "consisted of three partially-buried, interlocked hexagons" (Fuller, 2007a). The British Columbia Pavilion exhibited "works by local artists including Haida Indian, [and] Bill Reid" (Fuller, 2007a). The focus on Native American heritage was pervasive throughout much of the expo, but was particularly apparent on Canada Island, which demonstrated tepee building and traditional dancing, and displayed customary garments. Another activity hosted by the British Columbia Pavilion was "totem-pole carving demonstrations to highlight the native heritage of coastal peoples" (Carpenter, 2015b). The totem poles created for the expo "emphasized the environmental heritage of native North Americans" (Carpenter, 2015b). A number of totem poles were produced outside of the British Columbia Pavilion during the Expo '74 demonstrations, but only one remains standing; "This cedar totem was only partially finished and features the figure of a man on top with one hand reaching for the sky" (Carpenter, 2015b). The second totem pole that is currently on Canada Island was added in 1978, four years after the end of Expo '74. On August 27, 2016, the City of Spokane and Spokane Indian Tribe signed a Declaration of Cooperation that will result in the tribe's use of Canada Island as well as renaming it (City of Spokane 2016).

The British Columbia Pavilion including the Expo '74 totem pole and U.S. and Canadian flags are a contributing resource to the Expo '74 Historic District. Alterations to the pavilion have diminished its integrity of materials and design. At an unknown date, one of the three hexagonal plan sections was demolished. Additionally, original windows appear to have been covered by wood boards. However, the remaining two sections of the pavilion retain their unusual hexagonal plan and are the only examples remaining in the park. As such, the building still retains sufficient integrity of materials and design to recall its original form from Expo '74.

Physical Description – The British Columbia Pavilion, situated on the northeast side of Canada Island and constructed for Expo '74 in 1974, is a wood and steel frame building with a flat roof composed of two, attached, hexagonal-plan sections. Originally, the building was composed of three, interlocking, hexagonal-plan sections. The western hexagonal-plan section, which had a lower roof height and exterior walls composed primarily of glazed pedestrian doors surrounding by large, fixed, single-light windows, has been demolished, leaving only a hexagonal-plan concrete foundation. The plain, unadorned building is clad in wood panels painted brown and does not contain visible fenestration. Original window openings appear to have been covered with wood panels. A vehicle bay with a

retractable metal door and small metal pedestrian door are on the southwest elevation. The building has a poured concrete foundation and sits below ground level.

## 10. Inspiration Point



History and Statement of Significance – Inspiration Point on Canada Island was dedicated in 1974 as part of Expo '74 to commemorate Spokane's Christian Pioneers. Plaques dedicated to individual "Christian Pioneers" are imbedded into the path leading to the point and tell the story of significant missionaries in the Spokane area. The monument was sponsored by several local churches and was intended "to inform visitors at Expo '74 of the contributions of the earliest Christian residents of the Inland Northwest" (Hanson, 2015b). Inspiration Point is a contributing feature to the Expo '74 Historic District.

Physical Description – Inspiration Point is located at the end of a long path that leads to a small peninsula extending from the east end of Canada Island. The center of the point is marked by a large, basalt lava rock boulder. A low stone wall rises above the island's natural stone foundation and defines the dark asphalt path and point. The wall is constructed of basalt lava rock with exposed rock surfaces, typical of the style of other infrastructure used throughout Expo '74's fairgrounds. Seven round, bronze plaques have been placed in the pathway to commemorate important "Christian Pioneers," including Spokane Garry, Son of Chief Illim-Spokane; Reverend Cushing and Myra Eells; Reverend Samuel G. and Elizabeth Havermale; Reverend Elkanah and Mary Walker; Father Peter Joseph Joset, S.J.; Father Joseph M. Cataldo, S.J.; and Reverend Henry T. and Abigail Cowley. The plaque for the Cowleys reads:

*"Reverent Henry T. and Abigail Cowley came from New York State to Lapwai, Idaho as missionaries to the Indians in 1871. After working with the aging Henry Spalding among the Nez Perce Indians, they moved with the children in October 1874 to the Spokane River Falls at the invitation of Spokane Garry. Reverend Cowley immediately started a school for Indians and whites. The Congregational Church, First Church in Spokane, was organized in 1879 in the Cowley home with Sub-Chief Enoch Selquawia and his wife Anna among the charter members" (Christian Pioneers, in situ plaque, Inspiration Point).*

## 11. Alberta Amphitheater



History and Statement of Significance – The Alberta Amphitheater is located on Canada Island, along with the Expo '74 British Columbia Pavilion. The Alberta pavilion "took the form of an amphitheater for musical performers" (Fuller, 2007a). It was "partially enclosed by a man-made hill. Inside the hill was a theatre showing environmental films" (Fuller, 2007a). Ellen Golka was named the official "greeter" for the Alberta Amphitheater. Ms. Golka had been previously named Miss Edmonton Eskimo and was the "official hostess for the Eskimos Canadian Football League team in Edmonton" (Cross, 1974). An article written in *The Spokesman-Review* in August of 1974 noted that with Ms. Golka, "many [visitors] have been greeted by royalty of sorts" (Cross, 1974). Ms. Golka is quoted in the article as saying, "What makes [Expo] great is that it makes one feel very patriotic about one's own country. It also has helped me – and I'm sure a lot of visitors – look at other countries a little differently" (Cross, 1974). The amphitheater hosted many musical groups and also provided "visitors a perfect place to picnic, or just sit and chat" (Carpenter, 2015a). During Expo '74, "hundreds of Canadian groups performed at this amphitheater, causing the island to resound with song and dance that went on well

into the night” (Carpenter, 2015a). The Alberta Amphitheater is a contributing resource to the Expo '74 Historic District.

Physical Description – The open-air Alberta Amphitheater, constructed in 1974 and located just east of center on the southern bank of Canada Island, consists of a large open, circular space. Wide, shallow concrete steps curve around the east side of the open stage area and form audience seating. A stone wall curves around the west side of the central stage area. Two, wide, shallow steps are located just east of the wall and face the circular performance area. The wall is subtly arched, reaching its maximum height in the center, and forming a natural backdrop behind the central stage, which is a circular gravel area delineated by a low concrete curb. The amphitheater is surrounded by trees, and provides scenic views north and south, over the water.

## 12. Timber Shelters



History and Statement of Significance – During Expo '74, a number of timber pavilions of various sizes were constructed throughout the fairgrounds and four of them remain in the Riverfront Park. To organize the fair, the five entrance gates were color coded with large pipeframe butterflies draped in colored fabric. At some of the entrances were also the hexagonal roof pagoda style timber structures with the flags of the participating countries flying nearby. Based on aerial images of the fairgrounds from 1974 the extant timber shelters consist of three hexagonal-shelters found at the Expo entrance gates and one square shelter from the SkyRide

terminal. Original locations of the hexagonal shelters were confirmed to have been located on the north bank of the river west of Washington Avenue (Lilac Gate) and east of the North Channel Diversion Dam (Purple Gate) as well as west of the Loeff Carousel (Red Gate).

One of the original hexagonal gate shelters is located north of river northeast of the Howard Street North Channel Bridge. The gable roof addition west of the shelter was added in 1978 and does not have associations with the Expo. Also west of the original hexagonal shelter is a much larger hexagonal shelter that shares a similar timber design, but research suggests it has no associations with Expo '74. An aerial photograph shows it under construction in 1978 when all the other Expo '74 shelters were already in place (Libby 1978). During Expo '74, this area on the north bank of the Spokane River was occupied by the Hungarian Restaurant and the Union Pacific Steam Engine Exhibit during Expo '74 (Safeco Information Centers Brochure, 1974).

Three other shelters (two hexagonal and one square) dating to Expo '74 have been moved to locations along the edge of the river for viewing the falls. Unlike the other shelters, the square shelter is not located within the original Expo '74 site. It is located west of the Post Street Bridge.

The conceptual design for Expo '74 anticipated that the fairgrounds would be ultimately transformed into Riverfront Park and for this reason, buildings were modular and in some cases were disassembled, relocated, or repurposed. The three hexagonal shelters and one square timber shelters are typical examples of Expo '74 shelters that were repurposed for use in Riverfront Park. The Expo '74 timber shelters are contributing resources to the Expo '74 Historic District. Planning for Expo intended the reuse of buildings and structures for recreational use after the fair, therefore, the square shelter relocated west of the original fairgrounds on City-owned property is a contributing element to the historic district (Reid 1974).

Physical Description – One Expo '74 timber shelter is located on the north bank southeast of the Lilac Gate Butterfly and the other shelters are used as riverside overlook shelters. The hexagonal shelter near the Lilac Gate Butterfly is within a group of three post-Expo timber structures including a large

hexagonal timber shelter, a masonry bathroom with timber elements and the gable roof rectangular structure attached to the Expo '74 hexagonal shelter by a wood trellis. The Expo '74 hexagonal shelter has a pyramidal roof covered in shake shingles. The ground under the timber shelters is paved.

Two Expo '74-related hexagonal timber shelters of the same design as the one near the Lilac Gate Butterfly have been relocated to the edge of the river bank. One shelter is located at the north end of the Theme Stream west of where it empties into the river. The Burlington Northern Pavilion originally occupied this location during Expo '74. The other hexagonal shelter is on the north bank of the river just west of the suspension bridge where the Boy Scouts of America had an encampment during the world's fair.

An Expo '74-related square timber shelter is located along the north bank of the Spokane River on the Centennial Trail between the Monroe and Post street bridges. This shelter serves as a viewing spot for the falls and is west of the original Expo '74 site.

### 13. Suspension Bridges



History and Statement of Significance – Two pedestrian suspension bridges, a north bridge and a south bridge, were constructed for Expo '74. Located on the northwest side of Riverfront Park, the bridges cross the Spokane River providing spectacular views of the river, park, and falls. The bridges were constructed to serve two purposes: “One is to carry pedestrian traffic; the other is to provide the supporting structure for three present and seven future high voltage electrical cables” (Tunison, 1974). One of the electrical cables was a “feeder from the Washington Water Power Post Street Station (near the south end of the south bridge span) to the

Expo site” (Tunison, 1974). The bridges were constructed in stages, with the first stage being the installation of the concrete masts. Next, “After the masts were erected and the cables and backstays strung to the masts, the longitudinal girders were placed using running blocks on the main cables” (Tunison, 1974). Following the positioning of the girders, the “bottom flange bracing and aluminum conduit were installed. The corrugated metal forming then was placed on the 18' girders and concrete was poured in the deck slab. The curbs were formed incorporating mercury vapor fixtures specially designed to cast a wash of light on the walking surface” (Tunison, 1974). The last element was the installation of the handrails. For the 10 year anniversary of Expo '74, *The Spokesman-Review* ran a series called “Expo Memories” that shared highlights from the event. On May 14, 1984, the author noted that a “favorite cooling-off spot for Expo visitors on hot days was the suspension bridge at the west end of [Canada] island, where spray rises from the river's rapids” (Spoerhase, 1984). The suspension bridges are contributing resources to the Expo '74 Historic District.

Physical Description – The south pedestrian suspension bridge, which is 228.4 feet long, extends between two single masts and connects the western side of Havermale Island with the western end of Canada Island. The north pedestrian suspension bridge is 295 feet long and spans between the western side of Canada Island and the north bank of the Spokane River. With the exception of their length, the bridges are otherwise “of the same design,” measuring 9 feet and 6 inches in width (Tunison, 1974). At the end of each bridge, the “single masts rise from the center of a circular landing area” (Tunison, 1974). The precast concrete masts and circular landings are placed over “vaults” through which the various electrical cables can run. The main suspension cables are secured to steel caps on the peaks of the concrete masts, while stabilizing “backstays are anchored at the ground to foundations rock bolted into the underlying basalt rock” (Tunison, 1974). The bridge, which is “essentially a box girder composed of a concrete deck slab,” is supported by the main cables that extend from a “common point” at the top of the mast to the width of the bridge of 9 feet, 6 inches. A steel “longitudinal girder, acting compositely

with the cast-in-place concrete deck and the 18" curb, serves as the longitudinal stiffening agent" (Tunison, 1974). An open-framework metal handrail on a concrete wall defines the length of each bridge.

#### 14. Lilac Gate Butterfly



History and Statement of Significance – The Lilac Butterfly Gate is located on the north side of Riverfront Park just north of the Howard Street North Channel Bridge. In keeping with the environmental theme of Expo '74 the architects involved in designing the site placed large metal butterflies covered with colorful fabrics at the five entrance gates to help organize the fair. Butterflies were located at Division Street east (Purple Gate) and west (Yellow Gate) of the Spokane River, south of the Opera House (Orange Gate), on Spokane Boulevard south of Post Street (Red Gate) and at Howard Street and Mallon Avenue (Lilac Gate) (Franich, Giessel, Tupper Associates 1974). Though color coding differentiated the gates, fair designers worked to keep the entrance gates similar each with hexagonal timber shelters and an array of flags from the participating countries. Fair planners carried over the color coding in the flowers planted and pictures painted on buildings in the designated areas of the fair. The butterfly associated with the Lilac Gate is the only one remaining in its original location though it shed its lilac colored fabric coating soon after the fair. One more of the original five butterflies has been retained by the City of Spokane Parks & Recreation Department. After the fair, Robert Perron, the landscape architect responsible for designing Riverfront Park, hoped to save the butterflies and group them in a formation somewhere within Riverfront Park (Reid 1974). The Lilac Gate butterfly is a contributing resource to the Expo '74 Historic District.

Physical Description - This large wayfinding symbol of a butterfly is located on Howard Street on the north side of Riverfront Park where the Expo '74 Lilac Gate was located. It is of simple construction consisting of a single metal pole supported with diagonal cable bracing for extra support. From the pole hangs metal piping forming the wings of a butterfly with simple rounded forms. The upper two wings are smaller than the lower two wings. The metal butterfly is surrounded by a hexagonal-shaped planter with flowers. Expo designers used hexagons in many of their designs.

#### 15. Howard Street North Channel Bridge



History and Statement of Significance - The reinforced concrete Howard Street North Channel Bridge connects Canada Island with the neighborhood north of the Spokane River. In the late 1800s, three wooden bridges carried vehicular traffic and pedestrians over Canada (previously called Cannon Island) and Havermale Islands and the three channels of the Spokane River. The wooden bridges were all replaced between 1909 and 1931 beginning with the North Channel Bridge.

The use of steel-reinforced concrete arch bridges beginning in 1890 opened a new period of innovation in bridge design (Holstine and Hobbs 2005). The Howard Street North Channel bridge was constructed by the City of Spokane during the city's "Golden Era of Bridge Building" which lasted from 1906-1915 when eight concrete arch bridges were constructed over the Spokane River and one over Latah Creek. The bridge engineering firm Waddell & Harrington, a partnership of Alexander Low Waddell and John Harrington operating between 1907 and 1915, served as the consulting engineers for the bridge design. D. Boyinton served as the building contractor. According to a Washington State Historic American Engineering

Record Bridge study, the super structure was “designed in accordance with the Strauss Patent Ribbed Bridges” (Soderberg n.d.a). The construction of the bridge cost \$53,000 (Bridge File – Spokane Public Library n.d.). In the early twentieth century, Howard Street provided vehicular, street car, and pedestrian traffic access from downtown to the once booming industrial area of Havermale Island and areas to the north. Street car rails once ran down the center of the bridge, but have been removed.

During Expo '74 the Howard Street North Channel Bridge, along with the two other historic bridges on Howard Street, became restricted primarily for pedestrian use (The Spokesman-Review, 2011a). These three bridges were an important element of the Expo '74 circulation routes providing pedestrian access to Havermale and Canada islands and areas north of downtown. The historic Howard Street South Channel Bridge was replaced in 2016. The Howard Street North Channel Bridge is individually eligible for the NRHP under Criterion C as an intact example of one of the eight concrete arch bridge built during Spokane's “Golden Era of Bridge Building.” It is also a contributing resource to Expo '74 Historic District.

Physical Description – This bridge is symmetrically designed with two broad concrete arches spanning the north channel of the Spokane River, which runs north of Havermale Island. Overall, the bridge measures 212 feet in length with each span measuring 106 feet in length. A central 10 foot-wide concrete footing is located in the middle of the riverbed and the north and south abutments are respectively on the mainland and Havermale Island. The smooth concrete surface and arched form of the bridge base is visible from the neighboring concrete arch Post Street Bridge (1917) and a pedestrian bridge to the east (1974) as well as locations on the banks of the river.

The two lane 40 foot wide bridge deck is covered in a surface of asphalt. The highest point of the bridge deck is in the middle of the structure, which slopes slightly to the north and south. The symmetrically-organized decorative concrete railings include rounded balustrades in sets of nine separated by wider solid concrete posts. A thick concrete railing connects the balustrades and columns, with the latter protruding slightly. The bridge was designed to include two wider columns at each end of the railing and in the center of each railing. One of the wider columns has been removed from the northwest bridge railing end to provide space for a stairway leading to the nearby parking lot.

#### **16. Howard Street Mid-Channel Bridge**



History and Statement of Significance – The Howard Street Mid-Channel Bridge is located between Canada and Havermale Islands. Most of Spokane's historic bridges that were constructed during the early twentieth century are concrete; however, the use of steel had become dominant for bridges by the late 1890s. The Bessemer process, invented by Henry Bessemer, allowed manufacturers to produce steel by shooting air or steam through molten iron, which de-carbonized the metal and eliminated impurities. In the 1890s, the Bessemer process decreased the production cost for steel and increased its practicality, resulting in the widespread

utilization of the material for bridge construction (Burns, 2004; Misa, 1995). Metal truss bridges became particularly common between 1850 and 1925. The Pratt truss, which was developed in 1844, “became the standard American truss bridge for moderate span (from 25 feet to 150 feet), well into the twentieth century” (Robby, 2009). The Baltimore truss was developed as a type of Pratt truss: it employs the same vertical and diagonal members that define a Pratt truss, but also has “additional bracing in the lower section of the truss to prevent buckling in the compression members and to control deflection” (archInForm, 2016). Truss members of nineteenth and early twentieth century bridges were connected with steel pins, but in the early twentieth century, riveted connections became the preferred technology.

Constructed in 1916 during Spokane's "Golden Era of Bridge Building," the Howard Street Mid-Channel bridge was built to "carry pedestrians, vehicular traffic, and two sets of railway tracks in the middle that appear to have been for street cars" along Howard Street between the Spokane River's north and south banks (Holth, 2014). According to a Historic American Engineering Record (HAER) inventory form that was completed for the bridge, the central 192-foot span was originally constructed for use as "falsework in the construction of the Monroe St. bridge" in 1911 (Soderberg, n.d.b). This span was recycled after the Monroe Street bridge was completed, and permanently installed as part of the 1916 Howard Street Mid-Channel bridge. During the mid-twentieth century the rail tracks were removed and the middle section of the bridge was opened to automobiles. The bridge was rehabilitated and remodeled in 1963. An article in *The Spokesman-Review* from November 24, 1963, announced that the project was nearly complete and described how the "Old, wooden planking has been ripped up from the bridge's floor and is being replaced with precast concrete. Precast sidewalks also are being installed" (The Spokesman-Review, 1963). The work on the bridge cost 60 thousand dollars and was "expected to result in a smooth surface ride for vehicles when completed" (The Spokesman-Review, 1963). The project also included removing rust and repainting the steel truss system, installing post-tension steel girders with steel cables, sealing surfaces, and caulking joints (The Spokesman-Review, 1963).

During the Expo '74, large, triangular red panels were attached to the 1916 truss system for decoration and sales booths were set up along bridge. After the fair, the bridge continued to be used as a pedestrian corridor in Riverfront Park. More recently, the bridge's sidewalks have been closed to the public due to structural integrity issues: "The girders supporting the sidewalks are breaking away at the ends, losing substantial portions of their bearing areas" (Holth, 2014).

The Mid-Channel Bridge has achieved significance as one of the few remaining steel truss bridges in Spokane: "This truss bridge is rare in the context of Spokane. Spokane has an impressive collection of historic concrete bridges, but only a couple metal truss bridges, and this is the only pin-connected truss" (Holth, 2014). In addition, the bridge is one of the few Baltimore truss bridges within Washington State (Holth, 2014). Its design embodies the distinctive characteristics of an early-twentieth century, steel thru truss bridge constructed during a period of significant bridge construction in Spokane.

The bridge has been altered over the course of its history, including rehabilitation in 1963, a change of use in 1974, and routine maintenance. Overall, however, the bridge retains integrity of materials, design and workmanship. During the 1970s, the bridge became a significant component of Expo '74's landscape, serving as a pedestrian corridor that connected Havermale Island and Canada Island and helped to form a thematic district. The conversion of the bridge from rail and vehicular traffic to pedestrian use is consistent with the ecological theme of Expo '74. Therefore, the bridge is individually eligible for the NRHP under Criterion C and is eligible as a contributing resource to the Expo '74 Historic District.

Physical Description – This bridge is a steel, pin-connected, Baltimore thru truss bridge that was constructed in 1916. Beer's Building Company of Seattle served as the contractors for the project and Morton Macartney, who was "involved with the design of some of Spokane's largest bridges," was the City Engineer in charge of the bridge's construction (Holth, 2014). The structure spans the Spokane River with a north/south orientation as it passes through Spokane's Riverfront Park between Havermale Island and Canada Island. This section of the river is referred to as the Mid-Channel; thus, the bridge is referred to as the Howard Street Mid-Channel bridge.

The 1916 structure is flanked to the north and south by the Howard Street north and south channel bridges, which were constructed in 1909 and 1931 respectively. The 242-foot long Howard Street Mid-Channel bridge is composed of a 193.9-foot long single, central span and two shorter approach spans. The width of the structure measures 40 feet. There are two original sidewalks with riveted steel lattice handrails that run along the east and west sides of the bridge, on the exterior of the truss system. The bridge, which was fabricated by Minneapolis Steel and Machinery Company, has a deck that is

positioned 14 feet above the water and is paved for pedestrian traffic. The metal truss system and the sidewalks' handrails are painted light blue. Large, battered, concrete piers support the central span. Between the concrete piers and below the bridge deck, the additional bracing, typical of the Baltimore thru truss-bridge type, is visible. The Mid-Channel Howard Street Bridge is a contributing resource to Expo '74 Historic District.

## 17. Sculptures



History and Statement of Significance – Fourteen sculptures were commissioned as part of Expo '74 and six are retained by Spokane City Parks and Recreation Department (The Spokesman-Review, 2011b). As part of Spokane's planning for the fair and future Riverfront Park a Visual Arts Advisory Committee was formed in 1972, and chaired by Dr. Radford Thomas, who concurrently served as the chairman of the art department at Eastern Washington State College. After 108 artists applied to submit work by providing a "series of three photographic transparencies depicting past works," a three-person jury chose 15 finalists (Spokane Daily Chronicle, 1973). In the end, however, 14 sculptures by 13 different artists were installed for Expo '74—one artist (Harold Balazs, Jr.) contributed two pieces. Sister Paula Mary Turnbull, of Spokane's Convent of the Holy Names and a sculptor herself, was appointed to the Expo Visual Arts Advisory Committee in 1972, in

preparation for Expo '74 (Brunt, 2011). During an interview with Sister Turnbull in 2011 she noted that the purpose of commissioning sculptures for the Expo was "For the enjoyment of visitors to the site during and after Expo" (Brunt, 2011). She stated: "We felt strongly about the good influence of art on the public, and we wanted to encourage individual artists and planned for the sculptures to become a permanent part of Riverfront Park following Expo" (Brunt, 2011). The sculptures, like the international pavilions, were designed with the Expo's environmental theme in mind. During her interview, Sister Turnbull concluded, "The Expo site and sculptures created for Expo have been wonderful for the city of Spokane. Riverfront Park draws many visitors who enjoy the park's attractions and benefit from walking along the river and discovering the art pieces along the way" (Brunt, 2011). Sister Turnbull may be credited with creating possibly the best known Expo '74 sculpture, a bronze trash-eating goat designed in keeping with the Expo '74 environmental theme. During the fair, dairy goat farmers challenged the premise of goats eating garbage as their animals did not do this. Turnbull responded by noting her goat was not a dairy goat (Pettit 2007).

Five sculptures designed for Expo '74 remain within the park and one is in storage located in a nearby park storage lot. Many sculptures have been added to the park since Expo '74, but do not contribute to the historic district. The sculptures designed for Expo '74 are contributing resources to the Expo '74 Historic District.

Physical Description – Below is a list of the fourteen Expo '74 sculptures and artists who designed them and their locations within Riverfront Park. It is noted which sculptures have been removed or moved to a new location within the park. The locations of the six sculptures is illustrated on the Expo '74 Historic District map (Figure 4-2).

1. Sculpture by Chris Byars, Salida, CO - REMOVED
2. Sculpture by W.R. Wolf-Rottkay, Los Angeles, CA - REMOVED
3. Sculpture by Harold Balazs, Jr., Spokane, WA – Located in Riverfront Park at the northwest corner of the Washington Pavilion.

4. Sculpture by George Tsutakawa, Seattle, WA – Located in Riverfront Park at the southwest corner of Washington Pavilion (Fountain).
5. Sculpture by Sister Paula Turnbull, Spokane, WA – Located in Riverfront Park east of the Looff Carousel (Goat sculpture functions as a mechanical garbage receptacle. A vacuum sucks in garbage that is fed through the goat's mouth).
6. Sculpture by Nancy Genn, Berkeley, CA - Located in Riverfront Park at the top of the Theme Stream.
7. Sculpture by Harold Balazs, Jr. Spokane, WA – REMOVED
8. Sculpture by Paul Morris Wright, Corrales, NM - REMOVED
9. Sculpture by Glenn Michaels, Birmingham, MI - Located in Riverfront Park. Sculpture was moved from its original location near the Theme Stream to west of the Washington Pavilion.
10. Sculpture by Esther Stevenson, Spokane, WA - REMOVED
11. Sculpture by Robert Shepherd, Spokane, WA - REMOVED
12. Sculpture by Charles Smith, Seattle, WA – Located north of Riverfront Park. The sculpture was moved from its original location southeast of U.S. Pavilion to Riverfront Park storage lot on Cataldo Street.
13. Sculpture by Stan Knostman, Long Beach, CA - REMOVED
14. Sculpture by Ted Johnson, Seattle, WA – REMOVED

## 18. Infrastructure



History and Statement of Significance - After the fair was over, historian J. William T. Youngs described, "A few remnants of Expo '74 would stay on the fair site. The most important were the grounds themselves with the newly contoured hills, the Great Northern tower, footbridges over the Spokane River, and some walkways and landscaping." This historic property inventory form has been prepared for representative examples of extant park infrastructure originally constructed for the site development of Expo '74 including stone retaining walls, walkways benches and

drinking fountains. Tom Adkison and his architectural firm served as the primary site architects for Expo '74, "Adkison was not to design any buildings for the fair, but rather to plan the exposition site and the future park as a whole." The Spokane firms of Trogdon, Smith & Grossman and Environmental Concern joined with Adkison Architects to create a team of more than 12 designers with the goal of developing a site plan by January 1, 1972. Adkison acknowledged the challenge was to design an exposition that could become a park. The park design drew heavily upon recent urban planning reports that had been prepared for the city (Youngs, 1996). After the fair the Portland landscape architecture firm Robert Perron & Associates redesigned the park adding greenspace where international and industry pavilions once stood (Woodbridge and Montgomery, 1981). The infrastructure elements designed for Expo '74 include circulation routes, stone retaining walls, water fountains and benches that are contributing resources to the Expo '74 Historic District. The basalt stone walls incorporated into elements of the Expo '74 site and present today are a noteworthy feature common in Spokane City Parks (Beckner and Perrin 2015).

Physical Description – A thorough inventory of original infrastructure elements such as circulation routes, retaining walls and drinking fountains has not been completed. Expo '74 circulation routes are typically dark asphalt laid out in curved rather than linear patterns. Some examples of extant circulation routes include the paths across Canada Island and portions of the current day Centennial Trail located along the south bank of the Spokane River from the SkyRide Gondola to the Washington Pavilion.

In Riverfront Park, the northern water edge of the Centennial Trail includes many sections of curved concrete retaining walls. Examples of these smooth surfaced concrete retaining walls extend along the forebay and under the Stevens and Washington street bridges.

The use of basalt lava rock stone was a common feature incorporated into the Expo '74 site infrastructure. Examples may be found throughout the park including around the footings of the Washington and Stevens Street bridges, around the U.S. Pavilion and in the walls between the Suspension Bridges. Other examples of basalt stone work is located throughout the Expo '74 site.

Drinking fountains faced with cobble stones are also located within the Expo '74 site. The fountains are short elements with square stone bases and concrete tops. The Altrusa Club of Spokane donated a drinking fountain for Expo '74 that was of a different style and remains extant. It features a granite cylinder with metal basin and granite stepping stone.

## 19. Loeff Carousel



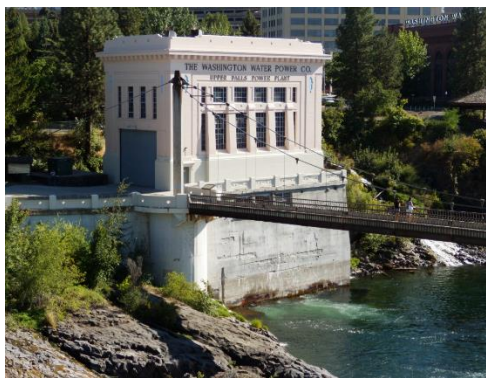
The Loeff Carousel is listed in the NRHP as an excellent example of a hand carved “merry-go-round” by Danish wood carver Charles I. D. Loeff, who also designed the first merry-go-round on Coney Island. Originally constructed in 1909, the carousel operated for over 50 years in Natatorium Park, a privately owned amusement facility once located north of Riverfront Park. When Natatorium Park was redeveloped as a trailer village, City Parks acquired the carousel for its post-fair installation in the Expo '74 Bavarian Gardens restaurant building. The Bavarian Gardens building was specifically designed with a polygonal plan to house the carousel.

Approximately six months after the closing ceremonies at Expo '74, the Loeff Carousel was moved to the Bavarian Gardens building. Prior to its installation, William Oliver, the carousel's previous owner, refurbished the structure. An article in *The Spokesman-Review* on March 25, 1975 included a large photograph of the carousel being installed in its new location with the caption, “Spokane's old Natatorium Park carousel is being installed in the former Expo '74 Bavarian Gardens restaurant” (*The Spokesman-Review*, 1975). In 1977, the carousel was listed in the NRHP. City parks removed the Bavarian Gardens building in 2017 for the development of a larger building to house the carousel. The new building will be of a taller height allowing for the replacement of the crowning finial that has been missing from the carousel since 1974.

Physical Description - The following overview description of the carousel is excerpted from the NRHP nomination (Garrett 1977).

The 25 ton carousel is a doughnut-shaped polygon with leaping horses surrounding a baroque central pavilion which encloses the control mechanism and band organ. Three tiers of diminishing size horses are suspended on brass poles above the pie shaped deck sections and connected to ornamental outer cresting. The sections of deck are 4'7” wide at the inside and 7'10” on the outside. The 20 sections have an outside circumference of 156.6' and a diameter of 54' at the crestings.

## 20. Upper Falls Power Plant



History and Statement of Significance - The Upper Falls Power Plant is located on the northwestern riverbank of Havermale Island. Constructed in 1922, it is part of the NRHP-eligible Upper Falls Hydroelectric Development (HED), which also includes a gate house and diversion dam. WWP played an important role in the early development of Spokane, providing power for residential and industrial use beginning in the late 1800s. In 1889, WWP incorporated and built its first hydroelectric plant on lower Spokane Falls. Soon thereafter WWP began purchasing competing power companies. Over the years, the company grew to be the

primary provider of electric power to eastern Washington.

The 10,000 Kw Upper Falls HED is the last of five hydroelectric projects built by WWP on the Spokane River. WWP later purchased a sixth HED on the river, the Nine Mile HED. Prior to the construction of the diversion dam, the Monroe Street HED was a run of the river development. WWP constructed the Upper Falls HED to address the city's rapid growth and consumption of electrical power. In 1900, there were only 2,337 electrical consumers in Spokane and twenty years later that number shot up to 38,291. The need for power grew further with the increased use of street lights and electric street cars. WWP built the Upper Falls HED to provide a reliable source of alternating current for areas outside the limits of the Monroe Street HED and for residential lighting in Spokane. The diversion dam also helped regulate water flow and reduce flooding (Bruce 1998).

The power plant has retained a high level of integrity and is individually eligible for the NRHP. Changes to the setting during and after Expo '74 include the addition of a suspension bridge directly east of the building and the creation of park lands surrounding the building where commercial and industrial buildings once stood. Perched on the edge of the river, the building retains its strong association to the river and is easily visible from locations on Havermale Island and the mainland to the north. It has a high level of integrity and as the key feature in the Upper Falls HED is eligible for the NRHP under criteria A and C for its associations with WWP's influence on the early development of Spokane and as an excellent example of the Neoclassical Style.

Physical Description - This rectangular Neoclassical Style concrete powerplant sits on a tall grey concrete retaining wall above the water of the north channel of the Spokane River. A Historic American Engineering Record report describes "its formal symmetry and unusual height compared to its breadth enhances its monumental quality" (Bruce 1998). As such, the building's scale is largely illustrated by the slightly wider band of concrete around the base designed to represent the form of a typical foundation, but measuring tall enough to include a full sized door within its height. The interior of the powerplant includes a single vertical-shaft turbine generator unit. Water enters the power plant through a buried penstock leading from the Upper Falls HED gate house located to the south. The discharged water enters the river below the building evidenced by the roiling water.

The most decorative elevation of the building faces the north channel of the Spokane River. Across the top of the building written in raised metal letters are the words "Washington Water Power Co. Upper Falls Hydroelectric Plant." The façade is organized with a central panel of windows divided into four uniformly sized rectangular multilight windows with square multilight windows above. This central panel of uniform windows is flanked by similar style, but narrower versions of the windows. Wedges of concrete separate the rectangular lower windows with the thickest part of the wedge at the base of the windows resulting in the windows being deeply recessed. The square windows above are only slightly recessed and separated by recessed rectangular panels of concrete. Recessed banding is a primary decorative feature found on each elevation used to frame the center window panels and corners of the windows. The formed concrete cornice projects from the building with dentil work below. The parapet wall above includes a raised center section. The window panels on the south and west walls

are filled. The shorter east wall has a large modern garage door below a bank of windows similar to those on the north elevation, but on a smaller scale.

## 21. Washington Water Power's Upper Falls Gate House



History and Statement of Significance – The Upper Falls gate house is located at the end of the south channel of the Spokane River, which is used as a forebay for the HED. It is part of the NRHP-eligible Upper Falls HED described above (under Resource No. 21). In 1998 the WWP replaced the original curtain style gates with new vertical lift gates. Prior to doing this work, the gate house was documented according to the National Park Service's Standards for the Historic American Engineering Record (HAER). That document provides a concise summary of the history of this building provided below.

The gate house has retained a high level of integrity. Changes to the setting during and after Expo '74 include the creation of park lands surrounding the building where commercial and industrial buildings once stood. Constructed in 1922, the Upper Falls HED gate house is eligible as a contributing feature of the of the Upper Falls HED for its associations with WWP's influence on the the early development of Spokane.

Physical Description – This small vernacular brick building exhibits some classical detailing. It has a rectangular plan with the long side of the building running east to west facing the south channel of the Spokane River (forebay) to the south. The top of the building includes some embellishments including a concrete trimmed pedimented parapet wall on the longer north and south sides of the building. Below the concrete trim is a short expanse of brick followed by a metal overhanging cornice above brick corbeling. On the lower portion of the walls a band of concrete encircles the building.

The south elevation has three large doors to access equipment inside. The building sits on a concrete foundation. Incorporated into the foundation on the south elevation, the trash rack structure sits in or above the water along with other equipment. The building houses equipment that controls the flow of water into the buried penstocks that stretch from the gate house to the Upper Falls HED power plant. The north side of the building is adjacent to a park trail and includes three evenly spaced metal 12 light windows. The east and west elevations each have a single metal door with a transom above that is currently covered with wood. Each entrance includes a small concrete porch with several stairs and a metal railing.

## 22. Upper Falls Diversion Dam



Statement of Significance - The Upper Falls Diversion Dam (also known as the Division Street Control Works) extends from the east end of Havermale Island northeast to the mainland. It is part of the NRHP-eligible Upper Falls HED described above. In 1988 the Upper Fall HED was determined eligible for the NRHP and in 1998 a partial Historic American Engineering Record was prepared for the HED (Bruce 1998 and Avista 2017). The concrete dam retains integrity and reflects its original design and use. It is eligible as a contributing resource to the NRHP-eligible Upper Falls HED for its associations with WWP's influence

on the the early development of Spokane.

**Physical Description** – The diversion dam extends from the northeast end of Havermale Island across the north channel of the Spokane River to divert water into the south channel, which serves as the forebay for the Upper Falls HED. This concrete diversion dam has five metal gates and has a curved form designed to direct water into the south channel. The northern most portion of the dam consists of two broad gates that are essentially perpendicular to the shoreline. The metal gates operate on hinges, are flat on the upstream side and have exposed framework on the downstream side. South of the second gate the concrete structure curves west to terminate on the eastern tip of Havermale Island. The western portion of the dam has narrower gates where metal stoplogs fit into slides to adjust the level at which water will spill into the river's north channel. All the gates are divided from each other with concrete walls. The wall between the two eastern gates is thicker and rounded on its edges.

### 23. World's Fair '74 Off-Site Business Office



**History and Statement of Significance** – The building at 601 W Mallon Avenue was constructed in 1964. In preparation for Expo '74, the property was acquired by the City of Spokane and used as the World's Fair '74 Off-Site Business Office (Safeco, 1974). At an unknown date, the building was sold to the Spokane Federal Credit Union and was converted to a bank. According to the Spokane County Assessor's website, the pavement was redone around the building in 1992 and the building was remodeled in 2005 (Spokane County, 2015). The World's Fair '74 Off-Site

Business Office does not contribute to the Expo '74 Historic District. The building was not constructed for Expo '74 and therefore, is not linked with the other contributing resources aesthetically or by plan.

**Physical Description** - The property at 601 W Mallon Avenue contains a 12,815-square foot, reinforced concrete bank building that was originally constructed in 1964 and subsequently used as the World's Fair '74 Off-Site Business Office. The building is located on the north bank of the Spokane River, adjacent to the Howard Street North Channel Bridge. Constructed on a poured concrete foundation, the building has an essentially rectangular floor plan and a flat, composite roof with a low parapet. The exterior walls are clad in brick veneer. Due to a change in grade of the land, the front (north) elevation contains one story while the rear (south) elevation contains two stories. The building was heavily remodeled in 2005, which particularly altered the façade.

### 24. Expo '74 Services Building



**History and Statement of Significance** – The building at 809 N Washington Street, served as the Expo '74 Services Building during the world's fair and was originally occupied by Van Waters & Rogers Inc. Whole Chemicals, which was founded in 1924 by George Van Waters and Nat Rogers in Olympia, Washington. At first, the company “sold paint, raw materials, caustic soda, soda ash, cotton linters, dry colors for paint, and denatured alcohol” (Univar, 2015). Soon, the company was also participating in the laundry

supply business, which “paved the way for the company's future – chemicals” (Univar, 2015). During the

1930s, the firm opened a location in Spokane. The 1950s were the “Boom Years” for the company as a result of the acquisition of two other companies: Industrial Materials Ltd. and Braun-Knecht-Heirmann. The building at 809 N Washington was constructed by Van Waters & Rogers Inc. Whole Chemicals in 1950, the same year as these acquisitions. A Sanborn Fire Insurance map from 1950 shows the outline of the original building and notes that the building has a concrete floor (Sanborn Fire Insurance, 1950). In 1974, the building was acquired by the City of Spokane and converted into the Expo '74 Services Building as part of the world's fair. Currently, the building is still owned and operated by the City of Spokane. Signage on the building indicates that the property is used as offices for the City of Spokane Parks and Recreation employees. The Expo '74 Services Building, which was constructed in 1950, does not contribute to the Expo '74 Historic District. The building was not constructed for Expo '74 and therefore, is not linked with the other contributing resources aesthetically or by plan.

Physical Description – The property at 809 N Washington Street in Spokane contains a one-story, brick construction, essentially rectangular plan building that was constructed in 1950. The utilitarian building has a flat roof covered in rolled roofing material with a low, rectangular parapet. Variations in the building's roof height divide it into three distinct sections: the central section with a lower roof height, and the east and west sections with a higher roof height. The west section is an addition. Some original windows on the building, which sits on a raised concrete block foundation, have been boarded up or replaced. The building is surrounded by paved parking lots on the north, west, and south elevations. A map from Expo '74 produced by Kodak entitled “Picture-Taking Spots” shows the outline of the Expo '74 Services Building and indicates that the west addition had already been constructed by 1974 (Kodak, 1974).

# Determination of Eligibility

## 5.1 Expo '74 NRHP-Eligible Historic District

The Expo '74 resources within Riverfront Park are eligible for listing in the NRHP as a historic district. This study includes the evaluation of resources that possess exceptional importance under NRHP Criterion A at the national level for their associations with Expo '74, which occurred less than 50 years ago. Riverfront Park reflects the reuse of the Expo '74 site, which resulted in the removal of some fair-related buildings and structures and the addition of green space not present during the fair. The end result is a collection of Expo '74-related resources spread throughout the park. National Register Bulletin 15 provides the following guidance on the evaluation of historic districts, which is relevant to consider when looking at the Expo '74 site (National Park Service, 1997):

- A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.
- A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

The Expo '74 Historic District consists of a significant collection of buildings, structures, and objects designed and constructed as part of the world's fair. The collection includes three resources built prior to the fair, the Great Northern Railroad Clock Tower and the Howard Street north and mid channel bridges, which were part of the fair's pedestrian circulation system. Although most of the historic district's resources are not yet 50 years old, they are, as a group, eligible for listing as a historic district under Criterion A, Consideration G, for achieving exceptional importance within the last 50 years as a result of their association with Expo '74, an international event. The 1974 World's Fair, "Celebrating Tomorrow's Fresh New Environment," brought about the deconstruction of the industrial complex that once stretched across Spokane's Havermale and Canada islands to reclaim the river's natural setting, dramatically improving the aesthetic environment of Spokane's urban core, a plan that was first proposed in 1908 by the Olmsted Brothers.

The Multiple Property National Register Nomination for the City of Spokane Parks and Boulevards (1887-1974) period of significance captured Expo '74. The nomination describes the historical significance of the world's fair in the excerpt listed below.

Not only was the event one of the most significant in Spokane's history, attracting almost 5.2 million visitors to the town of then approximately 170,000 people, but the environmentally themed fair also left 'a 100-acre park in the heart of the city of Spokane, which was once a blighted area.' The Olmsted report specifically called attention to the need to acquire control of the riverbanks, and Expo '74 marks the last large-scale plan the city implemented that was directly tied to the Olmsted report recommendations (Beckner and Perrin, 2015).

This NRHP evaluation recognizes the importance of the Olmsted idea of a riverfront park where industry once stood, but does not utilize the multiple property nomination as a basis for evaluating the significance of the Expo '74 Historic District. The exceptional importance of the Expo '74 Historic District

comes from the ability of the extant resources associated with Expo '74 to convey their significance with the world's fair rather than an expression of an Olmsted design.

Adkison Architects designed the site for Expo '74 with the intention that it would later be used as a park. After the fair, the landscape design firm Robert Perron & Associates transformed the site into a park with more urban feeling areas close to the business district (along Spokane Falls Boulevard) and dramatic natural areas defined by rock outcrops, rapidly flowing water, and the City's most dramatic natural feature, the falls, to the north. Although the Expo '74 setting has been altered by the creation of Riverfront Park and many of the resources have been moved or undergone alterations, these changes have not resulted in a significant loss of physical integrity; the buildings, structures, and objects are still able to convey their historic association with Expo '74 and significance as a thematic district. Individually, many of the resources that contribute to the Expo '74 district lack distinction or significance. However, the collection of buildings, structures, and objects achieves significance as a whole within the historic context of the world's fair in Spokane. Eighteen properties are eligible for listing on the NRHP for their associations with Expo '74 (See Table 4-1). The following three of these properties date from before the fair: Great Northern Clock Tower and two historic Howard Street bridges. The remaining 15 properties contributing to the historic district are less than 50 years of age and would not be eligible for the NRHP individually.

The boundaries of the Expo '74 Historic District are defined as areas that were part of the original Expo '74 site and include extant Expo-related historic properties (see Figure 4-2). North and east of the historic Expo '74 site modern infill has occurred, therefore, the district boundaries to the north and east have been identified based on where intact collections of Expo '74 resources are located. The boundaries to the south and west follow the historic Expo '74 site boundary bordering Spokane Falls Boulevard and Post Street.

After the fair, some of the original timber shelters and sculptures were moved from their original locations, but remain in the City's ownership. The moved Expo-related structures inventoried for this study include one square and three hexagonal timber shelters, the American Forest Pavilion and sculptures by Charles Smith and Glenn Michaels. Because the resources have been previously moved, their integrity of location and setting has been compromised, but they have retain integrity of feeling, association, materials, design and workmanship and are located within or near the original Expo '74 site. Therefore, these moved resources contribute to the Expo '74 Historic District.

Although the square-shaped timber shelter and sculpture by Charles Smith, are located outside the Expo '74 Historic District boundary, they are in close proximity to the collection of Expo-related properties on the original Expo site allowing them to retain their historical associations with the event and are therefore considered contributing properties to the historic district. The shelter is used as a Spokane Falls overlook on the north bank of the river west of Post Street and the sculpture is in storage north of the park on Cataldo Street.

## 5.2 Additional Properties in Survey Area

The survey area included five buildings and structures that were present during the fair, but do not contribute to the Expo '74 Historic District. The dates of construction for these properties spans from 1922 to 1964. Specifically, the properties include the Upper Falls HED power plant, gate house and diversion dam and two buildings; one used as the Expo '74 Off Site Business Office and the other as the Expo '74 Services Building. The three hydroelectric properties are eligible as a historic district associated with the Upper Falls HED. Though these resources are located within the boundaries of the Expo '74 Historic District, they do not contribute to the historic district. The two office buildings were constructed before Expo and though they have an association with the administrative activities of the fair they do not relate to its design and are therefore do not contribute to the Expo '74 Historic District.

# Summary

This study included the preparation of a historic context and historic property inventory results for the Expo '74 site. The survey identified 24 historic-era resources including the NRHP-listed the Loeff Carousell. The remaining 23 historic-era properties were inventoried and results input into DAHP's WISAARD database. Eighteen of the inventoried properties are contributing resources to the NRHP-eligible Expo '74 Historic District, which is primarily within the Riverfront Park boundaries (Washington State Pavilion Building is south of the park). Fifteen of the Expo '74 historic district properties were built for the world's fair and are not yet 50 years old, but as a group are eligible for listing as a historic district under Criterion A, Criteria Consideration G, for achieving exceptional importance within the last 50 years as a result of their association with Expo '74, an international event. Spokane, the smallest city at the time to have hosted a world's fair introduced an new theme of environmentalism, which became a common theme for subsequent fairs (ExpoMuseum 2016). Spokane used this environmentally focused event to transform what was once an industrial complex in the heart of downtown into a scenic park with sweeping views of the Spokane River's natural beauty. Use of this area as a park was first recommended to the City by the Olmsted Brothers in 1908. The City long contemplated how reclaiming the waterfront areas for park use could be accomplished. In addition to attracting world interest, Expo '74 provided a mechanism for Spokane to develop Riverfront Park, which became a lasting tribute to the Fair's environmental theme.

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## Appendix A

Washington State Historic Property Inventory Forms

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## Appendix B

Table of Expo '74 Elements Moved from the World's Fair Site

## APPENDIX C

### Inadvertent Discovery Plan for Riverfront Park

# PLAN AND PROCEDURES FOR THE INADVERTANT DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

## RIVERFRONT PARK REDEVELOPMENT PROJECT SPOKANE, WASHINGTON PARK-WIDE FEBRUARY 2017

### 1. INTRODUCTION

The City of Spokane, Washington plans to upgrade the Riverfront Park. The following Inadvertent Discovery Plan (IDP) outlines actions to follow, in accordance with state and federal laws, should archaeological materials or human remains be discovered.

### 2. IDENTIFYING CULTURAL RESOURCES

A cultural resource discovery could be prehistoric or historic. Examples include:

- An accumulation of shell, burned rocks, or other food related materials like animal bones
- Glass bottles and ceramic dishes,
- An area of charcoal, slag or very dark stained soil with or without artifacts,
- Stone tools or waste flakes (i.e. an arrowhead, or stone chips),
- Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than 50 years,
- Buried railroad tracks, decking, or other industrial materials.

When in doubt, assume the material is a cultural resource.

\*In the State of Washington, whether on private or public land, it is illegal to “remove, dig into, or excavate by use of any mechanical, hydraulic, or other means, or to damage, deface, or destroy any historic or prehistoric archaeological resource or site, or remove any archaeological object from such site... without having obtained a written permit.” (RCW 27.53.060). Failure to comply is a Class C felony.

### 3. ON-SITE RESPONSIBILITIES

**STEP 1: STOP WORK.** If any City of Spokane employee, contractor or subcontractor believes that he or she has uncovered a cultural resource at any point in the project, all work adjacent to the discovery must stop. The discovery location should be secured at all times.

STEP 2: NOTIFY MONITOR. If there is an archaeological monitor for the project, notify that person. If there is a monitoring plan in place, the monitor will follow its provisions.

STEP 3: NOTIFY CITY OF SPOKANE RIVERFRONT PARK PROJECT MANAGER AND SPOKANE TRIBE OF INDIANS PRESERVATION PROGRAM

Contact the City of Spokane Riverfront Park Redevelopment Project Construction Manager and the Spokane Tribe of Indians Preservation Program (STIPP) Point of Contact:

City of Spokane Riverfront Park  
Redevelopment Project Construction  
Manager:  
Name: Harvey Morrison  
509-394-8524  
hmorrisoncm@gmail.com

STIPP Point of Contact:  
Christopher Casserino (PI)  
509-258-4060  
chris.casserino@SpokaneTribe.com

If you can't reach the STIPP Point of Contact, contact: John Matt, Program Manager, STIPP at 509-258-4060 or johnm@SpokaneTribe.com.

The Project Construction Manager or the STIPP Point of Contact will make all other calls and notifications.

If human remains are encountered, treat them with dignity and respect at all times. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed. **Do not call 911 or speak with the media.** See Section 5 for procedures outlining steps when human skeletal remains are discovered.

#### **4. FURTHER CONTACTS AND CONSULTATION**

##### **A. Project Construction Manager's Responsibilities:**

- Protect Find: The City of Spokane Riverfront Park Redevelopment Project Construction Manager is responsible for taking appropriate steps to protect the discovery site. All work will stop in an area adequate to provide for the total security, protection, and integrity of the resource. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery site. Work in the immediate area will not resume until treatment of the discovery has been completed following provisions for treating archaeological/cultural material as set forth in this document.
- Direct Construction Elsewhere On-site: The City of Spokane Riverfront Park Project Construction Manager may direct construction away from cultural resources to work in other areas prior to contacting the concerned parties.

- Get in Touch with STIPP Point of Contact: If the CR Point of Contact has not yet been contacted, the Project Construction Manager will do so.

B. STIPP Point of Contact's Responsibilities:

- Identify Find: The Point of Contact (or alternate; if so delegated), will ensure that a qualified professional archaeologist examines the find in order to determine if it is archaeological.
  - If it is determined not archaeological, work may proceed with no further delay.
  - If it is determined to be archaeological, the CR Point of Contact or alternate will continue with notification.
  - If the find may be human remains or funerary objects, the CR Point of Contact or alternate will ensure that a qualified physical anthropologist examines the find. If it is determined to be human remains, the procedure described in Section 5 will be followed.
- Notify DAHP and City/County Historic Preservation Office: The CR Point of Contact (or alternate; if so delegated) will contact the involved agencies (if any) and the Department of Archaeology and Historic Preservation (DAHP).
- Notify Tribes: If the discovery may relate to Native American interests, the Point of Contact or alternate will also contact tribes consulted for this project.

Agencies:

Spokane City/County Historic Preservation  
Office  
Megan Duvall, Historic preservation Officer  
509-625-6543  
mduvall@spokanecity.org

Department of Archaeology and Historic Preservation:

Dr. Allyson Brooks  
State Historic Preservation Officer  
360-586-3066  
Allyson.Brooks@dahp.wa.gov

Or Gretchen Kaehler  
Local Government Archaeologist  
360-586-3088 (office)  
360-628-2755 (cell)  
Gretchen.Kaehler@dahp.wa.gov

Tribes consulted on this project are:

Tribe: Spokane Tribe of Indians

Randy Abrahamson, THPO

509-258-4315

randya@spokanetribe.com

Tribe: Coeur d' Alene

Jill Maria Wagner, THPO

208-686-1572

jwagner@cdatribe-nsn.gov

C. Further Activities and Conditions to Construction Activities

- Archaeological discoveries will be documented as described in Section 6.
- Construction in the discovery area may resume as described in Section 7.
- The Riverfront Park Redevelopment Project Construction Manager must be notified immediately if excavation in the west end of the Gondola Meadow will exceed 3.5 feet. Work at this depth and deeper will not be able to proceed until the City of Spokane acquires an Archaeological Excavation permit for Construction. This permit can take up to 60 days to acquire therefore immediate notification is necessary to avoid construction delays. Failure to notify the project construction manager and dig below 3.5 feet in this area is in violation of RCW 27.53.060 and will result in construction delays in addition to penalties.

**5. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL**

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. This project occurs on non-federal lands, therefore the City of Spokane and contractors/subcontractors must comply with applicable state and federal laws, and the following procedure:

A. Stop Work

If any City of Spokane employee, contractor or subcontractor believes that he or she has uncovered human skeletal remains, all work must stop within at least 200 feet of the discovery. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse or enter the discovery site. The area of work stoppage will be adequate to provide for the total security, protection, and integrity of the human skeletal remains, in accordance with Federal and Washington State laws.

B. Notify Monitor, Project Construction Manager, and STIPP Point of Contact

No persons other than law enforcement personnel, City staff, the City's contracted cultural resources consultant, and DAHP will be authorized direct access to the discovery location after the area is secured. If the remains are determined to be of

Native American ancestry through consultation with DAHP, access to the remains will be permitted to designated representative(s) of the Tribes. Coordination for tribal member access must go through the designated tribal representative. The strict control and confidentiality of a burial location is mandated to insure the safety and integrity of the burial feature and remains.

C. The City will immediately call the Police Department and the Coroner's Office:

In addition to the actions described in Sections 3 and 4, the Project Construction Manager will immediately notify the local police department and county medical examiner's office.

Appropriate medical examiner staff (with assistance of law enforcement personnel) will determine if the remains are human, whether the discovery site constitutes a crime scene, and will notify DAHP.

City of Spokane Police Department  
1100 W Mallon Ave  
Spokane, WA 99260  
Phone: 509-625-4000

Spokane County Medical Examiner Office  
5901 N Lidgerwood St, Suite 24B  
Spokane, WA 99208  
Phone: 509-477-2296

D. Participate in Consultation:

Per RCW 27.44.055, RCW 68.50, and RCW 68.60, DAHP will have jurisdiction over non-forensic human remains. City of Spokane personnel will participate in consultation.

E. Further Activities:

- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in RCW 27.44.055, RCW 68.50, and RCW 68.60.
- When consultation and documentation activities are complete, construction in the discovery area may resume as described in Section 7.

## **6. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS**

Archaeological deposits discovered during construction will be assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

STIPP staff will ensure the proper documentation and assessment of any discovered cultural resources in cooperation with the federal agencies (if any), DAHP, affected tribes, and a contracted consultant (if any).

All prehistoric and historic cultural material discovered during project construction will be recorded by a professional archaeologist on State of Washington cultural resource site or isolate form using standard techniques. Site overviews, features, and artifacts will be photographed; stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures. Discovery locations will be documented on scaled site plans and site location maps.

Cultural features, horizons and artifacts detected in buried sediments may require further evaluation using hand-dug test units. Units may be dug in controlled fashion to expose features, collect samples from undisturbed contexts, or interpret complex stratigraphy. A test excavation unit or small trench might also be used to determine if an intact occupation surface is present. Test units will be used only when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. Excavations will be conducted using state-of-the-art techniques for controlling provenience.

Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock will be recorded for each probe on a standard form. Test excavation units will be recorded on unit-level forms, which include plan maps for each excavated level, and material type, number, and vertical provenience (depth below surface and stratum association where applicable) for all artifacts recovered from the level. A stratigraphic profile will be drawn for at least one wall of each test excavation unit.

Sediments excavated for purposes of cultural resources investigation will be screened through 1/4-inch mesh, unless soil conditions warrant 1/8-inch mesh.

All prehistoric and historic artifacts collected from the surface and from probes and excavation units will be analyzed, catalogued, and temporarily curated. Ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, and the affected tribes.

Within 180 days of concluding fieldwork, a technical report describing any and all monitoring and resultant archaeological excavations to unanticipated discoveries will be provided to the City of Spokane Riverfront Park Program Manager (Berry Ellison) for review and delivery to state agencies, DAHP, and the affected tribe(s).

If assessment activity exposes human remains (burials, isolated teeth, or bones), the process described in Section 5 above will be followed.

## **7. PROCEEDING WITH CONSTRUCTION**

Project construction outside the discovery location may continue while documentation and assessment of the cultural resources proceed. A STIPP Staff member must determine the boundaries of the discovery location. In consultation with DAHP and affected tribes, the STIPP Point of Contact or alternate (if so delegated) will determine the appropriate level of documentation and treatment of the resource. If federal agencies are involved, the agencies will make the final determinations about treatment and documentation.

Construction may continue at the discovery location only after the process outlined in this plan is followed and STIPP (and the federal agencies, if any) determine that compliance with state and federal laws is complete.

## RIVERFRONT PARK HISTORIC PRESERVATION PLAN EXECUTIVE SUMMARY

The Historic preservation plan (HPP) provides a framework for incorporating historic preservation planning into the future management and development of Riverfront Park. The vision for this HPP is rooted in two community planning documents: *City of Spokane's Comprehensive Plan* and the *2014 Riverfront Park Master Plan* (Master Plan).

*The Comprehensive Plan gives increased value to the natural environment, and gives equal value to the legacy of our city's past by promoting historic preservation as we grow.*

*The Master Plan a vision for the park over the next twenty years. This HPP therefore augments the master planning process by providing historic preservation guidance for the park.*

### **Several key points of the plan:**

1. The HPP is a tool for park planners, managers and consultants to help guide the treatment of historic properties and incorporate the rich history into the visitor's experience.
2. The HPP is a guideline rather than a rulebook.
3. The HPP outlines the process to achieve planning goals.
4. The HPP's goal is to assist the Park Board and Park Department to implement strategies that preserve and protect individual historic properties as well as the Expo '74 historic district. It defines appropriate preservation treatments (restoration, preservation, or rehabilitation/adaptive reuse) to the historic properties.
5. The HPP maintains a strong focus on the preservation, rehabilitation, rehabilitation/adaptive reuse and the interpretation of historic properties.
6. The HPP will assist integration historic preservation into the decision-making process.
7. The HPP states that education is an important aspect of preservation, stresses respect for historic properties, and the reuse of historic buildings/structures/features as part of the mission of the park.
8. The HPP seeks to retain existing buildings and structures and/or their materials to support historic preservation and sustainability practices where possible.
9. The HPP highlights the sacred connection between Snxw Mene? (formerly Canada Island) and the Spokane Tribe. It describes a collaborative relationship with the Spokane Tribe in the planning for the island.
10. The HPP states there are known intact village level archaeological deposit and burial grounds located within a quarter mile of Riverfront Park. It is possible to find prehistoric sites anywhere in the project area (Riverfront Park).
11. The HPP describes twenty-two (22) historic properties throughout Riverfront Park and offers definitions of their historic characteristics.

# RIVERFRONT PARK HISTORIC PRESERVATION PLAN

## EXECUTIVE SUMMARY

Property No.	Historical Resource Name Address (if available)	Park Owned	Examples of Character Defining Features
<i>Expo '74 Historic District Contributing Resources</i>			
1	Theme Stream	Yes	Concrete lined manmade stream feature, heavily planted serpentine path with five bridge crossings (bridges are not eligible), columnar basalt in stream, weirs, fountain sculpture and plaque.
2	Steel and Wood Pedestrian Bridges	Yes	The 172-foot-long steel North channel bridge has an inverted delta truss with wood deck structure. The two south forebay bridges are of different dimensions, but the same design. Built of steel with timber decks, the eastern bridge (179-ft. by 36-ft.) and western bridge (145-ft. by 24-ft.) have supporting columns visibly expressed above the decks terminating in light fixtures.
3	Washington and Stevens Street Bridges	No	The Washington and Stevens street bridges have the same design consisting of three-spans, arched box girders with low double-pipe metal railing trimming the roadway. The two two-lane bridges converge into one four-lane road before entering the Washington Street Tunnel.
4	Washington Street Tunnel	No	This four-lane tunnel with angled concrete retaining walls at its entrances is thoroughly landscaped above allowing it to be visually integrated into Riverfront Park.
5	Great Northern Clock Tower	Yes	All elements of the Great Northern Clock Tower
6	Washington State Pavilion (INB Center) 334 W. Spokane Falls Blvd.	No	This building has clean lines, lots of glass, a massive sloping roof, curtain wall facades and a paved pedestrian mall oriented toward the river.
7	American Forest Pavilion	Yes	Natural wood materials, timber columns, cedar shake roof, irregular shape and open-air design
8	United States Pavilion	Yes	Centerpiece of Expo '74. Steel mast, skeletal cables for tent, building with curved lines and concrete surfaces.
9	British Columbia Pavilion	Yes	Expo '74 totem pole, hexagonal plan, wood pavilion hexagonal
10	Inspiration Point	Yes	Basalt lava rock boulder, low stone wall, basalt lava rock with exposed rock surfaces and plaques.
11	Alberta Amphitheater	Yes	Circular amphitheater space, imported stone wall, Canadian flag and plaque.
12	Timber Shelters (4)	Yes	Open air, hexagonal plan, timber columns, roof shape and wooden shakes.
13	Suspension Bridges (2)	Yes	Tall masts, center circular landing between bridges, box girder design with concrete deck supported by main cables, cable back stays and open framework metal hand rail.
14	Lilac Gate Butterfly	Yes	Metal pipe form, hexagonal planter box, and use as way-finding structure.
15	Howard Street North Channel Bridge	Yes	Broad arched concrete bridge, decorative concrete railings include rounded balustrades and concrete piers.
16	Howard Street Mid-Channel Bridge	Yes	Steel pin-connected Baltimore thru-truss design, original sidewalks with riveted steel lattice hand

## RIVERFRONT PARK HISTORIC PRESERVATION PLAN EXECUTIVE SUMMARY

Property No.	Historical Resource Name Address (if available)	Park Owned	Examples of Character Defining Features
			rails, large, battered, concrete piers and concrete deck.
17	Expo '74 Sculptures (6)	Yes	All elements of sculptures.
18	Infrastructure	Yes	Curved and linear basalt stone and concrete retaining walls, circulation paths, benches and drinking fountains.
<b><i>Historic Properties that <u>do not</u> contribute to the Expo '74 Historic District</i></b>			
19	Looft Carrousel [also spelled Carousel]	Yes	All elements of the Looft Carrousel
20	Upper Falls Power Plant	No	All elements of the Upper Falls Power Plant
21	Upper Falls HED Gate House	No	Brick and concrete materials, original windows, doors, cornice and roof form.
22	Upper Falls HED Diversion Dam	No	Original elements of concrete and metal structure.

### **Implementation of the HPP:**

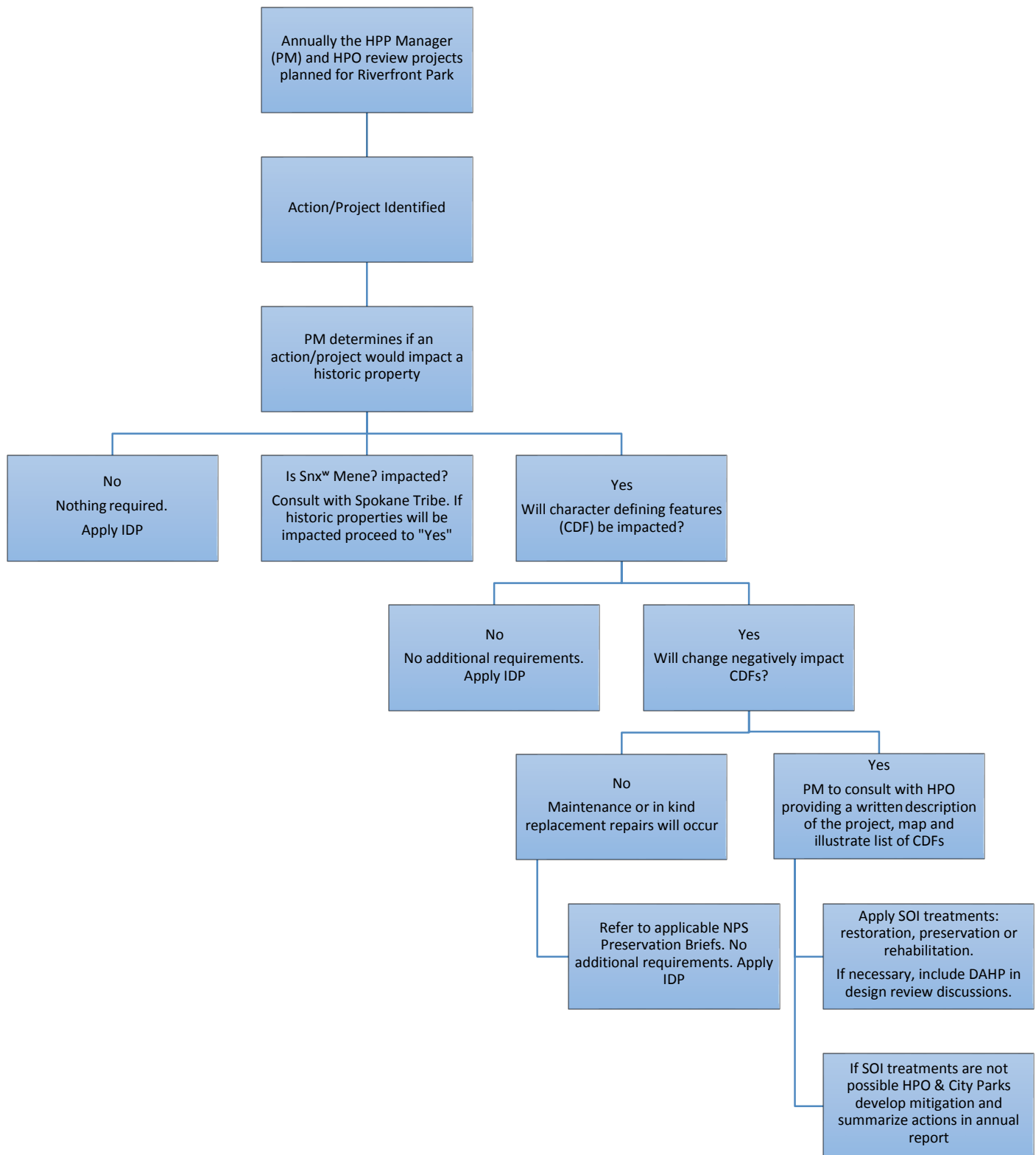
1. City Parks will identify a HPP Manager to be responsible for the implementation of the HPP.
2. The HPP Manager will develop a file location for retaining records including (but not limited to):
  - a. The annual letter report (described below),
  - b. Historic property inventories,
  - c. Cultural resources reports,
  - d. Historical records and photographs, architectural or site plans,
  - e. Decisions made pertinent to historic properties or historic programming in the park.
3. The HPP Manager will work with the City's Historic Preservation Officer (and if on Snx<sup>w</sup> Mene?, the Spokane Tribe) to resolve any questions that may arise regarding adherence to the HPP.
4. The HPP Manager will administer an Archaeology Inadvertent Discovery Plan (IDP) for all ground disturbing projects.

**Note:** the HPP Manager will consult with the City's Historic Preservation Officer regarding projects that will alter historic properties in Riverfront Park. Projects on Snx<sup>w</sup> Mene? will also include consultation with the Spokane Tribe. Refer to Riverfront Park Cultural Resources Decision-Making Flow Chart.

# RIVERFRONT PARK HISTORIC PRESERVATION PLAN

## EXECUTIVE SUMMARY

### Riverfront Park cultural resources decision-making flow chart.



## RIVERFRONT PARK REDEVELOPMENT PROJECT

Wayfinding – Berger Partnership

April 06, 2017 – Contract Amendment – Task 3.4

### **SCOPE OF WORK OVERVIEW**

The scope of this contract includes a set of design services required for successful execution of the defined project below. Services to include development of a wayfinding system within the park.

Consultant shall coordinate all Scope of Work outlined in this document through City PMT.

All Consultant costs and expenses shall not exceed the total lump sum hourly allowance amount of FIFTY TWO THOUSAND AND 0/100 DOLLARS (\$52,000.00).

### **DEFINITIONS AND GENERAL ASSUMPTIONS:**

**Berger PMT** - Berger Partnership's internal project management team that oversees the Scope of Work defined in this contract; includes Consultant entities.

**Brand** - Not included in this scope. A visual/graphic/material identify for Riverfront Park.

**Brand Guide** - Not included in this scope. A document describing how the Brand can be deployed on physical wayfinding elements including templates for how the brand and graphic information can be deployed on physical wayfinding elements and a toolkit of digital elements. Refer to the separate exhibit titled "Wayfinding Graphic Templates" for an example of wayfinding graphic templates. Templates will be provided by the City in Adobe Illustrator and/or Adobe InDesign format.

**City PMT** - City's project management team consisting of members and organizations as designated by the City.

**Drawings** - The annotated illustrative component of construction documents.

**Graphics** - Not included with this scope. The specific typology, font, size, color, alignment, and style of wayfinding information relative to the wayfinding element and location.

**Kit-Of-Parts** – A suite of physical wayfinding elements which together, comprise the physical presence of the wayfinding system.

**Program Manager** – Internal City staff hired to manage City PMT and all communication between Park Board, City Staff, City PMT and citizen oversight process.

**Project Areas** - Howard Street Promenade, North Bank, Loeff Site, South Gateway, Havermale Promenade, Centennial Trail, Rec Rink (SW Corner) and West Havermale Island.

**Scope of Work** - An accurate, detailed concise description of the work defined in DETAILED SCOPE OF WORK of this contract to be performed by the Berger PMT.

**Specifications** - Written requirements pertaining to building materials, equipment, and construction systems that outline the standards to be met in the construction of a project.

**Wayfinding Graphics** - Not included in this scope. Wayfinding Graphics include: a system of templates to illustrate how information is to be displayed on physical wayfinding kit-of-parts elements, a diagrammatic plan of the park which can be used on physical wayfinding carriers. It is assumed that the Wayfinding Graphics will be provided by others.

#### **DEFINITIONS OF PHASES AND DESIGN DOCUMENTATION:**

1. **30% Documents:** 30% Plan documents are considered a combined SD and DD submittal and are developed for the purpose of establishing cost estimates, developing conceptual details and locations of elements within project areas. Plans are prepared to a level of detail as required to generate 30% Cost Estimates and identify elements and locations. No specifications will be provided in this set of documentation. Parks/Stakeholder review of the 30% design is to focus on reconciling project cost estimates with budget and a honing of the design.
  - a. **Wayfinding**
    - i. Wayfinding Plans: Identify locations for “kit-of-parts” elements within the project limits of the followings project areas: Howard Street Promenade, North Bank, Loeff Site, South Gateway, Havermale Promenade, Centennial Trail, and West Havermale Island.
    - ii. Kit-of-Parts Details: Develop three prototypical wayfinding physical elements which can serve as carriers of graphic material.
  - b. **30% Cost Estimation:** Consultant team to provide unit pricing, and allowances for design elements in 30% Design.
  - c. **Structural Design:** Structural design is not included. It is the intent that footings, member sizing, and connections will be shown in the drawings which will ultimately be reviewed and confirmed during construction by the

sign fabricator(s) through structural shop drawings provided by the sign fabricator(s).

- d. **Electrical:** Electrical design is not included. Electrical and lighting design will be considered at the completion of 30% and if the City would like to incorporate this after 30% it will be considered an additional service.

2. **60% Plans and Specs:** The 60% Plans phase will be initiated once the following requirements have been met:

- a. All comments and approvals of the 30% Plan Package are provided in a consolidated, single documentation format through the City PMT.
- b. The City has provided a Final Brand Guide, approved by the City, and prepared by others outside of this scope, which includes wayfinding graphic templates dimensionally specific to the wayfinding kit-of-parts developed as part of the 30%.
- c. The City has provided a written list of final place names for all important locations within the park. For example, we assume Rec Rink will not be the final name used on Navigational Wayfinding and that the City will provide a final name.

The 60% includes all sheets/plans from the 30% Plan with the addition of increased detail and written specifications will be included in the drawings set on plan sheets.

The 60% Plan review is the final opportunity for overall design feedback in the form of written comments on the wayfinding kit-of-parts and locations. Coordination of these comments will be provided by the City to the Berger PMT team prior to the start of 90% PS&E documents.

Parks/Stakeholder review of the 60% package is to focus on reconciling project cost estimates with budget and a honing of constructability, navigational accuracy, and material issues; major redesign (revised geometries and addition of new design elements) is not part of the 60% review, having been provided and approved at 30% Plans.

d. **Wayfinding:**

- i. Finalizing all design and coordination issues prior to 90% construction documentation. The wayfinding kit-of-parts will be developed to a constructability level identifying materials, finishes and will show wayfinding graphic template information.
- e. **60% Cost Estimation:** Consultant team to provide unit pricing, and allowances for design elements in 60% Design.
- f. **Structural Design:** Structural design is not included.
- g. **Electrical:** Electrical design is not included.

3. **90% Plans and Specs:** The 90% Plans are developed based on final approval from City of Spokane on 60% Plans. Plans will be developed to meet City of Spokane standard 90% Plans, permitting needs, and approval requirements with the noted exclusions and assumptions at 30% level documentation applying from above. Written specifications will be included in the drawing set on plan sheets. Review comments at the 90% milestone are to be limited to QA/QC issues of life safety, local code compliances, and constructability. Changes to the plans/designs at 90% as a result of additional design review process will be considered an additional service. Cost estimation will be provided updating previous costs to reflect the 90% level of design detail.
  - a. **Wayfinding:**
    - i. Locations within project areas and construction details for all wayfinding elements.
    - ii. Graphic layout for all wayfinding information for each instance of each wayfinding element. Graphic layouts will be prepared by Berger Partnership by inserting content into the graphic templates developed and provided by others.
  - b. **90% Cost Estimation:** Unit pricing will be provided for all kit-of-parts elements.
  - c. **Structural Design:** Structural design is not included.
  - d. **Electrical:** Electrical design is not included.
4. **Bid Plans and Estimate:** Any updates based on comments from the City review of the 90% submittal will be incorporated into an electronic deliverable of the signed-and-sealed, bid-ready plans, contract documents and cost estimate. The plans will be prepared to a level at which a sign/wayfinding element manufacturer can bid on the elements and develop their own shop drawings. Structural design will be completed by the bidders and will be required in shop drawings and is not included in this scope.
5. **Bid Assistance and Construction Observation:**
  - Bid Assistance:** Not included with this scope
  - Shop Drawing Review:** Not included with this scope.
  - Construction Observation:** Not included with this scope.
6. **Permitting:** Not included with this scope.

## **DETAILED SCOPE OF WORK**

### **Task 3.4B: Wayfinding Documentation**

Wayfinding involves developing a complete wayfinding system which can be deployed in Riverfront Park including a functional system of waypoint and destination signage, physical design of wayfinding elements. Wayfinding elements will be located within project areas. The wayfinding system, a “kit of parts,” will be designed to be adaptive and to carry primarily navigational content but may be designed to carry elements of interpretation and history taking the wider context into account.

Subtask:

- 30% Design Submittal
- 60% Design Submittal
- 90% Design Submittal
- 100% Design Submittal

Subtask:

- 30%, 60%, 90%, 100%

Meetings for Task:

- (2) Progress Review meetings in parallel with 30% and 60% submittals. Assumed to be combined with trips related to other scope or remotely via GoToMeeting.
- (2) Coordination Meetings with the Brand/Brand Guide consultant and/or the Graphic Template consultant with one occurring prior to or in conjunction with the 30% submittal. Assumed to be combined with trips related to other scope or remotely via GoToMeeting.

Cost/Fee: \$48,000.00

## **Reimbursable Allowances**

1. **Typical reimbursable:** May include, but not limited to, printing, reprographic expenses, CAD plots, supplies, and materials.
2. **Travel reimbursable:** Travel is typically same-day travel and occasional multi-day visits. Reimbursable may include airfare, vehicle mileage, rental car, meals, and lodging in conformance with city travel reimbursable policy.

Berger Allowance: \$4,000.00

# **CITY OF SPOKANE**

## **SOUTH CHANNEL BRIDGE REPLACEMENT PROJECT**

### **Supplement #9**

### **EXHIBIT A: SCOPE OF WORK**

#### **INTRODUCTION**

On July 30th, 2014, CH2M HILL Engineers, Inc. (CONSULTANT) was selected to provide professional services for the South Channel Bridge Replacement Project (PROJECT).

This scope of work includes professional services to provide supplemental Construction Management (CM) services to the City of Spokane (CITY) related to the Howard Street South Channel Bridge Project. This work includes professional services to support the CITY with construction management, office engineering, construction observation, and closeout services for the project. The CONSULTANT will provide these services as defined below. These services are intended to assist the CITY to administer the contract for construction, monitor the performance of the construction Contractor, verify that the Contractor's work is in general conformance with the construction Contract Documents, and assist the CITY in responding to events that occur during the construction.

The CITY may make or approve changes within the general scope of this agreement. If such changes affect CONSULTANT's cost of, or time required for, performance of the services, an equitable adjustment will be made through a written supplement to the agreement. The CONSULTANT will provide the CITY in writing of the occurrence of a change and an estimate of the cost impact. The CITY will provide written approval of the change.

#### **ASSUMPTIONS**

1. This scope of work is premised on a Notice to Proceed date of approximately July 2016 with a sixteen (16) month project duration for construction engineering support activities. Deviations from the anticipated construction activities, schedule, or duration of construction will materially affect the scope of these services and CONSULTANT's compensation for the services, and will require an adjustment to CONSULTANT's compensation. CONSULTANT will not perform services beyond the agreed to contract scope without written authorization from the CITY.
2. The CITY will be responsible for the overall construction management of the project and to provide staff to perform the day-to-day construction management and administration.
3. The level of effort required to provide the services described herein is highly dependent on the experience and capabilities of both the CITY construction manager and the low-bid

construction contractor awarded the project. Consequently, CONSULTANT has limited control over the number and types of field inquiries received and the corresponding level of effort required to respond to those inquiries. Therefore, the level of effort for all tasks is limited to the amount of labor and expenses as indicated in the attached fee itemization. Additional services beyond these limits will be provided as extra work.

4. CONSULTANT's Personnel at Construction Site.

The presence or duties of CONSULTANT's personnel at a construction site, whether as onsite representatives or otherwise, do not make CONSULTANT or CONSULTANT's personnel in any way responsible for those duties that belong to the CITY and/or the construction contractors or other entities, and do not relieve the construction contractors or any other entity of their obligations, duties, and responsibilities, including, but not limited to, all construction methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the construction work in accordance with the construction Contract Documents and any health or safety precautions required by such construction work.

CONSULTANT's personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions and have no duty for inspecting, noting, observing, correcting, or reporting on health or safety deficiencies of the construction contractor(s) or other entity or any other persons at the site except CONSULTANT's own personnel.

The presence of CONSULTANT's personnel at a construction site is for the purpose of providing to the CITY a greater degree of confidence that the completed construction work will conform generally to the construction Contract Documents and that the integrity of the design concept as reflected in the construction Contract Documents has been implemented and preserved by the contractor(s). CONSULTANT neither guarantees the performance of the contractor(s) nor assumes responsibility for contractor's failure to perform work in accordance with the construction Contract Documents.

5. For this agreement only, construction sites include places of manufacture for pre-cast concrete bridge girders incorporated into the construction work.
6. CONSULTANT's services listed below will be provided in accordance with applicable guidelines from the current versions (as of execution of this supplement) of the WSDOT Construction Manual and the WSDOT Local Agency Guidelines (LAG) Manual.
7. The CITY will contract with and manage an independent firm to perform materials testing, sampling, and quality control services for the project.
8. No Contractor-furnished traffic control plans are anticipated for this work.
9. Contract Documents refer to the construction contract documents between the CITY and the Contractor. These documents include the project plans, specifications, change orders, addendums, bid proposal package and other documents such as the geotechnical report, permitting documents, CITY and WSDOT Standard Plans included by reference.

10. The authority of the Engineer, as described in Section 1-05 Authority of the Engineer in the Contract Documents, shall rest entirely with the CITY.
11. The City will provide a Construction Manager who will be responsible for overall management and administration of the construction project, including, but not limited to:
  - a. Pre-Construction Administration
    - i. Compile bidder's checklist and bid tabulations for all submitting contractors.
    - ii. Perform verifications of the low bidder's qualifications and licensure as required.
    - iii. Evaluate the bids and prepare a recommendation of award letter and coordinate with CITY Council to execute the award.
    - iv. Coordinate the pre-bid meeting date, time and location, and will send out calendar and/or email invites to attendees.
    - v. Coordinate the pre-construction meeting date, time and location, and will send out calendar and/or email invites to attendees.
    - vi. Develop and distribute a project team and stakeholders communications list and protocol to include the project key contacts.
    - vii. Develop a standard weekly Construction Meeting Agenda to be used throughout the project.
    - viii. Take existing site conditions photos and create a log.
    - ix. Coordinate with Contractor and utility purveyors to coordinate work to be self-performed by Utilities, owner-furnished materials, and other logistics as required by the contract documents.
    - x. Develop and furnish logs, forms and templates
  - b. Construction Administration
    - i. Developing and maintaining construction logs as identified in Task 1.2
    - ii. Receive, log and facilitate letters and notices from the Contractor concerning claims or disputes between the Contractor and the CITY. The CITY will issue all decisions on Contractor claims or disputes.
    - iii. Issue field directives and/or corrective action memorandums as required.
  - c. Materials
    - i. Coordinate with the materials testing subconsultant to assist with approval codes on Contractor submitted RAMs.
    - ii. Document Contractor adherence to the ROM and notify Contractor of nonconformance.
    - iii. Receive field documents and photographs from Inspector as they verify that all material delivered to the site is according to approved RAMs

- iv. Gather and file WSDOT Qualified Product Lists (QPLs) from the Inspectors and note pertinent information on the Record of Material (ROM).
  - v. Collect material testing reports (see Task 600) from materials testing subconsultant, review test reports against the contract requirements and inform the Contractor of any contract deficiencies.
  - vi. Coordinate with the Contractor to rectify failed material placement issues and coordinate re-testing of failed locations with materials testing subconsultant.
  - vii. Collect material testing reports from materials testing subconsultant and place reports in ROM Item Folders and will collect and review for acceptance, ROM identified Manufacturer's Certificates of Compliance.
- d. Project Communication and Coordination
- i. Review the Contractor's initial schedule to establish a Critical Path baseline.
  - ii. Prepare weekly Statements of Working Days.
  - iii. Review Contractor's weekly "Look Ahead" and monthly schedule and compare with Contractor's approved Type B Baseline Schedule.
  - iv. Prepare coordination meeting agendas, run the coordination meetings, and provide notes to meeting attendees.
  - v. Maintain hard copy and electronic files.
  - vi. Review, facilitate corrections or edits, and initial completed Inspector Daily Reports and perform quality checks on Inspectors Field Note Records.
  - vii. Assist the CITY in monitoring Contractor's permit responsibilities as identified in the contract documents.
- e. Stakeholder and Public Coordination
- i. Lead communications efforts with the general public, utilities and other stakeholders with assistance from the CONSULTANT.
- f. Change Orders
- i. Perform Change Management to include tracking Case Log issues, Minor Changes, Force Account, reviewing Contractor notifications of differing site conditions under 1-04.4 Changes, review letters and notices and discussions with the Contractor to understand the claim and/or dispute. The CONSULTANT RE will advise the CITY as to the appropriate action(s) that may be taken by CITY.
  - ii. Prepare Change Order write ups, justifications and negotiate as required.
- g. Progress Payments
- i. Maintain Material on Hand pay requests and log.

- ii. Tracking payments for Force Account work.
  - iii. Prepare monthly progress pay estimates based upon Inspector Field Note Records.
- h. Record Drawings
  - i. Maintain a set of Record Drawings that Inspectors update as the project is constructed. This set is independent of the Contractor's required record drawing set.
- i. Construction Observation
  - i. Provide construction observation services for all non-bridge related construction.
- j. Project Closeout
  - i. Issue substantial and physical completion letters.
  - ii. Conduct punchlist walk-throughs
  - iii. The CITY will produce final pay note documentation.
  - iv. The CITY will archive hard copy files.
  - v. It is assumed that the CITY takes over total responsibilities of all inspection and administrative duties for the plant establishment period as described in Special Provision 8-02.3(13) Plant Establishment.

Based on the above assumptions and under this project, CONSULTANT will provide to the CITY the scope of services as specified herein. The PROJECT scope of work includes the following tasks:

- Task CM.1: Project Management and Coordination
- Task CM.2: Construction Management Services
- Task CM.3: Office Engineering Support
- Task CM.4: Construction Observation

## **CM.1. PROJECT MANAGEMENT & COORDINATION**

CONSULTANT will provide project management and coordination with the City. Project management services include:

- Staffing and management
- Subconsultant contracting, management and coordination
- Management of budget and schedule
- Monthly progress reports and invoices (The progress report/invoice will identify the work performed for that period, major decisions, schedule, and budget status.
- Routine communication and coordination with the City.

### ***Task CM.1 Assumptions:***

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- ✦ Only one (1) subconsultant, the Berger Partnership is anticipated. The Berger Partnership will provide services related to landscape architecture components of the construction project.

### ***Task CM.1 Deliverables:***

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- ✦ Monthly Progress Report and Invoicing

## **CM.2. CONSTRUCTION MANAGEMENT SERVICES**

### **2.1. Pre-Construction Management Services**

*Task is complete. No additional effort or expenses for this task.*

### **2.2. CM Support During Construction**

*No additional effort or expenses for this task.*

## **CM.3. OFFICE ENGINEERING SUPPORT**

### **3.1. Submittals**

CONSULTANT will review shop drawings, samples, and submittals for conformance with the design concept and compliance with the requirements of the plans and specifications for construction.

*The construction contractor has initiated means and methods for demolition, work access, shaft construction, and the end piers of the bridge that have resulted in significant additional engineering and geotechnical reviews and re-designs, as well as unanticipated environmental permitting revisions. Further, the contractor's documentation of proposed plans and processes has not been suitable in many cases and has required significant re-processing time and assistance to achieve approvable submittals. A total of 85 submittals was originally planned for, but the budget has been exhausted at the current 41 submittals.*

### **3.2. Requests for Information**

CONSULTANT will review the Contractor's requests for information (RFI) or clarification of the plans and specifications for construction. CONSULTANT will coordinate such review with the design team and with the City as appropriate.

*The construction contractor has initiated means and methods for demolition, work access, shaft construction, and the end piers of the bridge that have resulted in significant additional engineering and geotechnical reviews and re-designs, as well as unanticipated environmental permitting revisions. A total of 25 RFIs was originally planned for, and we have already reached RFI #26.*

### **3.3. Change Orders**

*A change of conditions in the field underneath the north end of the bridge at Pier 4 has required additional coordination, a development of feasible alternatives, and a design of the preferred pier 4 solution. The CONSULTANT has accomplished these efforts and the contractor is implementing the preferred solution.*

*Further, the proposed solution requires revisions to the project permitting. The CONSULTANT has coordinated with the key resource agencies, and is preparing revised JARPA to support the revised solution. Preparation of the revised JARPA requires an update to the Construction Memo to document the proposed solution.*

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***Task CM.3 Assumptions:***

- ✦ Assistance for up to twenty (20) additional RFI responses. Assume 4 hours per response. 20 RFI \* 4 HR per response = 80 hours.
- ✦ Assistance for up to forty (40) Submittal Reviews. Assume average of 4 hours per review. 40 Submittals \* 4 HR per review = 160 hours

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***Task CM.3 Deliverables:***

- ✦ Review of up to twenty (20) RFI's
- ✦ Review of up to forty (40) Submittals
- ✦ Alternatives analysis and design for preferred Pier 4 solution.
- ✦ Revised JARPA Permit for Pier 4 Revisions

## **CM.4. CONSTRUCTION OBSERVATION**

### **4.1. Bridge Related Construction Observation**

The CONSULTANT will provide additional observation of the bridge-related demolition and construction. CONSULTANT observation will include:

***May to Mid-July 2017 – Additional 8 hours/week as requested by the City to provide a total of 40 hours per week. Total of 12 weeks.***

***Mid-July to End of October 2017 – 40 hours/week required to cover extended bridge construction duration beyond original 40-week duration anticipated. Total of 14 additional weeks.***

### **4.2. Coordination and Management**

*No additional effort or expenses for this task.*

### **4.3. Shaft Pre-Construction Conference**

*No additional effort or expenses for this task.*

#### 4.4. Technical Field Observation – Foundation, Structures and Amenities

CONSULTANT will provide technical specialists to provide observation of the contractor's work specifically related to the bridge foundation, bridge structure, retaining walls, and amenities for this project. The original scope and budget assumed the following:

The original scope and budget assumed the following:

- Up to twenty (20) days of geotechnical field support to observe the ten (10) 3-foot diameter drilled shafts (2 days per shaft). ***The contractor required additional time to construct the shafts. On average, it took one week (40 hours) per shaft, which required an additional 24 hours per shaft for each of the ten (10) shafts.***

**Project Summary By Task**  
**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #9**

<b>Task</b>	<b>CH2M HILL Hours</b>	<b>CH2M HILL Labor</b>	<b>Subcontracts</b>	<b>Reimburseables</b>	<b>Overall Total</b>
<b>CM.1 Project Management and Coordination</b>	84	\$10,807	\$0	\$0	\$10,807
<b>CM.2 Construction Management Services</b>	0	\$0	\$0	\$0	\$0
<b>CM.3 Office Engineering Support</b>	382	\$51,485	\$0	\$0	\$51,485
<b>CM.4 Construction Observation</b>	896	\$84,128	\$0	\$0	\$84,128
<b>Total</b>	<b>1,362</b>	<b>\$146,421</b>	<b>\$0</b>	<b>\$0</b>	<b>\$146,421</b>

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #9**

**Exhibit B: Fee Determination Summary**

**CH2M HILL**

Employee or Category	Hrs.	x	Rate	=	Cost
Project Manager	52		\$ 73.74		\$3,834.48
Senior QC Engineer	0		\$ 81.54		\$0.00
Lead Bridge Engineer	32		\$ 81.54		\$2,609.28
Bridge Structural Engineer	96		\$ 53.99		\$5,183.04
Bridge Inspector	656		\$ 37.20		\$24,403.20
Senior Civil/Electrical Engineer	90		\$ 57.83		\$5,204.70
Civil/Electrical Engineer	132		\$ 45.72		\$6,035.04
Lead Geotechnical Engineer	240		\$ 45.56		\$10,934.40
Lead Environmental Scientist	24		\$ 65.84		\$1,580.16
Senior Biologist / Scientist / Planner / Historian	0		\$ 48.50		\$0.00
Biologist/Archeologist/Historian	0		\$ 26.97		\$0.00
Senior CADD Designer/Technician	0		\$ 37.20		\$0.00
Junior CADD Designer/Technician	0		\$ 31.91		\$0.00
Pubs/Edit/Graphic Tech	0		\$ 42.70		\$0.00
Project Accountant / Controls / Procurement	32		\$ 33.73		\$1,079.36
Project Administrative	8		\$ 26.93		\$215.44
Total Hrs.	1362				\$61,079.10

**Direct Labor Cost** **\$61,079.10**

**Direct Labor Escalation Cost (estimated)**

2017 (0% Labor) 4.0% **\$424.04**

**Total Direct Labor Cost** **\$61,503.14**

**Overhead Cost @** 107.07% of Direct Labor **\$65,851.41**

**Fixed Fee @** 31.0% of Direct Labor **\$19,065.97**

**Total Overhead & Fixed Fee Cost** **\$84,917.39**

**Total Direct Labor Cost** **\$146,420.53**

**Reimburseables**

	No.	Each	Cost
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140.00	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$4,800	\$0.00
Utility Locating	0	\$1,500	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	1	\$0	\$0.00
			<u>\$0.00</u>

**Subcontracts**

The Berger Partnership

**Cost**  
\$0.00

**Subtotal**

**\$0.00**

\$0.00

**\$0.00**

**Total (rounded)**

**\$146,421**

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #9**

**CM.1 Project Management and Coordination**

**CH2M HILL**

<b>Employee or Category</b>	<b>Hrs.</b>	<b>x</b>	<b>Rate</b>	<b>=</b>	<b>Cost</b>
Project Manager	44		\$ 73.74		\$3,244.56
Senior QC Engineer	0		\$ 81.54		\$0.00
Lead Bridge Engineer	0		\$ 81.54		\$0.00
Bridge Structural Engineer	0		\$ 53.99		\$0.00
Bridge Inspector	0		\$ 37.20		\$0.00
Senior Civil/Electrical Engineer	0		\$ 57.83		\$0.00
Civil/Electrical Engineer	0		\$ 45.72		\$0.00
Lead Geotechnical Engineer	0		\$ 45.56		\$0.00
Lead Environmental Scientist	0		\$ 65.84		\$0.00
Senior Biologist / Scientist / Planner / Historian	0		\$ 48.50		\$0.00
Biologist/Archeologist/Historian	0		\$ 26.97		\$0.00
Senior CADD Designer/Technician	0		\$ 37.20		\$0.00
Junior CADD Designer/Technician	0		\$ 31.91		\$0.00
Pubs/Edit/Graphic Tech	0		\$ 42.70		\$0.00
Project Accountant / Controls / Procurement	32		\$ 33.73		\$1,079.36
Project Administrative	8		\$ 26.93		\$215.44
<b>Total Hrs.</b>	<b>84</b>				<b>\$4,539.36</b>

**Direct Labor Cost** **\$4,539.36**

**Direct Labor Escalation Cost (estimated)**

2017 (0% Labor) 4.0% **\$0.00**

**Total Direct Labor Cost** **\$4,539.36**

**Overhead Cost @** 107.07% of Direct Labor **\$4,860.29**

**Fixed Fee @** 31.0% of Direct Labor **\$1,407.20**

**Total Overhead & Fixed Fee Cost** **\$6,267.49**

**Total Direct Labor Cost** **\$10,806.85**

**Reimburseables**

	<b>No.</b>	<b>Each</b>	<b>Cost</b>
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$4,800	\$0.00
Utility Locating	0	\$1,500	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	0	\$0	\$0.00
			<u>\$0.00</u>

**Subcontracts**

	<b>Cost</b>
The Berger Partnership	\$0.00
Drilling Contractor	\$0.00
Coffman Engineers, Inc.	\$0.00
	<u>\$0.00</u>

**Subtotal** **\$0.00**

**Total** **\$10,806.85**

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #9**

**CM.3 Office Engineering Support**

**CH2M HILL**

<b>Employee or Category</b>	<b>Hrs.</b>	<b>x</b>	<b>Rate</b>	<b>=</b>	<b>Cost</b>
Principal In Charge	0		\$ -		\$0.00
Project Manager	8		\$ 73.74		\$589.92
Senior QC Engineer	0		\$ 81.54		\$0.00
Lead Bridge Engineer	32		\$ 81.54		\$2,609.28
Bridge Structural Engineer	96		\$ 53.99		\$5,183.04
Bridge Inspector	0		\$ 37.20		\$0.00
Senior Civil/Electrical Engineer	90		\$ 57.83		\$5,204.70
Civil/Electrical Engineer	132		\$ 45.72		\$6,035.04
Lead Geotechnical Engineer	0		\$ 45.56		\$0.00
Lead Environmental Scientist	24		\$ 65.84		\$1,580.16
Senior Biologist / Scientist / Planner / Historian	0		\$ 48.50		\$0.00
Biologist/Archeologist/Historian	0		\$ 26.97		\$0.00
Senior CADD Designer/Technician	0		\$ 37.20		\$0.00
Junior CADD Designer/Technician	0		\$ 31.91		\$0.00
Pubs/Edit/Graphic Tech	0		\$ 42.70		\$0.00
Project Accountant / Controls / Procurement	0		\$ 33.73		\$0.00
Project Administrative	0		\$ 26.93		\$0.00
<b>Total Hrs.</b>	<b>382</b>				<b>\$21,202.14</b>

**Direct Labor Cost** **\$21,202.14**

**Direct Labor Escalation Cost (estimated)**  
 2017 (0% Labor) 4.0% **\$424.04**

**Total Direct Labor Cost** **\$21,626.18**

**Overhead Cost @ 107.07% of Direct Labor** **\$23,155.15**

**Fixed Fee @ 31.0% of Direct Labor** **\$6,704.12**

**Total Overhead & Fixed Fee Cost** **\$29,859.27**

**Total Direct Labor Cost** **\$51,485.45**

**Reimburseables**

	<b>No.</b>	<b>Each</b>	<b>Cost</b>
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$4,800	\$0.00
Utility Locating	0	\$1,500	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	1	\$0	\$0.00

\$0.00

**Subcontracts**

	<b>Cost</b>
The Berger Partnership	\$0.00
Drilling Contractor	\$0.00
Coffman Engineers, Inc.	<u>\$0.00</u>

\$0.00

**Subtotal** **\$0.00**

**Total** **\$51,485.45**

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #9**

**CM.4 Construction Observation**

**CH2M HILL**

<b>Employee or Category</b>	<b>Hrs.</b>	<b>x</b>	<b>Rate</b>	<b>=</b>	<b>Cost</b>
Project Manager	0		\$ 73.74		\$0.00
Senior QC Engineer	0		\$ 81.54		\$0.00
Lead Bridge Engineer	0		\$ 81.54		\$0.00
Bridge Structural Engineer	0		\$ 53.99		\$0.00
Bridge Inspector	656		\$ 37.20		\$24,403.20
Senior Civil/Electrical Engineer	0		\$ 57.83		\$0.00
Civil/Electrical Engineer	0		\$ 45.72		\$0.00
Lead Geotechnical Engineer	240		\$ 45.56		\$10,934.40
Lead Environmental Scientist	0		\$ 65.84		\$0.00
Senior Biologist / Scientist / Planner / Historian	0		\$ 48.50		\$0.00
Biologist/Archeologist/Historian	0		\$ 26.97		\$0.00
Senior CADD Designer/Technician	0		\$ 37.20		\$0.00
Junior CADD Designer/Technician	0		\$ 31.91		\$0.00
Pubs/Edit/Graphic Tech	0		\$ 42.70		\$0.00
Project Accountant / Controls / Procurement	0		\$ 33.73		\$0.00
Project Administrative	0		\$ 26.93		\$0.00
<b>Total Hrs.</b>	<b>896</b>				<b>\$35,337.60</b>

**Direct Labor Cost** **\$35,337.60**

**Direct Labor Escalation Cost (estimated)**

2017 (0% Labor) 4.0% **\$0.00**

**Total Direct Labor Cost** **\$35,337.60**

**Overhead Cost @** 107.07% of Direct Labor **\$37,835.97**

**Fixed Fee @** 31.0% of Direct Labor **\$10,954.66**

**Total Overhead & Fixed Fee Cost** **\$48,790.62**

**Total Direct Labor Cost** **\$84,128.22**

**Reimburseables**

	<b>No.</b>	<b>Each</b>	<b>Cost</b>
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$2,400	\$0.00
Utility Locating	0	\$800	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	0	\$0	\$0.00
			<u>\$0.00</u>

**Subcontracts** **Cost**

The Berger Partnership \$0.00

Drilling Contractor \$0.00

Coffman Engineers, Inc. \$0.00

**Subtotal** **\$0.00**

**Total** **\$84,128.22**

# CITY OF SPOKANE

## SOUTH CHANNEL BRIDGE REPLACEMENT PROJECT

### Supplement #8

### EXHIBIT A: SCOPE OF WORK

#### INTRODUCTION

On July 30th, 2014, CH2M HILL Engineers, Inc. (CONSULTANT) was selected to provide professional services for the South Channel Bridge Replacement Project (PROJECT).

This scope of work includes professional services to provide additional permitting coordination and mitigation services as requested by the City of Spokane (CITY) related to the Howard Street South Channel Bridge Project. This work includes professional services to provide:

- **Task 18** – Additional efforts required to develop and prepare a Historic Preservation Plan (HPP) for historic resources in Riverfront Park (includes Expo '74 resources). This plan is a requirement of the DAHP and USACE (MOA Stipulation 2) for mitigating the removal of the South Channel Bridge. Further, the CONSULTANT reviewed the concept plan for improvements to the Theme Stream and coordinated guidance from DAHP and the U.S. Secretary of the Interior for this historic element.

Based on the above assumptions and under this project, CONSULTANT will provide to the CITY the scope of services as specified herein. The PROJECT scope of work includes the following tasks:

Task 18: Historic Preservation Plan

#### 18.0 HISTORIC PRESERVATION PLAN

CONSULTANT development of the HPP has required additional coordination and efforts to develop and revise the HPP in accordance with City and DAHP requirements and comments. Additional coordination and report preparation are documented in Task 18.3 herein.

##### 18.4. Report Preparation

##### HPP Document Coordination

The original scope of work included a total of three (3), two-hour conference calls to coordinate the Draft preservation goals and Park Project Planning Review sections of the HPP with the City departments, consulting parties, and the tribes, and review the Draft HPP with DAHP. The following table illustrates additional CONSULTANT coordination required

to coordinate these items. Gray text represents previously scoped efforts, and black text represents additional efforts (out of scope) required.

Dec. 2016	Kickoff Meeting (incl. in orig. scope)
January 16	Meeting with the City to review HPP Draft No. 1 (incl. in orig. scope)
February 1	Internal team meeting to review HPP Draft No. 2
February 13	Meeting with DAHP to review HPP Draft No. 2B (incl. in orig. scope)
February 27	Meeting with the City to review HPP Draft No. 2C
March 13	Meeting with DAHP to review Draft 2D
March 21	Meeting with the City to review DAHP's comments on Draft 2D

### **HPP Preparation and Revisions**

The original scope of work included effort for the CONSULTANT to prepare a “concise document, not to exceed 20 pages and up to three maps, and was to be delivered with two Drafts and a final HPP.

The final HPP required additional effort to develop a robust document that is larger than planned at 29 pages. The following table illustrates additional CONSULTANT effort required to develop revisions to meet City departments, consulting parties, and the tribes requirements. Gray text represents previously scoped efforts, and black text represents additional efforts (out of scope) required.

January 13	Initial Draft HPP (Draft 1) (included in orig scope)
January 30	Draft 2 HPP (based on City comments to Draft 1) (included in orig scope)
Feb 3	Draft 2A HPP (based on internal review)
Feb 6	Draft 2B HPP (based on review by City, Landmarks Commission, Park Board)
Feb 28	Draft 2C (based on DAHP / Consulting Parties review)
March 9	Draft 2D (based on City review of responses to DAHP comments)
March 28	Draft 2E (based on reviews by City, DAHP)

DAHP and the consulting parties approved Draft 2e on March 31.

### **Theme Stream Coordination**

The CONSULTANT reviewed the City Landscape Consultant's concept design of the Theme Stream to assess and coordinate the planned improvements as compared to DAHP and US Dept. of the Interior guidance for improvements to this historic element of the park. Two coordination meetings were held (2/22/17, 3/3/17) with DAHP and the City to reach agreement on the Theme Stream conceptual design.

**Project Summary By Task**  
**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #8**

Task	CH2M HILL Hours	CH2M HILL Labor	Subcontracts	Reimburseables	Overall Total
18.0 Historic Preservation Plan	79	\$10,582	\$0	\$0	\$10,582
Total	79	\$10,582	\$0	\$0	\$10,582

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #8**

**Exhibit B: Fee Determination Summary**

**CH2M HILL**

<b>Employee or Category</b>	<b>Hrs.</b>	<b>x</b>	<b>\$</b>	<b>Rate</b>	<b>=</b>	<b>Cost</b>
Project Manager	0		\$	73.74		\$0.00
Lead Bridge Engineer	0		\$	81.54		\$0.00
Senior Civil/Electrical Engineer	0		\$	57.83		\$0.00
Civil/Electrical Engineer	0		\$	45.66		\$0.00
Lead Environmental Scientist	39		\$	64.23		\$2,504.97
Senior Biologist / Scientist / Planner / Historian	40		\$	48.50		\$1,940.00
Biologist/Archeologist/Historian	0		\$	26.97		\$0.00
Senior CADD Designer/Technician	0		\$	37.20		\$0.00
Pubs/Edit/Graphic Tech	0		\$	42.70		\$0.00
Project Accountant / Controls / Procurement	0		\$	33.59		\$0.00
Project Administrative	0		\$	26.93		\$0.00
<b>Total Hrs.</b>	<b>79</b>					<b>\$4,444.97</b>

**Direct Labor Cost** **\$4,444.97**

**Direct Labor Escalation Cost (estimated)**

2017 (0% Labor) 4.0% **\$0.00**

**Total Direct Labor Cost** **\$4,444.97**

**Overhead Cost @** 107.07% of Direct Labor **\$4,759.23**

**Fixed Fee @** 31.0% of Direct Labor **\$1,377.94**

**Total Overhead & Fixed Fee Cost** **\$6,137.17**

**Total Direct Labor Cost** **\$10,582.14**

**Reimbursables**

	<b>No.</b>	<b>Each</b>	<b>Cost</b>
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140.00	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$4,800	\$0.00
Utility Locating	0	\$1,500	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	1	\$0	\$0.00
			<u>\$0.00</u>

**Subcontracts**

The Berger Partnership **Cost**  
\$0.00

**Subtotal** **\$0.00** **\$0.00**

**Total (rounded)** **\$10,582**

**City of Spokane - Howard St. S. Channel Bridge Replacement, Supplement #8**

**18.0 Historic Preservation Plan**

**CH2M HILL**

<b>Employee or Category</b>	<b>Hrs.</b>	<b>x</b>	<b>Rate</b>	<b>=</b>	<b>Cost</b>
Project Manager	0		\$ 73.74		\$0.00
Lead Bridge Engineer	0		\$ 81.54		\$0.00
Senior Civil/Electrical Engineer	0		\$ 57.83		\$0.00
Civil/Electrical Engineer	0		\$ 45.66		\$0.00
Lead Environmental Scientist	39		\$ 64.23		\$2,504.97
Senior Biologist / Scientist / Planner / Historian	40		\$ 48.50		\$1,940.00
Biologist/Archeologist/Historian	0		\$ 26.97		\$0.00
Senior CADD Designer/Technician	0		\$ 37.20		\$0.00
Pubs/Edit/Graphic Tech	0		\$ 42.70		\$0.00
Project Accountant / Controls / Procurement	0		\$ 33.59		\$0.00
Project Administrative	0		\$ 26.93		\$0.00
<b>Total Hrs.</b>	<b>79</b>				<b>\$4,444.97</b>

**Direct Labor Cost** **\$4,444.97**

**Direct Labor Escalation Cost (estimated)**

2017 (0% Labor) 4.0% **\$0.00**

**Total Direct Labor Cost** **\$4,444.97**

**Overhead Cost @ 107.07% of Direct Labor** **\$4,759.23**

**Fixed Fee @ 31.0% of Direct Labor** **\$1,377.94**

**Total Overhead & Fixed Fee Cost** **\$6,137.17**

**Total Direct Labor Cost** **\$10,582.14**

**Reimbursables**

	<b>No.</b>	<b>Each</b>	<b>Cost</b>
Reprographics	0	\$60	\$0.00
Mail/Deliveries/etc.	0	\$35	\$0.00
Mileage	0 Mi. @	\$0.56 /Mile	\$0.00
Auto Rental/Fuel	0 days @	\$75 /day	\$0.00
Lodging	0 days @	\$130 /day	\$0.00
Aerial Photographs	0	\$20	\$0.00
Transport (airfare, train, etc)	0	\$375 /Trip	\$0.00
Equipment Rentals, EDM, GPS	0	\$425	\$0.00
Parking	0	\$15 /day	\$0.00
Per Diem	0 days @	\$75 /day	\$0.00
Survey Equipment	0	\$140	\$0.00
Health & Safety	0	\$1.10	\$0.00
UBIV Rental	0	\$2,000 /day	\$0.00
Traffic Control	0	\$1,270 /day	\$0.00
Materials Testing	0	\$4,800	\$0.00
Utility Locating	0	\$1,500	\$0.00
Coring and Patching	0	\$6,000	\$0.00
Project Communications Services	0	\$0	\$0.00
			<u>\$0.00</u>

**Subcontracts**

	<b>Cost</b>
The Berger Partnership	\$0.00
Drilling Contractor	\$0.00
Coffman Engineers, Inc.	\$0.00
	<u>\$0.00</u>

**Subtotal** **\$0.00**

**Total** **\$10,582.14**

## **CITY OF SPOKANE PARK BOARD**

### **RESOLUTION**

A Resolution directing Parks and Recreation to identify, up to three amusement rides subject to Park Board approval, in addition to the Tour Train to keep for potential future use at Riverfront Park then surplus the remaining rides and use the proceeds for the future purchases of a ride(s) or other recreational amenity at Riverfront Park.

WHEREAS, Riverfront Park was created for the grounds for Expo 74 and opened to the public as a city park in 1978, and

WHEREAS, Riverfront Park, after nearly 40 years as the central and iconic public gathering space for the City of Spokane, is in need of major capital improvements, and

WHEREAS, the Park Board adopted a Master Plan in 2014 identifying improvements to be made over the next 20 years, and

WHEREAS, Riverfront Park currently owns, excluding the Loeff Carrousel and Skyride Over the Falls, 13 portable amusement rides seasonally operated since 1979; henceforth, collectively known as amusement park rides, and

WHEREAS, The Master Plan states: “based on the aging infrastructure of the amusement park rides, cost to upgrade and recent revenue declines, the Master Plan recommends removing the rides from Riverfront Park. Park staff and event planners are encouraged to plan for a “Festival Week” whereby private ride operators could come into the Park annually to host a temporary amusement park,” and

WHEREAS, the Park Board requested the City Council in the summer of 2014 to present a ballot bond measure to the citizens of Spokane for a 64.3 million dollars in improvements to Riverfront Park, as outlined in the Master Plan, and

WHEREAS, the Citizens of Spokane overwhelmingly approved the 2014 Park Bond for Riverfront Park in the amount of \$64.3 million dollars, and

WHEREAS, due the impacts of the Riverfront Park Redevelopment construction the amusement park rides were not opened for 2017, and

WHEREAS, Parks and Recreation has examined the relative costs and benefits of maintaining the one or more amusement park rides including the costs of setup, dismantling, storage, inspection, and maintenance, as well as impact on the season pass program and other programming variables, the Park Board concludes that up to three amusement rides and Tour Train may be worth keeping, and

WHEREAS, Parks and Recreation is considering the possibility of locating a ride on the pond portion of the Recreational Ice Rink during the summer months, and

WHEREAS, Parks and Recreation intends to evaluate the best method for operating a Tour Train and whether the current train can be rehabilitated to meet future operations.

NOW THEREFORE, IT IS HEREBY RESOLVED that the Park Board deems the Tour Train and up to three amusement rides identified by Parks and Recreations, subject to Park Board approval, to keep for potential future use then surplus the remaining rides as surplus property, and directs staff to make arrangements for the sale of said rides via a suitable commercial means, and further directs that all proceeds from the sale of the surplus rides be held in a protected separate account to be used as needed for the purchase of ride(s) or other recreational amenity at Riverfront Park in the future.

Dated this \_\_\_\_ day of May, 2017.

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Park Board President

## Amusement Rides Condition Assessment and Appraisal Summary

Ride	Notes on Current Mechanical Condition or Repairs Needed	Condition Assessment	Est. Cost of Mechanical repairs (not cosmetic)	Ride Appraisal				2016 Rider Summary		
				2008	2017	Difference	Pct Chg	Total count	Avg Daily Count	Ranking
Dragon Coaster	<ul style="list-style-type: none"> <li>Requires NDT testing,</li> <li>Requires electrical track replacement,</li> <li>handle bars need re-upholstery,</li> <li>various lights broken,</li> <li>background scene missing,</li> <li>hard to get parts result in two month down times</li> </ul>	fair/good	\$5,000	\$60,000	\$15,000	-\$45,000	-75%	27185	228	1
Tilt a whirl	<ul style="list-style-type: none"> <li>Needs new drive cable and 2 trolley wheels,</li> <li>Exterior paint needs</li> </ul>	good	\$2,000	\$27,500	\$20,000	-\$7,500	-27%	23671	199	2
Spider	<ul style="list-style-type: none"> <li>Car frames need weld repair,</li> <li>Lights are non-functional/missing,</li> <li>interior paint needed</li> </ul>	good	\$1,500	\$65,000	\$30,000	-\$35,000	-54%	23056	194	3
Tour Train	<ul style="list-style-type: none"> <li>Consistent &amp; intermittent problems with Fly wheel and oil leaks,</li> <li>Car Frame worn and requires replacement per inspector,</li> <li>Needs complete interior and exterior cosmetic overhaul.</li> <li>End of life without major investment</li> </ul>	poor	\$11,000	NA	\$5,000	\$5,000	NA	18921	159	4
Sizzler	<ul style="list-style-type: none"> <li>Needs Fiber glass repair,</li> <li>Needs new seat belts,</li> <li>Some light bulb replacements needed</li> <li>Trailer may not be able to separate from ride for permanent installation</li> </ul>	fair	\$1,610	\$59,000	\$30,000	-\$29,000	-49%	17464	147	5
Berry Go Round	<ul style="list-style-type: none"> <li>Faded Paint and worn decals</li> </ul>	good	\$800	\$19,500	\$12,000	-\$7,500	-38%	15361	129	6

## Amusement Rides Condition Assessment and Appraisal Summary

Krazy Kars	<ul style="list-style-type: none"> <li>Non-conducting strip need replacement,</li> <li>5 of 10 cars broken,</li> <li>Cars need thorough cleaning and may need new air skirts</li> </ul>	good	\$3,810	\$12,000	\$7,500	-\$4,500	-38%	14360	121	7
Red Baron	<ul style="list-style-type: none"> <li>Fiber glass repair on center post</li> <li>Exterior Paint needed</li> </ul>	fair	\$1,100	\$19,000	\$5,500	-\$13,500	-71%	11007	92	8
Mini Rockin' Tug	<ul style="list-style-type: none"> <li>Operating intermittently, Requires replacement of motor Contactors.</li> </ul>	poor/fair	\$1,810	NA	\$15,000	\$15,000	NA	9726	82	9
Ferris wheel	<ul style="list-style-type: none"> <li>Missing hydraulic rams used to raise and lower wheel</li> <li>Lights non-functional / missing,</li> <li>Exterior Paint needed</li> </ul>	poor	\$10,000	\$15,000	\$7,500	-\$7,500	-50%	8995	76	10
SR-2	<ul style="list-style-type: none"> <li>Not operational. Computer replacement required</li> </ul>	poor	\$4,810	\$20,000	\$1,500	-\$18,500	-93%	8556	72	11
Bumper boats	<ul style="list-style-type: none"> <li>Liner leaks and requires replacement, parts hard to find</li> </ul>	poor/fair	\$2,000	\$7,500	\$3,000	-\$4,500	-60%	3503	29	12
Kiddie Train	<ul style="list-style-type: none"> <li>1 or 4 motors broken</li> </ul>	good	\$1,110	\$8,500	\$3,000	-\$5,500	-65%	3049	26	13



## Change Order

**CO No.** 001  
**Project** LOOFF CARROUSEL FACILITY  
**Date** May 4, 2017  
**NAC No.** 111 - 16004 - 10Fc  
**Owner Project No.** 4312-16

**To** WALKER CONSTRUCTION **Contractor**  
 After signature by Owner and Architect, the following are formally included in your Contract dated January 27, 2017 with  
 City of Spokane (Owner) for the above referenced project.

Not valid until signed by the Owner and the Architect.

Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

<b>The Original Contract Sum was</b>	\$7,064,600.00
<b>Net change by previously authorized Change Orders</b>	\$0.00
<b>The Contract Sum prior to this change Order was</b>	\$7,064,600.00
<b>The Contract Sum will be increased by</b> (Please see page 2 for details.)	\$269,551.00
<b>The new Contract Sum Including this Change Order will be</b>	\$7,334,151.00
<b>The Contract Time will be increased by</b> 7 Calendar Days	
<b>The Date of Substantial Completion as of the date of this Change Order therefore is</b>	December 26, 2017

**Amounts** ☐ Include ☒ Exclude **State Sales Tax**

<b>Contractor's Acceptance</b>		<b>Date</b> 5.5.17
<b>Architect's Recommendation</b>		<b>Date</b> 5.5.17
<b>Owner's Acceptance</b>		<b>Date</b>



## CO No. 001

### Sum of Changes

**CITY OF SPOKANE  
PARKS AND RECREATION DEPARTMENT  
CHANGE ORDER NO. 3**

NAME OF CONTRACTOR:

PROJECT TITLE:

CITY CLERK CONTRACT NUMBER:

=====

**DESCRIPTION OF CHANGE:**

**AMOUNT:**

Item 1: CCD#1 Partial Payment of Rock Fill for Pier 4	\$ 25,000.00
Item 2: Sales Tax Increase to 8.8% for Balance of Contract	\$ 1,735.31
Item 3: Remobilization for Pond Liner Sub for West Pond	\$ 1,230.00
Item 4 Weather & Flooding Days – 11 Work Days	\$ 0.00

=====

**TOTAL AMOUNT: \$27,965.31**

<b>CONTRACT SUM (EXCLUDE SALES TAX)</b>	
ORIGINAL CONTRACT SUM (INCLUDE ALTERNATES)	\$4,737,101.50
NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$ 24,572.48
CURRENT CONTRACT AMOUNT	\$4,761,673.98
CURRENT CHANGE ORDER (INCLUDES SALES TAX)	\$ 27,965.31
<b>REVISED CONTRACT SUM</b>	<b>\$4,789,639.29</b>

<b>CONTRACT COMPLETION DATE</b>	
ORIGINAL CONTRACT COMPLETION DATE	252 Work Days
CURRENT COMPLETION DATE	272 Work Days
<b>REVISED COMPLETION DATE</b>	<b>283 Work Days</b>

Contractor's Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

City Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Attest: \_\_\_\_\_ City Clerk

Pre-Approved as to form: Hunt M. Whaley, Assistant City Attorney



## **May Update to the Board**

Berry Ellison, Program Manager

Garrett Jones, Parks Planning & Development Manager

Jo-Lynn Brown, Program Coordinator

**RIVERFRONT**PARK**NOW.COM**

# Red Wagon Meadow



Improved trail with ADA access through the Red Wagon Meadow.

Completed in time for Bloomsday.

# Howard Street Bridge South

The first phase of the Promenades



The first span was placed mid-April, second span early May.



Pier 4 has a deeper riverbed than topographic data showed.

Redesigned Pier 4.

Timeline: Fall 2017



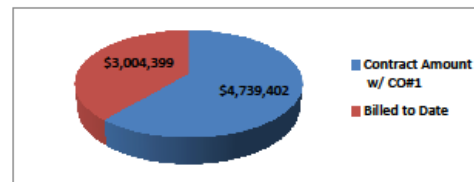
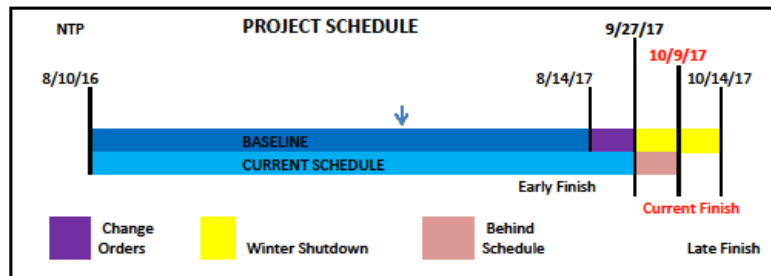
## Howard Street South Channel Bridge Construction Status May 2017

Contractor: **T. LaRiviere Equipment**  
Project Manager: Thomas Haroldsen  
Superintendent: Bruce Heitman

Engineer: CH2M  
Owner PM: Berry Ellison - Parks  
Owner CM: Lorraine Mead - Hill Intl

### SCHEDULE/CONCERNS:

- Poured Pier 3 Cap on 4/25/17.
- Poured last Pier 4 Shaft on 5/4/17
- New Contract Completion will be now be 9/27/17 due to the flooding (lost 6.5 work days due to high water).
- Contractor's CPM Schedule has pushed out due to Pier 4 (unforeseen conditions). TL showing 10/9/17 completion.
- TL working on updated schedule. Has made up a few days during April.



Base Bid Amount	Change Order #1	Current Expenditures (Thru March 2017)	Remaining Contract Amount	Percent Complete by Budget*	Schedule Percent Complete	Contract End Date**
\$4,737,101.50	\$2,300.00	\$3,004,399.05	\$1,735,002.45	63.43%	54.4%	9/27/17

\* Higher due to paying for all of the PC Girders  
5/4/17

\*\*With Time Extension CO#2 & Weather Days



# RIVERFRONT PARK NOW.COM

# Rotary Fountain



Fountain needs significant plumbing and electrical repairs.  
Ideal time to repair given construction around south bank.  
The above-ground fountain will not change.

# Recreational Ice Ribbon and SkyRide



Foundation for  
building in place,  
and ice ribbon  
pathway is visible.

Construction:  
Fall 2017



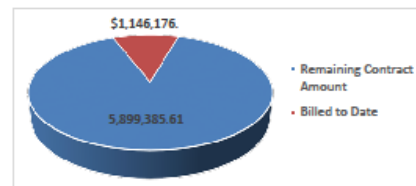
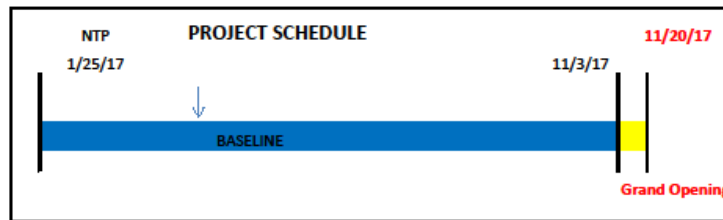
# Recreational Ice Rink & Sky Ride Construction Status May 2017

Contractor: **Contractors Northwest Inc.**  
Project Manager: Matt Nason  
Superintendent: Rick Welker

Engineer/Arch: Stantec  
Owner PM: Berry Ellison - Parks  
Owner CM: Harvey Morrison

## SCHEDULE/CONCERNS:

- The shell of the building is underway with masonry to be followed by steel erection over the next several weeks.
- Construction of the ice rink has started and will continue through May and June.
- The project remains on schedule for skating by Thanksgiving.



Contract Amount	Current Expenditures	Remaining Contract Amount	Percent Complete by Budget	Schedule Percent Complete	Contract End Date
\$7,045,561.61	\$1,146,176.00	\$5,899,385.61	16.0%	28.0%	11/3/17

# Looff Carousel



Columns erected early May.  
Horses being restored during construction of new facility.  
Construction: Spring 2018



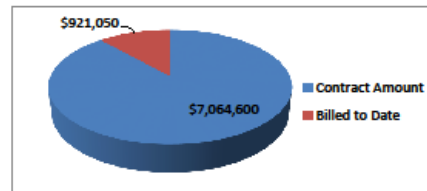
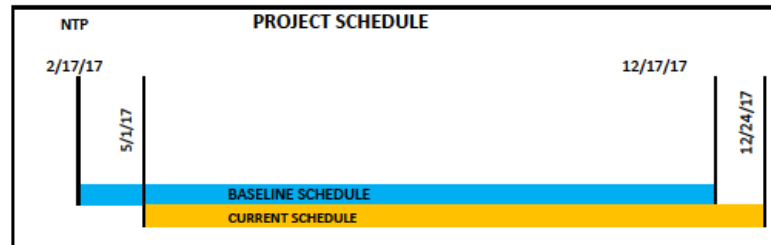
# Looff Carrousel Construction Status May 2017

Contractor: **Walker Construction**  
Project Manager: Justin Paine  
Superintendent: Mark Anderson

Architect: NAC  
Owner PM: Berry Ellison - Parks  
Owner CM: Patrick McCord - Hill Intl

## **SCHEDULE/CONCERNS:**

- One week delay for rock removal
- Pier footings at carrousel 75% complete
- Precast erection to start 5/8/17
- Fountain design and permitting may delay the project
- Bridge finishes will be delayed till next Spring
- South Bank East Pathways are complete
- Utility connections across SFB are complete



Contract Amount	Current Expenditures (Thru April 2017)	Remaining Contract Amount	Percent Complete by Budget	Schedule Percent Complete	Contract End Date
\$7,064,600	\$921,050	\$7,064,600	13%	26%	12/24/17



**RIVERFRONTPARKNOW.COM**

# Pavilion



Garco/NAC/Berger in 120 design validation phase.  
Planning selective demolition in 2017,  
with full construction 2018 – 2019.



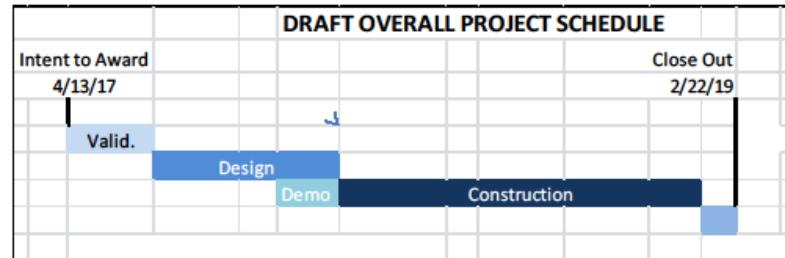
## Pavilion Design-Build (DB) Project Validation Phase Status May 2017

Constructor: Garco Construction  
Project Executive/Manager: Clancy Welsh  
Superintendent: Gary Justice

AE: Berger/NAC/CH2M/DCI/MW  
Owner Project Executive Leroy Eadie  
Owner PM: Matt Walker – Hill Intl

### UPDATE:

- DB Team has received contract
- DB Team contracting with HR & A, Event/Venue Consultant
- HR & A site visit June 1 +/-
- Next ET/DB Meeting May 11, 2017



Validation Amount		Current Expenditures	Remaining Contract Amount	Budget Percent Complete	Schedule Percent Complete	Contract End Date
\$250,000		\$0	\$250,000	0%	0%	120 days



# RIVERFRONT PARK NOW.COM

# Promenades



Berger is at 60% design on the Promenades.

Images of central promenade on Havermale.

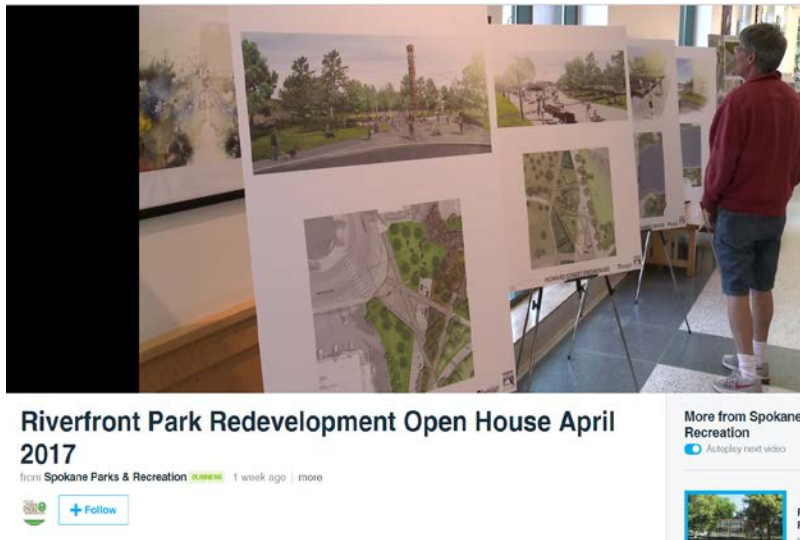
# Promenades



North Bank entrance



# Successful Open House in April



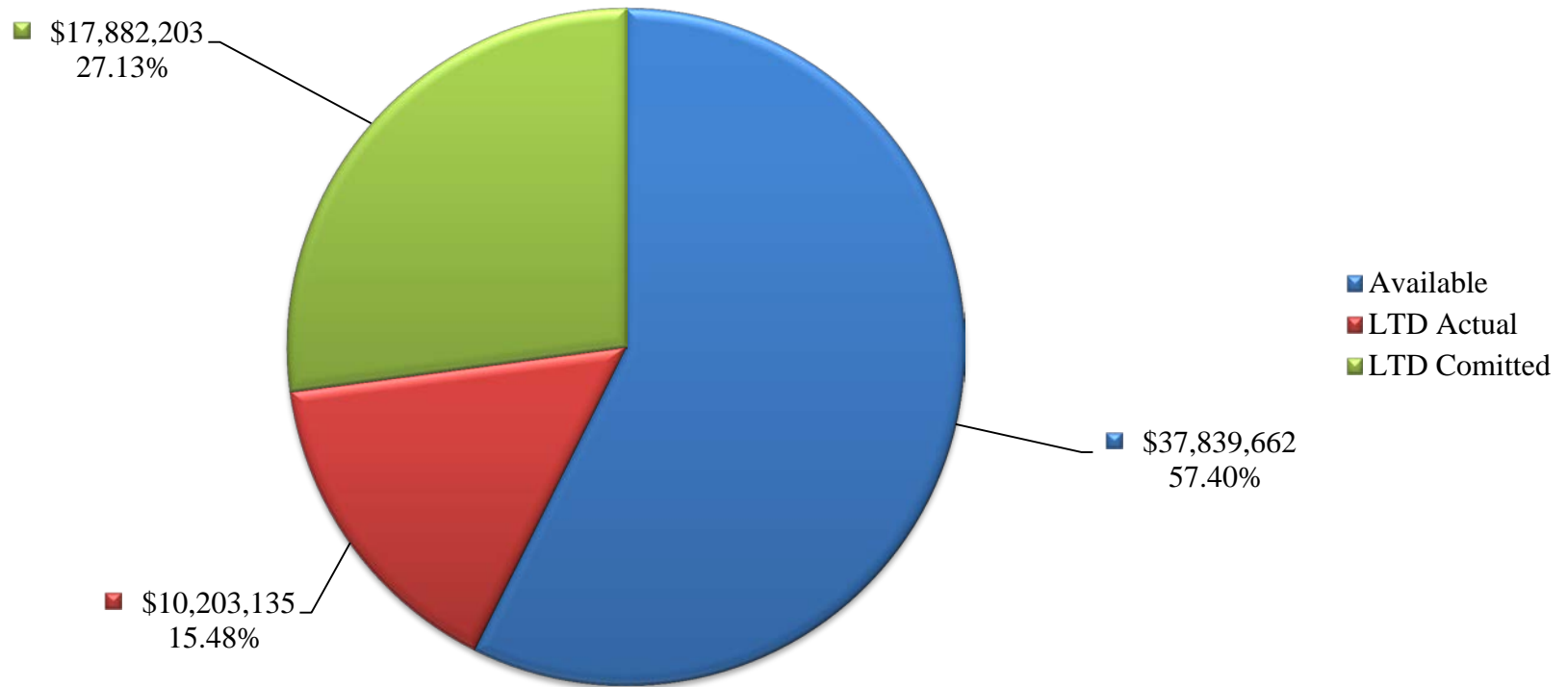
Approximately 60-70 people attended.

All design teams presented, answered questions.

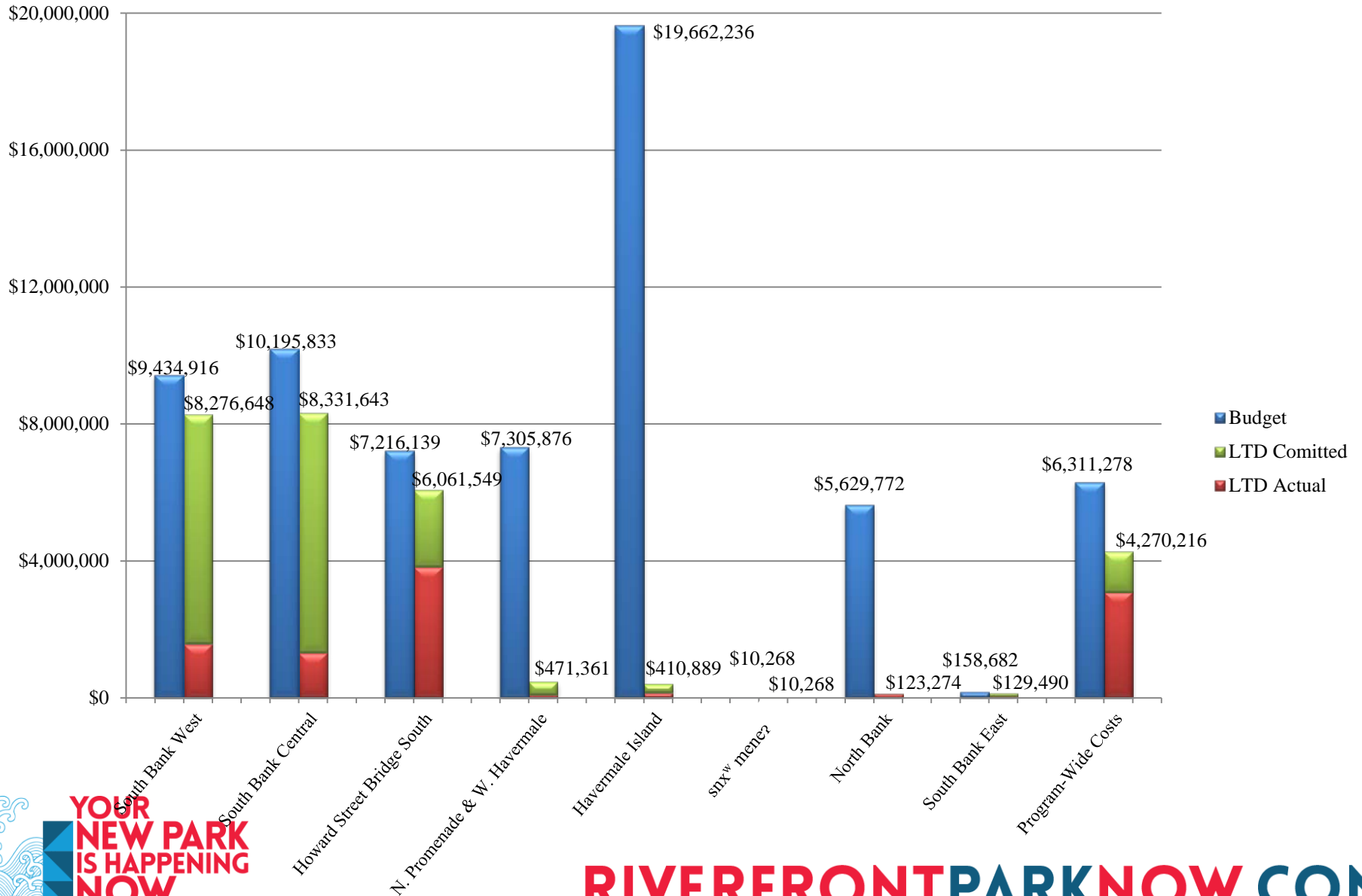


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## Bond Budget Utilization Through April 2017

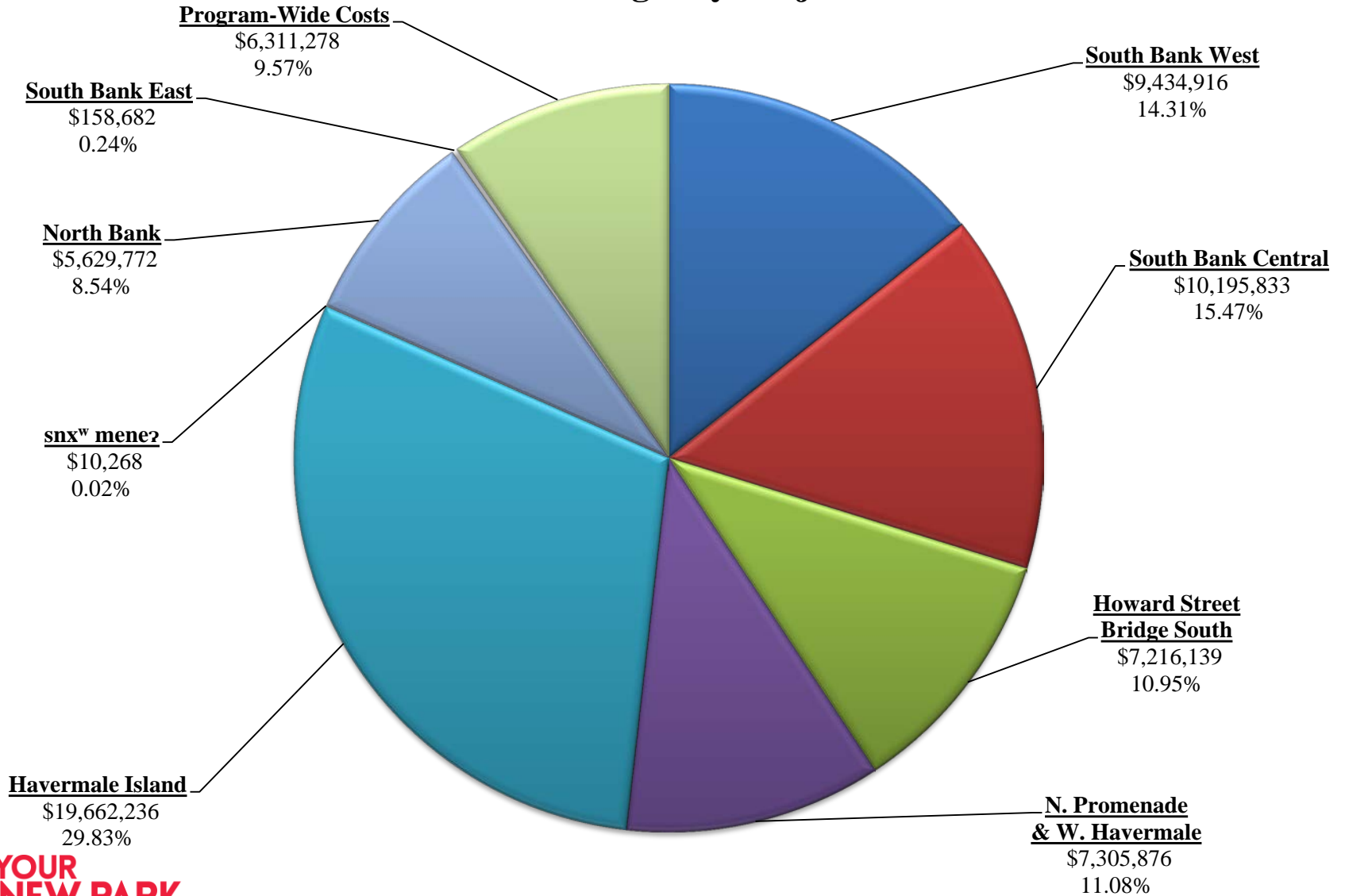


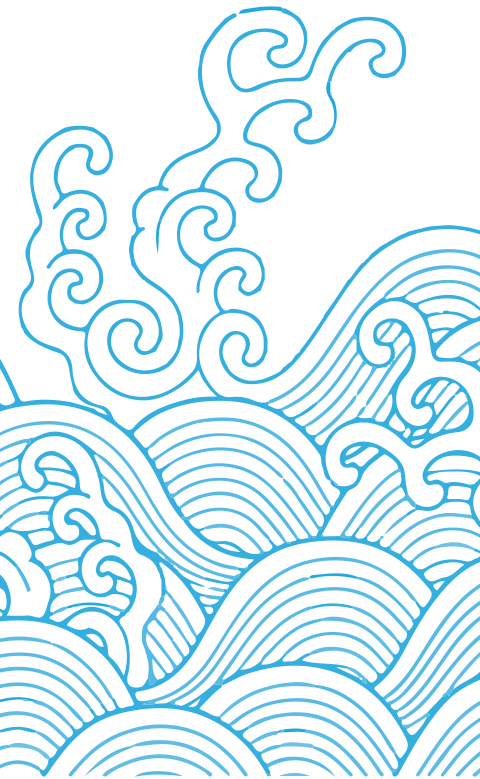
## Comparison of Approved Bond Budget to Actual & Committed Expenditures April 2017



**RIVERFRONTPARKNOW.COM**

# Bond Budget by Project





**YOUR  
NEW PARK  
IS HAPPENING  
NOW**

RIVER  
FRONT  
PARK

Questions & Comments

04.13.15  
SS

2022

[Return to Agenda](#)



**AGENDA SHEET FOR PARKBOARD MEETING OF:** 4.09.2015

Submitting Division  
Riverfront Park and Recreation

Contact Person  
Sam Song

Phone No.  
6660

**COMMITTEE**

- ☒ Riverfront
- ☐ Golf
- ☐ Recreation
- ☐ Land
- ☐ Urban Forestry
- ☐ Finance

**RECEIVED**

APR 13 2015

CITY CLERK'S OFFICE  
SPOKANE, WA

CLERK'S FILE  
RENEWS  
CROSS REF  
ENG  
BID  
REQUISITION

QPR 2015-0318

**AGENDA WORDING:**

Value Blanket Order with Concessions Supply, Spokane WA for the purchases of miscellaneous food & beverage products through April 30, 2016. Estimated annual expenditure is \$48,000. This Blanket Order will have a four (4) one-year renewals.

**BACKGROUND:**

(Attach additional sheet if necessary)

Concessions Supply is the sole bidder for Concession Inventory Bid 4104-15 with a total of \$41,029.87. No other parties submitted responses

**RECOMMENDATION:**

Park Board approves the Value Blanket

**Fiscal Impact:**

Expenditure: \$48,000  
Revenue:

**Budget Account:**

Various

**ATTACHMENTS:** Include in Packets:  
On file for Review in Office of City Clerk

**SIGNATURES:**

Requestor -

Parks Accounting - Kathleen Keck

Division Mgr. -

Legal Department - Pat Dalton

Director Of Parks and Recreation

**DISTRIBUTION:**

Parks, Kathleen Keck

Parks, Lori Harvey

Purchasing, Thea Prince

**PARK BOARD ACTION:**

APPROVED BY  
DIANE PARK BOARD  
  
April 9, 2015  
PARK BOARD

DAVID A CONDON  
MAYOR



CITY OF SPOKANE - PURCHASING  
808 W. Spokane Falls Blvd.  
Spokane, Washington 99201-3316  
(509) 625-6400

## REQUEST FOR BID

City of Spokane, Washington

**BID NUMBER:** 4104-15

**DESCRIPTION:** CONCESSIONS INVENTORY FOR RIVERFRONT PARK AND CITY POOLS

**DUE DATE:** MONDAY, FEBRUARY 9, 2015  
No later than 1:00 p.m.

City of Spokane - Purchasing  
4<sup>TH</sup> Floor, City Hall  
808 W. Spokane Falls Blvd.  
Spokane WA 99201-3316

BID SUBMITTED BY:  
COMPANY Concessions Supply

MAILING ADDRESS 2440 E. Trent  
Spokane, WA ~~99201~~ 99202

PHYSICAL ADDRESS 2440 E. Trent  
Spokane, WA 99202

PHONE NUMBER 509-535-0644

FAX NUMBER 509-535-0715

E-MAIL ADDRESS office@concessionsupply.com

*Hea Prince*

Purchasing

ITEM NO.	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1.	10 CS	GOLD MEDAL 85 OZ BLUE POPCORN BAG (1000/CS)	110.00	1,100.00
2.	15 CS	GOLD MEDAL 130 OZ GREEN POPCORN BAG (500/CS)	80.50	1,207.50
3.	2 CS	GOLD MEDAL 2A POPCORN BOX (500 CS)	58.75	117.50
4.	10 BX	GOLD MEDAL BUTTERY TOPPING OIL (6/1 GALLON JUGS PER BX)	69.00	690.00
5.	60 CTN	GOLD MEDAL FLAVACOL, 35 OZ CTN	2.85	171.00
6.	15 CAN	GOLD MEDAL FLOSSINE 1 LB CAN	8.50	127.50
7.	40 BX	SLUSH PUPPIE FLAVORED BASE (4/1 GALLON JUGS PER BOX)	121.00	4,840.00
8.	7 CS	GOLD MEDAL PRINTED COTTON CANDY BAGS (1000/CS)	57.00	399.00
9.	20 CTN	AMERICAN LICORICE LICORICE ROPES 15 COUNT PER CASE	12.25	245.00
10.	40 CTN	MARS M&M PLAIN (24/3.4 OZ PER CTN)	35.35	1,414.00
11.	15 CS	JUST BORN MIKE & IKE (48/3 OZ PER CASE)	12.41	186.15
12.	15 CS	HERSHEY'S MILK DUDS (48/3 OZ PER CASE)	41.36	620.40
13.	45 CTN	AMERICAN LICORICE RED VINE TRAY (24/5 OZ PER CTN)	30.54	1,374.30
14.	75 CTN	HB REESE PEAUT BUTTER CUPS (24/2.8OZ PER CTN)	34.71	2,603.25
15.	20 CS	WONKA SWEET TARTS, REGULAR (36/1.8 OZ BOX PER CS)	29.53	590.60
ITEM NO.	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
16.	20 CS	HERSHEY'S WHOPPERS (5 OZ - 12 BX PER CASE)	13.66	273.20
17.	120 EA	POPCORN COUNTRY POPCORN KERNELS 35 LB	23.75	2,850.00
18.	40 EA	POPSTAR POPPING OIL 35 LB	78.00	3,120.00
	20 CS	POPCORN (POR-PAK PC, (SNFLWR), 6 OZ KETTLE, 7.89 OZ) (36/CS)	49.00	980.00
19.	45 CS	RICOS NACHO CHEESE (4/140 OZ BAGS PER CASE)	56.95	2,562.75
20.	75 CS	CADBURY ADAMS SOUR PATCH (2 OZ) (24-	19.60	1,470.00

		2 OZ/CS		
21.	75 CS	MARS SKITTLES (2.17OZ) (36 2.17 OZ/CS)	29.46	2,209.50
22.	3000 PKG	WONKA GOBSTOPPERS (1.77 OZ)	19.70	472.80
23.	90 CS	WONKA NERD ROPES (.92 OZ) (24 .92 OZ/CS)	19.70	1,773.00
24.	500 EA	GENERAL MILLS NATURE VALLEY GRANOLA BARS (1.5 OZ)	13.18	237.24
25.	2600 EA	NESTLE BUTTERFINGER (2.1 OZ)	29.53	2,126.16
26.	40 CS	MARS SNICKERS (2.07 OZ) (48 2.07 OZ/CS)	39.20	1,568.00
27.	1000 EA	PRETZLES, 88 COUNT 1 OZ BAGS PER CASE	33.35	366.85
28.	<del>2000 EA</del> 1000 EA B.H.	BORITOS, FRITO LAY (1 OZ) /104 ct/cs B.H.	39.41	748.79
29.	<del>2000 EA</del> 1000 EA B.H.	SUN CHIPS, FRITO LAY (1 OZ) /104 ct/cs B.H.	39.41	748.79
	10 CS	BBQ CHIPS (1 OZ) (104 1 OZ/CS)	39.41	394.10
	10 CS	SOURCREAM & ONION CHIPS (1 OZ) (104 1 OZ/CS)	39.41	394.10
30.	<del>500 EA</del> 4 cases B.H.	PEANUTS 144 COUNT 1 OZ BAGS PER CASE	45.36	181.44
31.	200 EA	JERKY 12/3.25 OZ PER BOX	4.61	922.00
32.	20 GAL	SLUSH PUPPIE FLAVOR CONCENTRATE (GALLON JUGS)	19.05	381.00
	20 GAL	SLUSH PUPPIE NEUTRAL BASE CONCENTRATE (GALLON JUG)	22.66	453.20
33.	50 CS	SLUSH PUPPIE 12 OZ CUPS, 100/SLEEVE	6.90	345.00
34.	10 CS	SLUSH PUPPIE SPOONSTRAWS (300CT/BX 12 BX/CS)	69.00	690.00
35.	1 CS	TWISTED YARD - 16 OZ CLEAR W/LIDS & STRAWS (52/CS)	75.75	75.75
SUB TOTAL:				\$41,029.87
WA SALES TAX (8.7 %)				\$ 0
GRAND TOTAL:				\$41,029.87
MACHINE RENTALS:				
Popcorn Machine \$ 0 /month				
Slush Puppy Dispenser \$ 0 /month				
Cheese Dispenser \$ 0 /month				
SERVICE CHARGES:				

WA SALES TAX (8.7 %)	\$
<b>GRAND TOTAL:</b>	\$
<b>MACHINE RENTALS:</b> Popcorn Machine \$ <u>0</u> /month Slush Puppy Dispenser \$ <u>0</u> /month Cheese Dispenser \$ <u>0</u> /month  <b>SERVICE CHARGES:</b> \$ <u>62.50</u> /hr - regular time \$ <u>93.75</u> /hr - overtime  <b>TRAINING CHARGES:</b> \$ <u>0</u> /hr	
<b>LIST ANY OTHER FEES THAT WILL BE CHARGED REGARDING THIS BID. FEES NOT LISTED HERE WILL NOT BE APPROVED FOR PAYMENT:</b>	

**PAYMENT:** Net 30 days

**DELIVERY:** We (I) will deliver complete the above items within 14 days from receipt of order.

**F.O.B. Delivery Point:** SEE BELOW

**ACCEPTANCE:** The signing and submittal of Part 1 of this proposal shall be an indication of acknowledgement and acceptance of these terms and conditions and compliance shall be part of the bidders' proposal.

Firm Name: Concessions Supply Signature: Barry Hatcher  
 Mailing Address: 2440 E. Trent By: Barry Hatcher  
Spokane, WA 99202 (Type or Print)  
 Phone: 509-535-0644 Title: VP Marketing  
 Date: 2/6/15

Please indicate person to be contacted by the City concerning item(s) being bid:

NAME: Barry Hatcher TELEPHONE: 509-535-0644

**BUSINESS REGISTRATION REQUIREMENT**

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid business registration. The Vendor shall be responsible for contacting the State of Washington Business License Services at <http://bls.dor.wa.gov> or 1-800-451-7985 to obtain a business registration. If the Vendor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at 509-625-6070 to request an exemption status determination.

CITY OF SPOKANE BUSINESS REGISTRATION NUMBER:

T12011689BUS

**ORGANIZATION**

Proposal of an ☐ individual ☐ partnership ☒ corporation organized and existing under the Laws of the State of Washington

**ADDITIONAL ITEMS**

The City of Spokane reserves the right to purchase additional items at the bid price. Vendor agrees to sell at the same price, terms and conditions.

YES ☒

NO ☐

If yes, prices are good until further notice.

**INTERLOCAL PURCHASE AGREEMENTS**

The City of Spokane has entered into Interlocal Purchase Agreements with other public agencies pursuant to RCW 39.34. In submitting a response the vendor agrees to sell additional items at the bid price, terms and conditions to the City of Spokane and other public agencies contingent upon the seller's review and approval at the time of a requested sale. Any price de-escalation/escalation provisions of this bid proposal shall apply in the case of a sale of additional items. Seller's right to refuse to sell additional items at the time of request shall be absolute.

**ORIGINAL EQUIPMENT MANUFACTURER**

State name(s) and address(es) of Original Equipment Manufacturer (OEM) and distributors (if applicable) to be used in the production and delivery of your product.

NAME

ADDRESS

ZIP


**MINORITY BUSINESS ENTERPRISE**

Vendor (is ☐, is not ☒) a Minority Business Enterprise. A Minority Business Enterprise is defined as a "business, privately or publicly owned, at least 51% of which is owned by minority group members." For purpose of this definition, minority group members are Blacks, Hispanics, Asian Americans, American Indian or Alaskan Natives, or Women.

**SMALL BUSINESS**

Vendor (is ☒, is not ☐) a small business concern. (A small business concern for the purpose of government procurement is a concern, including its affiliates, which is independently owned and operated, is not dominant in the field of operations in which it is bidding on government contracts, and can further qualify under the criteria concerning number of employees, average annual receipts, or other criteria as prescribed by the Small Business Administration).

## NON-COLLUSION

The Bidder certifies that his/her firm has not entered into any agreement of any nature whatsoever to fix, maintain, increase or reduce the prices or competition regarding the items covered by this bid invitation.

## PART II. SPECIFICATIONS

### SECTION I. GENERAL INSTRUCTIONS

1. These specifications will establish minimum acceptable requirements attempting to take advantage of latest developments.
2. The items to be furnished by the Vendor on this bid must be of the latest possible design and production.
3. Time is of the essence in the performance of this contract after a delivery schedule is established.
4. Vendors should be aware that bids would be rejected if all questions are not completely and correctly answered.
5. Signature on this proposal by the bidder will confirm receipt and understanding of general terms and conditions.
6. Any technical questions concerning this bid should be directed to Michelle Whipple, Riverfront Park at (509) 625-6610 or [mwhipple@spokanecity.org](mailto:mwhipple@spokanecity.org) or Thea Prince, Purchasing (509) 625-6403 or [tprince@spokanecity.org](mailto:tprince@spokanecity.org).

### SECTION II. SPECIAL INSTRUCTIONS

1. It is the intent of these specifications to provide the City of Spokane Parks Department with MISCELLANEOUS CONCESSION INVENTORY
2. Delivery of items will be on a weekly basis to multiple delivery addresses. Said addresses are as follows:  
  
Riverfront Park – 507 N. Howard  
Witter Pool – 1300 E. Mission  
Dwight Merkel Softball Complex – 5701 N. Assembly
3. It is anticipated that the Blanket Order will begin on date of award and run through February 2016. This Blanket Order will have four (4) one-year renewals.
4. I acknowledge receipt and compliance with the above special instructions. BH

## **SECTION IV. BID PREPARATION AND EVALUATION**

### **1. PREPARATION OF BIDS**

All bids shall be typed or printed in ink, prepared on the form furnished by the Purchaser and signed by an authorized person of Bidder's firm. If errors are made, they may be crossed out. Corrections shall be printed in ink or typewritten adjacent and initialed in ink by the person signing the bid. IF THE BIDS CONTAIN ANY OMISSION, ERASURES, ALTERATIONS, ADDITIONS, OR ITEMS NOT CALLED FOR IN THE PROPOSAL, OR CONTAIN IRREGULARITIES OF ANY KIND, IT MAY CONSTITUTE SUFFICIENT CAUSE FOR REJECTION.

### **2. PREPARATION OF ENVELOPES**

Place the Original of the bid in a sealed envelope. On the front of the envelope, place the following information:

**"SEALED BID - IMPORTANT"**  
**PROJECT NAME**  
**OPENING DATE AND TIME**  
**COMPANY NAME**

### **3. SUBMISSION OF BIDS Submit Original copy of the bid, as follows:**

- Original to: **City of Spokane Purchasing**  
**4<sup>th</sup> Floor - City Hall**  
**808 West Spokane Falls Blvd.**  
**Spokane WA 99201-3316**

The Purchaser is not responsible for bids delivered late. It is the responsibility of the Bidder to be sure the bids are sent sufficiently ahead of time to be received **no later than 1:00 PM** on the opening date.

The City of Spokane City Hall is a secured building so allow enough time to get through security if hand delivering the response.

Sealed bids will be opened at 1:15 p.m., Monday, February 9, 2015 in the City Council Chambers, 808 West Spokane Falls Boulevard, Spokane, Washington 99201

### **4. INTERPRETATION**

If the Bidder discovers any errors, discrepancies or omissions in the bid specifications, or has any questions about the specifications, the Bidder must notify City of Spokane Purchasing in writing. Any addenda issued by the Purchaser will be incorporated into the contract or purchase order.

### **5. WITHDRAWAL OF BIDS**

Bidders may make written request to City of Spokane Purchasing for withdrawal of a sealed bid prior to the scheduled bid opening. Unless otherwise specified, no bids may be withdrawn for a minimum of thirty (30) calendar days after the opening date.

### **6. EVALUATION OF BIDS**

Evaluation of bids shall be based upon the following criteria, where applicable:

- The price, including sales tax and the effect of discounts. Price may be determined by life cycle costing or total cost bidding, when advantageous to the Purchaser.
- The quality of the items bid, their conformity to specifications and the purpose for which they are required.
- The Bidder's ability to provide prompt and efficient service and/or delivery.
- The character, integrity, reputation, judgment, experience and efficiency of the Bidder.

- The quality of performance of previous contracts or services.
- The previous and existing compliance by the Bidder with the laws relating to the contract or services.
- Uniformity or interchangeability.
- The energy efficiency of the product throughout its life.
- Any other information having a bearing on the decision to award the contract.

#### **7. BIDDING ERRORS**

When, after the opening and tabulation of bids, a Bidder claims error, and requests to be relieved of award, he will be required to promptly present certified work sheets. The Purchaser will review the work sheets and if the Purchaser is convinced, by clear and convincing evidence, that an honest, mathematically excusable error or critical omission of costs has been made, the Bidder may be relieved of his bid.

#### **8. BIDDER PREQUALIFICATION.**

Prior to award of contract or purchase, Bidders shall be required to submit evidence of sufficient facilities, equipment, experience and financial ability to insure completion of the work, unless waived by the Purchaser.

#### **9. REJECTION OF BIDS.**

The Purchaser reserves the right to reject any or all bids; to waive minor deviations from the specifications, to waive any informality in bids received, whenever it is in the Purchaser's best interest, and to accept or reject all or part of this bid at prices shown.

#### **10. AWARD OF CONTRACT.**

Award of contract or purchase, when made, will be to the Bidder whose bid is the most favorable to the Purchaser, taking into consideration price and the other evaluation factors. STATE CONTRACTS WHERE APPLICABLE WILL BE CONSIDERED AS A BID. The City Council shall make the award of contract or purchase. Unsuccessful Bidders will not automatically be notified of bid results.

### **SECTION V. GENERAL TERMS AND CONDITIONS**

#### **1. DEFINITIONS**

- A. Bidder - one who submits a bid.
- B. Vendor - Bidder to whom contract or purchase order is awarded.
- C. Purchaser - City of Spokane and other government agencies (Pursuant to RCW 39.34).
- D. Destination-Delivery - Delivery to Purchaser's building location and includes uncrating and installation.
- E. Until Further Notice - Any time in excess of sixty (60) days from date of opening.
- F. Cost - Total cost of ownership based on the best available information.

#### **2. CONTRACT PERIOD**

The contract created shall be in the form of a Blanket Order which will be effective upon award and shall terminate on February 28, 2016. This Blanket Order will have four (4) one-year renewals.

#### **3. PRICE DECREASES**

During the contract period and any renewals thereof, price decreases at manufacturer's and wholesaler's levels shall be reflected in a contract price reduction to the Purchaser retroactive to the Vendor's effective date.

**4. NON-ESCALATION**

The Vendor's prices shall be firm throughout the contract period with NO provision for price increases unless specific provisions are proposed and agreed upon.

**5. DELIVERY DEFAULT.**

The acceptance of late performance by the Purchaser shall not waive the right to claim damage for such breach nor constitute a waiver of the requirements for the timely performance of any obligations remaining to be performed by Vendor.

**6. DELIVERY DELAY.**

In the event of delivery delay beyond the date specified in the bid, the Purchaser shall assess, as liquidated damages \$0.00 per day per unit beyond the completion date specified. The Purchaser shall have the right to deduct and retain the amount of such liquidated damages from any monies due or which may become due the Vendor or to initiate legal proceedings for the collection of same.

**SECTION VI. STANDARD TERMS AND CONDITIONS**

**1. PATENTS, TRADEMARKS AND COPYRIGHTS**

The Vendor warrants the items to be furnished do not infringe any patent, registered trademark or copyright, and agrees to hold Purchaser harmless in the event of any infringement or claim thereof.

**2. TITLE**

The Vendor warrants that the items to be furnished are free and clear of all liens and encumbrances and that the Vendor has good and marketable title to same.

**3. COMPLIANCE WITH LAWS**

The Vendor shall comply with all applicable federal, state and local laws, rules, and regulations, affecting its performance and hold the Purchaser harmless against any claims arising from the violation thereof.

**4. CONTRACT DISPUTES**

Any contract agreement shall be performed under the laws of the State of Washington. Any litigation to enforce such agreement or any of its provisions shall be brought in Spokane County, Washington.

**5. OVERCHARGES.**

The Vendor assigns to the Purchaser any claims for anti-trust violations or overcharges relating to items purchased in filling the Purchaser's orders. The Vendor warrants that its suppliers will also assign any such claims.

**6. WARRANTIES**

The Vendor warrants that the items furnished will conform to its description and any applicable specifications, shall be of good merchantable quality and fit for the known purpose for which sold. This warranty is in addition to any standard warranty or service guarantee by Vendor to the Purchaser.

**7. UNIFORM COMMERCIAL CODE**

The Uniform Commercial Code (UCC), as effective in Washington State, RCW Title 62A, shall determine the rights and duties of the Vendor and the Purchaser.

**8. NON-DISCRIMINATION**

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this agreement because of age, sex, race,

color, religion, creed, marital status, familial status, sexual orientation, national origin, the presence of any sensory, mental or physical disability, or use of a service animal by a disabled person.

#### 9. **SAVE HARMLESS**

Vendor shall protect, indemnify and save the Purchaser harmless from and against any damage, cost or liability for any injuries to persons or property arising from acts or omissions of Vendor, his employees, agents or sub-contractors, howsoever caused.

#### 10. **TAXES**

- **FEDERAL.** The Purchaser is exempt from federal excise taxes. Exemption certificates will be furnished on request.
- **SALES TAX.** The City of Spokane is required to pay Washington State Sales/Use Tax on all purchases. All bidders whether inside or outside the State of Washington shall show the tax rate applicable to this bid. All taxes payable by the City of Spokane as a result of this contract are considered a part of the bid evaluation. Washington State Sales Tax is payable by the City of Spokane direct to the State of Washington on awards made to out-of-state vendors who do not have a Washington State Sales Tax Number. If you have any questions concerning the appropriate rate, contact the Washington State Department of Revenue (509) 482-3800.
- Business, occupational and personal property taxes are the responsibility of the Vendor.

#### 11. **BRAND NAME "OR EQUAL"**

Brand names and numbers, when used, are for the purpose of indicating the desired quality, performance or use. Vendors may offer other brands of comparable or better quality, performance and use. Descriptive literature shall also be submitted, when available. Any bid containing a brand which is not of equal quality, performance or use, must be represented **as an alternate and not as an equal.**

#### 12. **QUANTITIES**

Quantities, when used, are estimates only and are given for the purpose of comparing bids on a uniform basis. Quantities shall be bid on a more or less basis. Payment will be made only for quantities actually ordered, delivered and accepted, whether greater or less than the stated amounts.

#### 13. **ASSIGNMENTS**

The provisions or monies due under the contract or purchase order shall be assignable only with the prior consent of the Director of Purchasing.

#### 14. **CHANGES**

No alteration in any of the terms, conditions, delivery, price, quality or specifications of items ordered will be effective without the written consent of the Director of Purchasing.

#### 15. **DEFAULT**

The Vendor agrees that if a law suit is instituted by the Purchaser for any default on the part of the Vendor, and the Vendor is adjudged to be in default, he/she shall pay to the Purchaser all costs and expenses, expended or incurred by the Purchaser in connection therewith, and reasonable attorney's fees. Venue shall be in the County of Spokane, Washington.

#### 16. **REJECTION**

All items purchased herein are subject to approval by the Purchaser. Any rejection of items resulting because of non-conformity to the terms or specifications of this order whether held by the Purchaser or returned, will be at the Vendor's risk and expense.

#### 17. **TERMINATION**

In event of a breach by Vendor of any of the provisions of this order, Purchaser reserves the right to terminate upon immediate oral or written notification to the Vendor. Vendor shall be liable for damages suffered by the Purchaser

resulting from Vendor's breach of contract.

**18. MINORITY BUSINESS OPPORTUNITIES**

Purchaser actively solicits the participation of certified minority business enterprises in the bidding of any and all goods or services.

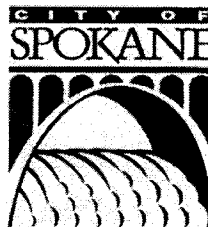
**19. FREIGHT TERMS**

- A freight bill must support all freight charges included on an invoice.
- The Purchaser reserves the right to be advised of selection of method and type of carrier.
- No charges will be allowed for handling, including but not limited to packing, wrapping, bags, containers or reels, unless otherwise stated herein.
- All invoices, packing lists, packages, shipping notices, instruction manuals, and other written documents affecting this order shall contain the applicable purchase order number. Packing lists shall be enclosed in every box or package shipped pursuant to this order, indicating the contents therein. Invoices will not be processed for payment until all items invoiced are received.
- Risk of Loss. Regardless of F.O.B. point, Vendor agrees to bear all risks of loss, injury or destruction of items ordered herein which occur prior to delivery; such loss, injury or destruction shall not release Vendor from any obligation hereunder.

**20. VENDOR'S COOPERATION**

The Vendor shall communicate with City of Spokane Purchasing and shall actively cooperate in all matters pertaining to this contract or purchase in any way City of Spokane Purchasing may direct to the end that the Purchaser shall receive efficient and satisfactory service.

DAVID A. CONDON  
MAYOR



CITY OF SPOKANE - PURCHASING  
808 W. Spokane Falls Blvd.  
Spokane, Washington 99201-3316  
(509) 625-6400

February 3, 2015

**ADDENDUM NO. 1**

**BID #4104-15 CONCESSION INVENTORY FOR RFP AND CITY POOLS**

Please find attached Amended Pricing Pages for the above referenced Bid. The changes are in red.

*Thea Prince*

Thea Prince  
Purchasing

**PLEASE NOTE: A SIGNED COPY OF THIS ADDENDUM MUST BE SUBMITTED WITH YOUR BID, OR THE BID MAY BE CONSIDERED NON-RESPONSIVE.**

The undersigned acknowledges receipt of this Addendum.

*Concessions Supply*  
Company

*[Signature]*  
Authorized Signature