



**SPOKANE PARK BOARD
STUDY SESSION**

Feb. 9, 2017

City Hall Conference Room 5A

NOTES

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

Park Board: Chris Wright, President; Susan Traver, Vice President; Leroy Eadie, Secretary; Ross Kelley; Lauren Pendergraft; Nick Sumner; Ted McGregor; and Rick Chase

Parks Staff and Guests: Jason Conley, Fianna Dickson, Jon Moog, Al Vorderbrueggen, Jeff Bailey, Garrett Jones, Hal McGlathery and Rick Romero

2. **Discussion Items:**

A. St. Louis Children's Museum tour and opportunities for Riverfront Park – This presentation was deferred to the March 9 regular Park Board meeting.

B. Bosch Lot – *Garrett Jones* presented a [North Bank – Bosch Lot briefing paper](#) highlighting objectives and options for the lot's future use. The city has been approached by a national climbing gym operator who is partnering with a local citizen group who could operate a climbing facility. The group is interested in locating a climbing facility on the North Bank of Riverfront Park and the Bosch Lot was identified as a site of interest. Recent discussions involving Parks, Public Works, Utilities, Asset Management and Legal have taken place to look at the feasibility of this type of use on this property.

1. Objectives – As the CSO tank project on the Bosch Lot reaches completion this spring, Public Works and Parks are addressing five objectives in keeping with the Integrated Clean Water Plan, including: 1) A public trailhead for the downtown Centennial and Gorge Loop trails; 2) A new northwest entry to Riverfront Park; 3) An overlook for the falls integrating with Veteran's Park; 4) A climbing gym/facility, as envisioned by the Riverfront Master Plan; and 5) Additional parking to support items 1-4. The city has commissioned Bernardo Wills Architects to develop an initial site plan and pre-design study to look at creative ways to achieve these five objectives.

2. Challenges – This property was purchased using HUD funds and the grant is administered by the Recreation and Conservation Office (RCO). As a result, there are restrictions regarding the use of the property which include the land may only be used for outdoor recreational purposes. Any use that involves a privately-owned, indoor facility would not be compliant and a conversion would be required. For a conversion to be considered, a comparable property must be offered as a replacement property which would assume the use restrictions. This property would need to be comparable in terms of market value, size and experience.

3. Feasibility study – The concept work will be completed in February and negotiations with the key parties will follow. Primary issues to be resolved include: 1) Closure of Bridge Street; 2) Exchange of the Bridge Street right of way between Public Works and Parks; 3) Financial plan for structured parking over the new CSO tank; and 4) Developing a sale or lease agreement for the private climbing facility.
4. Next step – Chris Wright directed staff to include the project as a standing item on the Land Committee agenda.

3. **Adjournment**

- A. The meeting adjourned at 5:26 p.m.
- B. Next Joint City Council/Park Board Study Session: 3:30 p.m. March 9, 2017, at City Council Briefing Center

Notes approved by:



Leroy Eadie, Director of Parks and Recreation

Briefing Paper

North Bank - Bosch Lot

The activation and integration of key properties on the North Bank is a high priority of the City's new Strategic Development Plan. The Bosch Lot and Bridge Avenue right of way presents one of the best opportunities for the City to transform underutilized property into an incredible City asset.

As the CSO tank project on the Bosch Lot reaches completion this spring, it is critical for Public Works and Parks to move quickly to repurpose this key asset. In keeping with the primary goal of the Integrated Clean Water Plan, the vision is to achieve multiple benefits on this CSO site. We have challenged ourselves to address 5 strategic outcomes on this site:

1. A public trail-head for the Downtown Centennial Trail and Gorge Loop Trail.
2. A new Northwest entry to Riverfront Park
3. A phenomenal overlook for the Falls and integration with Veteran's Park
4. A climbing gym/facility as envisioned by the Riverfront Master Plan
5. Additional parking to support items 1-4

We have commissioned Bernado Wills Architects to develop an initial site plan and pre-design study to look at creative ways to achieve these five objectives. They have worked with a national climbing gym operator, who has partnered locally with key members of the climbing community. Their mission was to envision how all these elements could be blended in one incredible project.

Their concept work will be completed during the first week of February and it is anticipated that we will likely move into further discussions and negotiations with all key parties. Based on preliminary discussions between Parks and Public Works staff, it is anticipated that the following issues will need to be addressed and resolved quickly:

- A. The closure of Bridge Street between Post and Monroe. This will be critical to allow items 1, 2, and 3 above to be achieved.
- B. The exchange of the 20,000 square foot Bridge Street ROW between Public Works and Parks. This will effectively give Parks the 20,000 square feet where Bridge currently sits and give Public Works the 20,000 square feet directly to the south of Bridge. This new 20,000 square foot Parks property will then be adjacent to Veteran's Park and effectively create a seamless NW entry to Riverfront Park, the Centennial Trail and Gorge Loop trailheads. Likewise, the new 20,000 square foot Public Works property would then be utilized, either through long-term lease or sale, for the private climbing facility.
- C. The financial plan for structured parking over the newly constructed CSO tank. The Parking will be critical to this integrated project and will need to be developed as part of the total plan. Once we have concept drawings in February, we will have a better idea of the size, configuration and access for this key component.
- D. It is anticipated that the sale or lease proceeds from the 20,000 square feet for the private climbing facility, will be used to build out the public Park amenities identified in 1-3 above.

This has the potential to be an incredible public-private project that can meet the 5 objectives defined above. We should have concept site plans in the next two weeks and will then move quickly to engage Park Board, City Council, Mayor/Cabinet and Public.