



**Bosch Lot  
Project Overview  
August 2017**



*The Bosch Lot has operated as a parking lot since its acquisition in 1975. It is located along Bridge Avenue between Monroe and Lincoln, across from Kendall Yards. A Combined Sewer Overflow (CSO) tank is schedule to open on the site fall 2017.*

**Proposed action**

- Transfer the [Recreation and Conservation Office \(RCO\)](#) restrictions from the Bosch Lot to three potential City-owned properties.
- There would be no change of ownership, only transfer of restrictions, and the property will remain under Parks and Recreation control.

**Why it's important**

- RCO restrictions limit indoor facilities and public/private partnerships, and the restrictions would be better aligned with more passive properties nearby.
- Increased flexible use of the Bosch Lot could allow for:
  1. A public trail-head for the Centennial Trail and new 3.5 mile Gorge Loop Trail (a recommendation of the Olmsted Brothers report in 1913)
  2. A new northwest entry to Riverfront Park
  3. A phenomenal overlook for the Falls and integration with Veteran's Park
  4. A new public/private partnership as envisioned by the Riverfront Master Plan
  5. Additional parking to support items 1-4

**How it would be achieved**

- The RCO restrictions on the Bosch Lot (1.13 ac) would be transferred to three potential sites:
  - Future South Plaza – home of a new CSO tank across from the Downtown Library (1.15 ac)
  - Peaceful Valley – land near the river currently undeveloped, near Glover Field (1.63 ac)
  - High Bridge – several parcels near High Bridge and Coeur d'Alene park (4.22 ac)

