



Agenda Sheet for City Council Meeting of:
03/27/2017

Date Rec'd	3/8/2017
Clerk's File #	RES 2017-0019
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	FINANCE & ADMIN
Contact Name/Phone	GAVIN COOLEY EXT 6586
Contact E-Mail	GCOOLEY@SPOKANECITY.ORG
Agenda Item Type	Resolutions
Agenda Item Name	#0410 JOINT CITY COUNCIL / PARK BOARD SUPPORT FOR INTEGRATED PROJECTS

Agenda Wording

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

Summary (Background)

Continued work between the City and Parks Department to provide integrated planning, work and potential redevelopment involving the Bosch Lot, certain City rights-of-way and other properties in and around the City's Riverfront Park

Fiscal Impact	Budget Account
Neutral \$	#
Select \$	#
Select \$	#
Select \$	#

<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	DUNIVANT, TIMOTHY	<u>Study Session</u>	
<u>Division Director</u>	DUNIVANT, TIMOTHY	<u>Other</u>	
<u>Finance</u>	DOVAL, MATTHEW	<u>Distribution List</u>	
<u>Legal</u>	DALTON, PAT	leadie@spokanecity.org	
<u>For the Mayor</u>	SANDERS, THERESA	gjones@spokanecity.org	
<u>Additional Approvals</u>		rromero@spokanecity.org	
<u>Purchasing</u>			

ADOPTED BY
SPOKANE CITY COUNCIL:

3/27/2017
Lem Higgins
CITY CLERK

JOINT RESOLUTION NO. 2017-0019

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the City and Parks have worked closely to identify key community benefits and strategic outcomes which can be accomplished through a broadly integrated plan

for repurposing the Bosch Lot in conjunction with planning and redevelopment of other City properties, including the following:

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

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

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

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

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

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

- A. The closure of Bridge Street between Post and Monroe to allow for natural and seamless integration with the Centennial Trail, Veterans Park, and Spokane River environment; and
- B. The exchange of the approximate 20,000 square foot Bridge Street right-of-way between Public Works and Parks, effectively providing Parks the 20,000 square feet where Bridge currently sits and providing Public Works the 20,000 square feet directly to the south of Bridge. This new 20,000 square foot Parks property will then be adjacent to Veteran's Park and will effectively create a seamless overlook to the falls and to provide a Northwest gateway to Riverfront Park, the Centennial Trail and Gorge Loop trailheads; and
- C. Lifting of existing RCO restrictions on the Bosch Lot in exchange for the development of the trailheads and related parking, expansion of Riverfront Park through Northwest and Southwest gateways and numerous other public outdoor recreational activities; and
- D. The exchange of the remainder of Bosch Lot between Parks and the City to provide the necessary contiguous property for development of a privately-operated recreation facility, parking requirements and derivative financial resources needed for the enhanced gateways, trails and other improvements to Riverfront Park; and
- E. The sale or lease of the Bosch Lot for the construction of a privately operated recreation facility (e.g. climbing gym/facility) and structured parking over and adjoining the newly constructed CSO tank. This additional parking is a critical element of this integrated project and will need to be developed as part of the total plan; and
- F. Developing a financial plan to apply the sale proceeds from the Bosch Lot for a privately-operated recreation facility and adjacent parking, to be used to build out the public park enhancements identified herein; and
- G. Developing detailed plans between the City and Parks to assure that current and future-year Parks budgets will not be adversely affected by the integrated plans envisioned herein (including replacement of parking revenues previously earned by Parks from operation of the Bosch Lot and a provision that the current and continuing costs of meeting the foregoing goals and

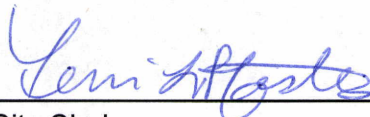
G. Developing detailed plans between the City and Parks to assure that current and future-year Parks budgets will not be adversely affected by the integrated plans envisioned herein (including replacement of parking revenues previously earned by Parks from operation of the Bosch Lot and a provision that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

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

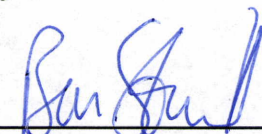
NOW, THEREFORE, BE IT JOINTLY RESOLVED that the Spokane City Council and City Park Board states their strong support for the development of a proposal for the redevelopment of the former Bosch Lot and surrounding public properties to meet the foregoing public goals and objectives.

Passed by the City Council this 27th day of March, 2017 and Parks Board on the 9th day of March, 2017.

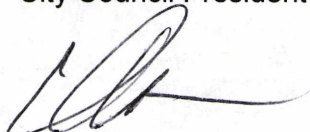




City Clerk

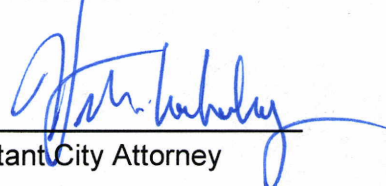


City Council President



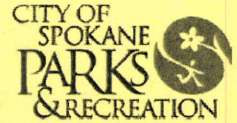
Park Board President

Approved as to form:



Assistant City Attorney

AGENDA SHEET FOR PARK BOARD MEETING OF: March 9, 2017



Submitting Division
Parks & Recreation

Contact Person
Garrett Jones

Phone No.
363-5462

RES17-0019

Department: ☐ Finance ☒ Operations ☐ Recreation/Golf ☐ Riverfront Park

Committee: ☐ Finance ☐ Golf ☒ Land ☐ Recreation ☐ Riverfront ☐ UFTC

Type of contract: ☐ New ☐ Renewal ☐ Amendment ☐ Extension ☒ Other

Beginning date: _____ Expiration date: _____ Open ended ☐

CLERKS' FILE	_____
RENEWAL	_____
CROSS REF	_____
ENG	_____
BID	_____
REQUISITION	_____

AGENDA WORDING:

Bosch Lot Joint Resolution with City Council to incorporate Public & Private Joint Development Opportunity

BACKGROUND:

(Attach additional sheet if necessary)

As identified in 2014 Master Plan.

RECOMMENDATION:

Approve

ATTACHMENTS: Include in packets. See back of Agenda Sheet for specific supporting document requirements.

SIGNATURES:

Garrett Jones
Requester - [Signature]

Garrett Jones
Dept. Manager [Signature]

Leroy Eadie
Director of Parks & Rec - Leroy Eadie [Signature]

Parks Acct'ing - Nathaniel Newscomb

Legal Dept. - Hunt

Whaley DISTRIBUTION: Parks: Accounting

Parks: Pamela Clarke

Budget Manager: Tim Dunivant

Requester: _____

PARK BOARD ACTION:

APPROVED BY SPOKANE PARK BOARD

[Signature]

President

March 9, 2017