



# South East Sports Complex – Phase I

City of Spokane Design Review Board

August 29, 2018 (Revised)



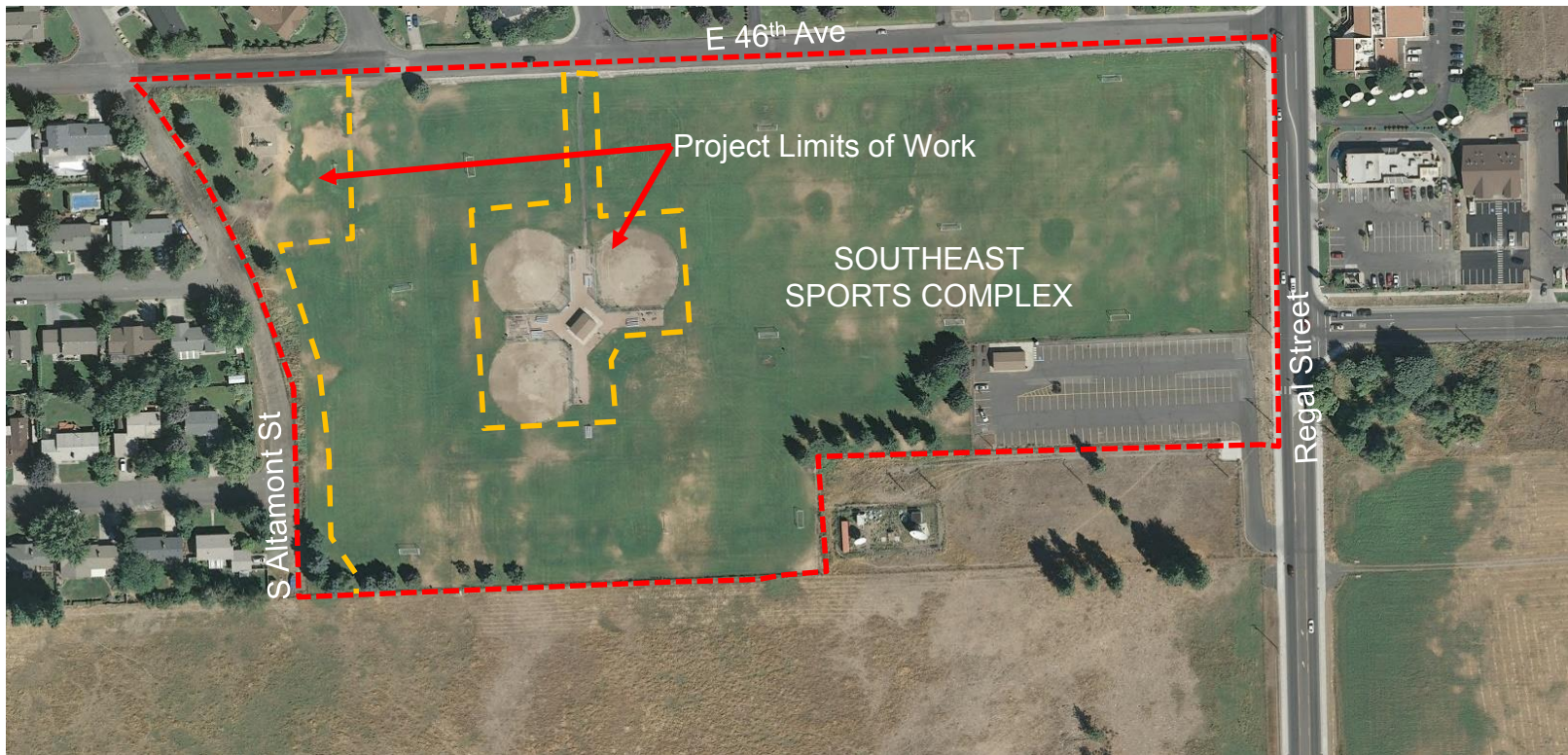
Michael Terrell - Landscape Architecture, PLLC  
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(509) 922-7449

# Objectives

1. Early discussion and collaboration.
2. Provide framework / catalyst for future improvements and phases.
3. Better and more responsive design.
4. Continue outreach and input from the neighborhood.



# Introduction: Scope of Project



# Process to Date

- Master Planning Process (2015)
  - SYSA and Breakers Soccer Meeting (April 30,2015)
  - Stakeholder meeting with Neighborhood Representatives (April 27,2015 )
  - Stakeholder meeting with Southgate Land Use Committee (May 5, 2015)
  - Two Visioning Workshops (May 19, 2015 & June 23, 2015)
  - Update to Southgate Neighborhood Council by parks Department (June 10, 2015)
  - Conference Call with Spokane Sports Commission (June 23, 2015)
  - Meeting with Parks Department Staff (July 30, 2015)
  - Final Preferred Vision and Executive Summary Submitted to Spokane Parks (August 15, 2015)



# Process to Date

- Master Planning Process (2015)
  - Master Plan presentation to Neighborhood Council (August 20, 2015)
  - Presentation to Spokane Park Board Recreation Committee (September 3, 2015)
  - RCO Grant Application Submitted (August 9, 2016)
  - RCO Grant Application Approval (2018)
  - Design Review Collaborative Meeting (August 22, 2016)
  - Southgate Neighborhood Meeting Presentation (September 5, 2018)



# Southeast Sports Complex Revised Master Plan



## LEGEND

- |  |   |
|--|---|
| 1 SHARED ACCESS DRIVE.   | 10 OPEN TURF PLAY AREA                      |
| 2 SHARED PARKING (APPROX. 63 SPACES).  | 11 LARGE PICNIC SHELTER AND GATHERING AREA. |
| 3 ENTRY PLAZA AND TRAIL ACCESS.  | 12 NEIGHBORHOOD PARK RESTROOM.              |
| 4 PAVILION AND MEADOW.   | 13 RENOVATED PLAY AREA WITH SPLASH PAD.     |
| 5 REGAL RIBBON - ACTIVE STREETScape WITH TRANSIT STOP AND LINEAR SKATE ELEMENTS. | 14 BASKETBALL COURT.                        |
| 6 NEIGHBORHOOD GATEWAY SIGN AND COMPLEX ENTRANCE.                                | 15 SMALL PICNIC SHELTER.                    |
| 7 SOCCER FIELD (FULL).   | 16 NEIGHBORHOOD PARK GATEWAY.               |
| 8 SOCCER FIELD (U11).  | 17 TRAIL HEAD PARKING.                      |
| 9 BASEBALL/SOFTBALL BACKSTOP.  | 18 NEIGHBORHOOD TRAIL.                      |
|  | 19 ALTAMONT STREET IMPROVEMENTS.            |



# Design Goals, Opportunities and Constraints

- Goals

- New neighborhood park in the NW corner of the complex to provide play areas for neighborhood children as well as sports complex visitors.
- Replace/updated sports fields to preserve the core sports field function and better accommodate current demand for soccer, open and multi-use field activities.
- More diverse park amenities to serve a larger range of user groups.



# Design Goals, Opportunities and Constraints

- Goals
  - Better vehicular, pedestrian, and bike circulation in and around the complex.
  - Access and parking improvements to include 143 shared parking spaces.
  - Develop an active streetscape (Regal Ribbon) that relates to the urban neighborhood and provides park and neighborhood gateways as well as a buffer between the athletic fields and street.





# Design Goals, Opportunities and Constraints

- Goals

- Create a central pavilion and meadow that serves as the neighborhood gathering place for seasonal performances and events and provides a venue for concerts and farmer's markets.
- Establish a neighborhood trail and trailhead at Altamont and 46th to provide safe access and connections throughout the neighborhood and across Regal St.



# Design Goals, Opportunities and Constraints

- Opportunities

- The project would enhance and encourage pedestrian and bicycle access from the surrounding neighborhood.
- Opportunity to establish a neighborhood identity
- Value placed upon improvement and quality of open space by neighborhood.
- Expressed need for more diverse neighborhood park amenities while improving the athletic facilities.



# Design Goals, Opportunities and Constraints

- Constraints
  - Limited parking areas
  - Existing playground and amenities.
  - Complex unlikely to be capable of providing desired tournament level play
  - Street frontage improvements for 46th and Altamont



# Design Goals, Opportunities and Constraints

- Challenges

- Create sense of place / contemporary urban feel.
- Integration of essential maintenance / operations with public uses.
- Safe for all users.
- Adaptable for range of events
- Landscape development in shallow water table
- Connect to the neighborhood



# Site Context



46<sup>th</sup> Ave and S Altamont



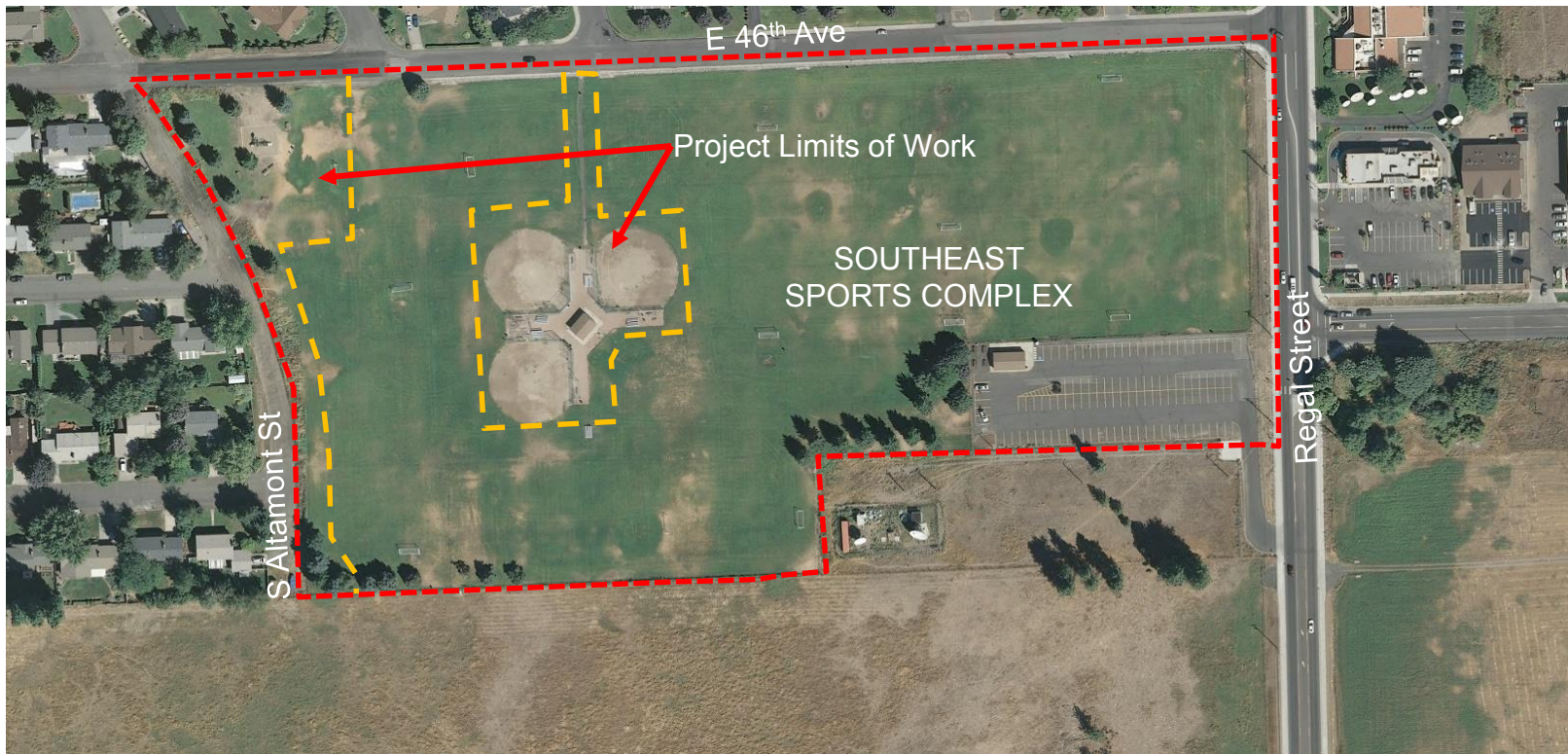
46<sup>th</sup> Ave and S Altamont



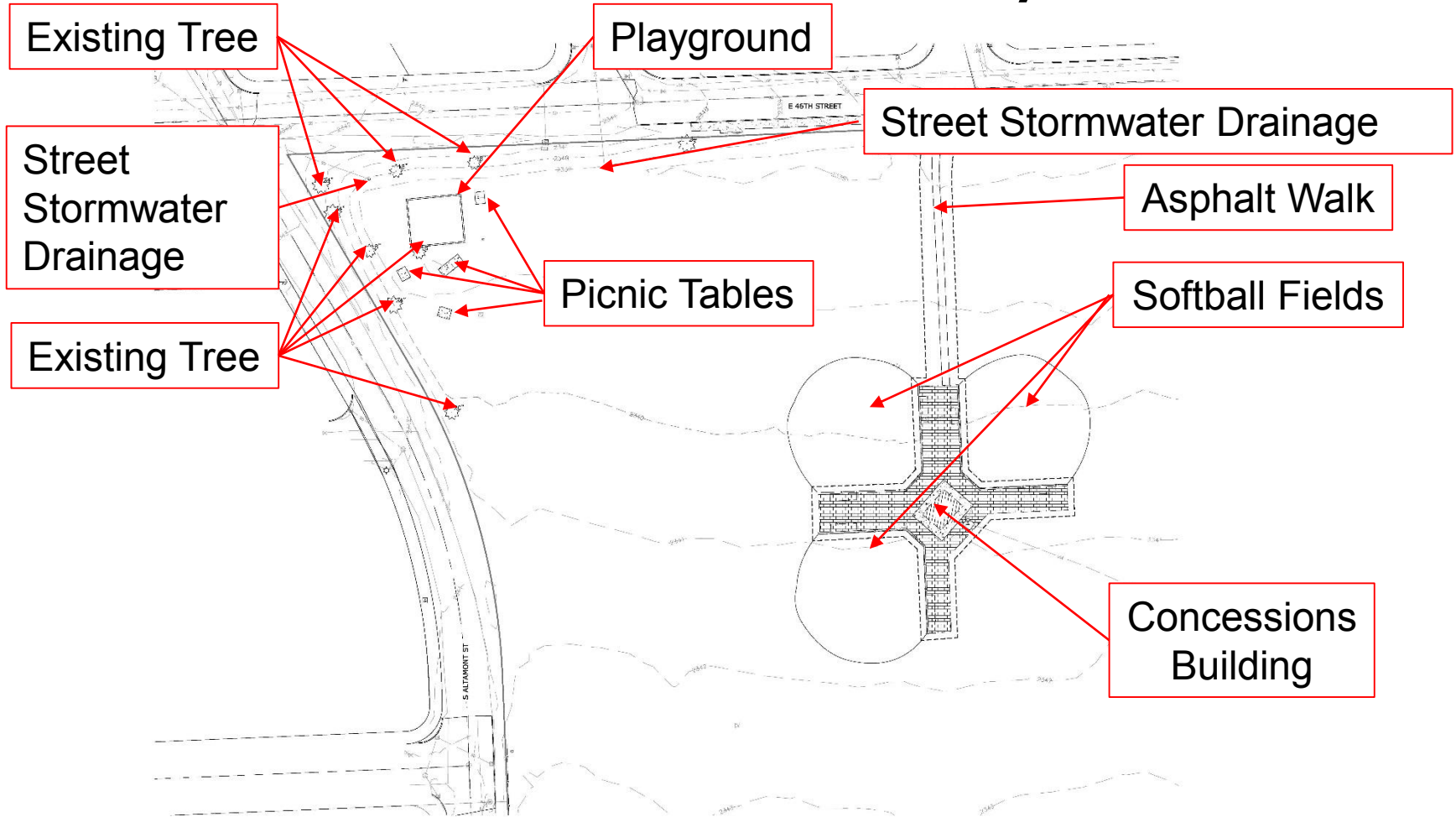
# Existing Conditions



# Scope of Project



# Site Inventory





# Site Analysis

- 17 acres
- 3 softball fields and storage / restroom building
- Approximately 6 full soccer fields oriented north-south.
- Small playground sits in NE corner.
  - Low area with drainage from adjacent unimproved streets
  - Geotech Report: shallow groundwater 4'+/-
- Western section of 46<sup>th</sup> Street unimproved along complex
- Altamont Street is unimproved
- No sidewalks on streets in the neighborhood to NW
- 2 Picnic areas
- Restroom at existing parking lot
- 116 parking stalls
- Notable views exist to the Iller Creek Conservation area
- Prevailing winds come from the southwest.



# Revised Master Plan



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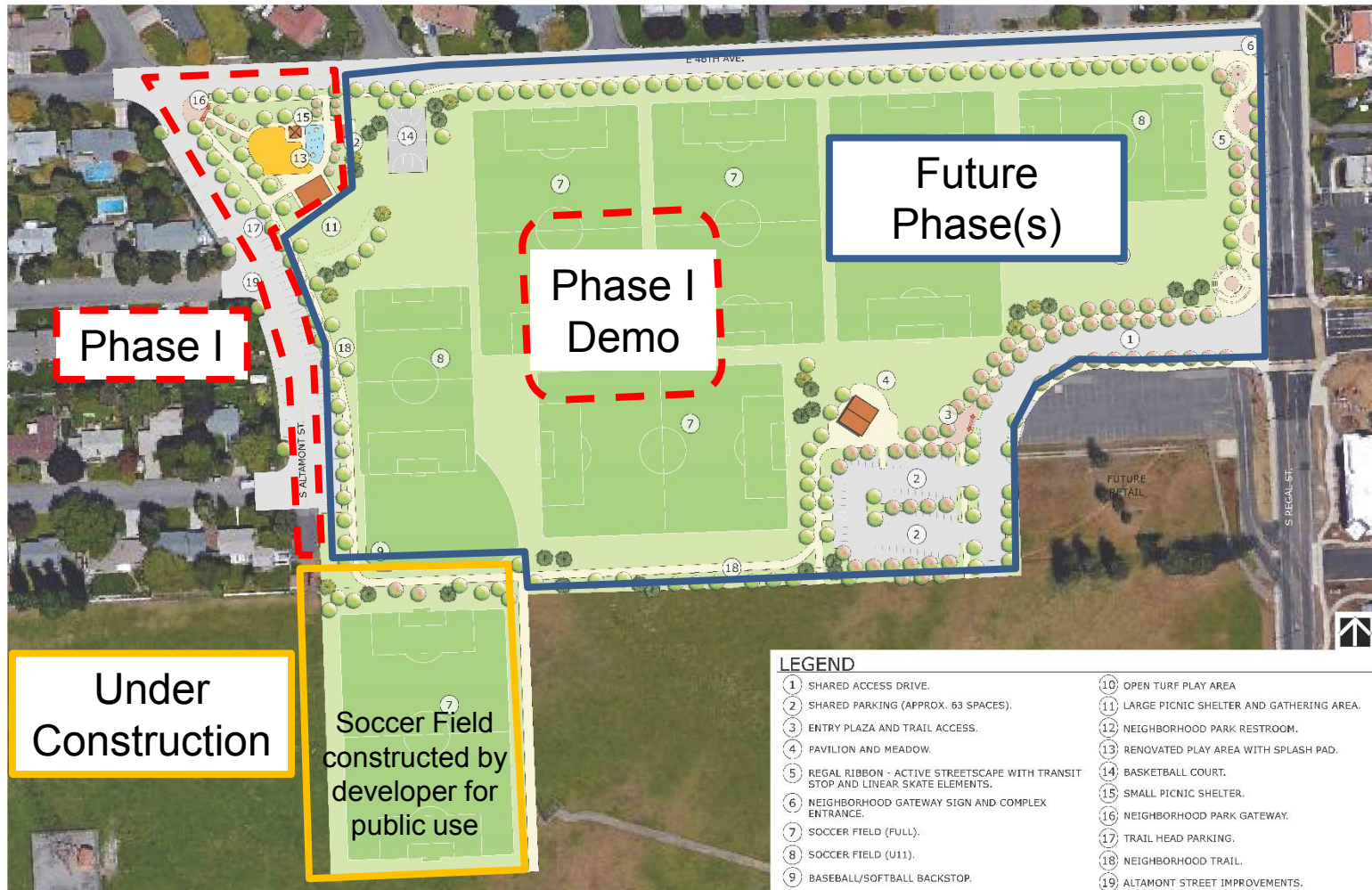
## Southeast Sports Complex Master Plan

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# Planned Phases



# Phase I – Playground Improvements



1. Plaza/Gateway
2. Small Shelter
3. 5-12 Play Area
4. 2-5 Tot Area
5. Splash Pad
6. Restroom
7. Large Shelter



# Potential Park Elements



- Play Structure
  - Possible Sports Themed



- Climbable component
  - Possible sports or “soccer net” theme



- Splash Pad
  - Possible Sports Themed



# Park Elements



- Restroom – Denali CXT
  - COS Parks Standard
  - Drinking fountain and bottle filler



- Shelter
  - Pre Fabricated Shelter easier to maintain with higher uses



- Benches – Dumor bench
  - COS Parks Standard

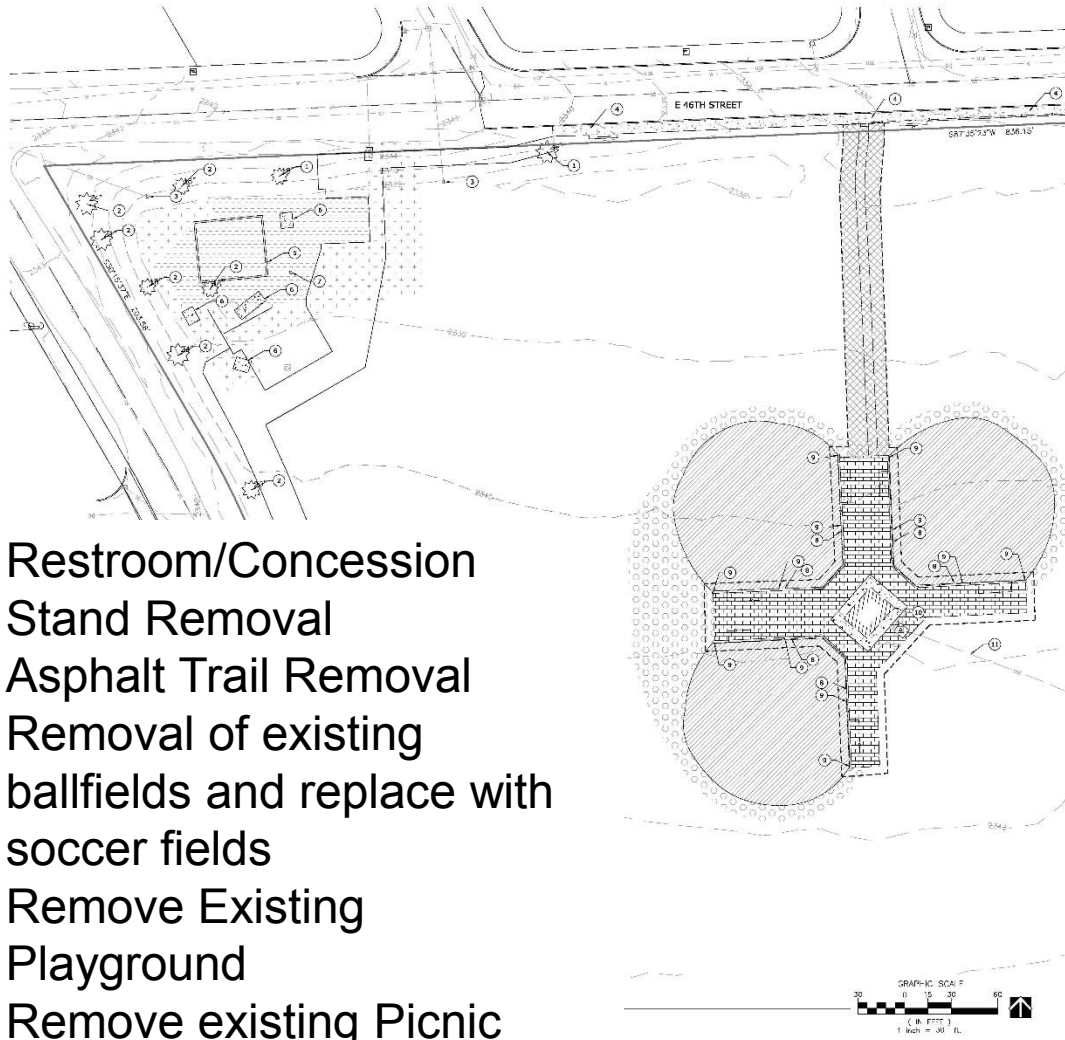


# Phase I—Ballfield, Restroom/Concession Stand Removal



# Phase I - Demolition Plan

- Restroom/Concession Stand Removal
- Asphalt Trail Removal
- Removal of existing ballfields and replace with soccer fields
- Remove Existing Playground
- Remove existing Picnic Tables
- Tree removal



## CALLOUTS

- ① EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.
- ② EXISTING TREE TO BE REMOVED.
- ③ STORMWATER DUTY COW, PRESERVE AND PROTECT
- ④ EXISTING CONCRETE WALK, PRESERVE AND PROTECT
- ⑤ REMOVE EXISTING PLAYGROUND AND PLAY EQUIPMENT. REMOVE ALL ENHANCED WOOD TRUNK CHAIRS.
- ⑥ REMOVE EXISTING PICNIC BENCH AND CONCRETE BENCH.
- ⑦ REMOVE EXISTING BRG
- ⑧ REMOVE EXISTING C-INKLINK WALKWAY, FOOTINGS, AND CONCRETE CURB
- ⑨ REMOVE EXISTING C-INKLINK FOLI, LINE CHAINLINK FENCE, DUGOUTS, FOOTINGS AND CONCRETE CURBING.
- ⑩ REMOVE EXISTING CONCESSION/RESTROOM BUILDING.
- ⑪ TERMINATE EXISTING POWER AT TRANSFORMER AND REMOVE UNDERGROUND ELECTRICAL TO BUILDING. TUPUR TURF AND IRRIGATION.

## LEGEND

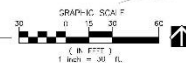
- DEMOLITION ACCESS AND BOUNDARY, REMOVE AND OPPOSE OF FINISH. STOCKPILE BASE COURSE. REMOVE PLAYGROUND AREA. SCARY TO A DEPTH OF 8" INSTALL TOPSOIL, TIES TO MEET 1" BELOW EXISTING TOP OF GRADE AND INSTALL SOIL ADJUST PREGRIATION TO MAINTAIN 10% HEAD-CH-HEAD COVERAGE.
- EXISTING INFILL TO BE FILLED TO A DEPTH OF 8" AND AMENDED. IRRIGATION TO BE ADJUSTED TO 10% HEAD-CH-HEAD COVERAGE. INSTALL SOIL.
- DEMOLITION ACCESS. REMOVE EXISTING ASPHALT WALK AND BASE COURSE. BASE COURSE TO BE INSTALLED. MARKING PLAYGROUND AREA. SCARY TO A DEPTH OF 8" INSTALL TOPSOIL, TIES TO MEET 1" BELOW EXISTING TOP OF GRADE AND INSTALL SOIL ADJUST PREGRIATION TO MAINTAIN 10% HEAD-CH-HEAD COVERAGE.
- DEMOLITION ACCESS. FLAG EXISTING IRRIGATION AND CAP HEADS. MAINTAIN IRRIGATION.
- AREA TO REMOVE ALL BASE COURSE FROM EXISTING. COVER EXISTING IRRIGATION IN AREA TO A DEPTH OF 8" FILL WITH 10% SOIL AND CONTACT.
- TURF GRAZE SOIL AND IRRIGATION REPAIR. SCARY TO A DEPTH OF 8" AND AMENDING EXISTING TOPSOIL. SMOOTH ALL GRAZE CHANGES TO MEET "HUMPS AND VALLEYS" REQUIREMENT OF SATISFACTORY ATHLETIC FIELD.

## DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND CHAIRS BEFORE START OF CONSTRUCTION.
2. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES ON SITE, WITHIN CONSTRUCTION DISTURBANCE ZONE. ALL UTILITIES TO BE MARKED AND PROTECTED. ALL UTILITIES SHOWN ARE TO BE OFFERED TO THE FIELD BY CONTRACTOR. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION. "TIE" IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. PRESERVE AND PROTECT EXISTING IMPROVEMENTS TO REMAIN. REPAIR OR REBACK ALL CURBS AND WALKER DAMAGED DURING CONSTRUCTION.
4. NOT ALL SPRINKLER HEADS, VALVES, BACKFLOW PREVENTION DEVICES, PUMP OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER, HEADS, VALVES, BACKFLOW PREVENTION DEVICES, PUMP OR OTHER EQUIPMENT IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
5. MAINTAIN IRRIGATION TO EXISTING AND ADJACENT LANDSCAPE AREAS DURING CONSTRUCTION. NOTIFY OWNER OF ANY DISRUPTIONS LARGER THAN ONE WEEK. PROVIDE TEMPORARY IRRIGATION TO AREAS WHERE IRRIGATION IS DISRUPTED.
6. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY CONTROLS AND SECURITY OF DEMOLITION AND STAGING AREA.
7. IMMEDIATE TO EXISTING AREAS AND SHOWN HERE TO REMAIN. EXISTING CONSTRUCTION WITH THE DECEPTION OF ARBESATION AREAS TO BE REMOVED. NOTIFY OWNER OF ANY DISRUPTIONS LARGER THAN ONE WEEK. PROVIDE TEMPORARY IRRIGATION TO AREAS WHERE IRRIGATION IS DISRUPTED.
8. SALVAGE IRREGULAR EQUIPMENT REMOVED DURING DEMOLITION TO OWNER.
9. IRRIGATION EQUIPMENT AND THE LOCATION DERIVED FROM GPS SURVEYING BY COFFMAN ENGINEERING. CONTRACTOR TO VERIFY LOCATIONS IN THE FIELD.

## ELECTRICAL NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY FOR DISCONNECTION OF SERVICE AND SHALL VERIFY ALL POWER IS DEAD BEFORE DEMOLITION BEGINS.
2. CONTRACTOR TO REMOVE ALL ELECTRICAL DEVICES AND PANELBOARDS INCLUDING ASSOCIATED FEEDERS, CONDUIT AND WIRE BACK TO UTILITY TRANSFORMER/NETS.
3. COORDINATE WITH UTILITY FOR REMOVAL OF METERS, TRANSFORMERS, AND UNDERGROUND SERVICES CONDUIT/CONDUCTORS BACK TO NEAREST REMAINING OVERHEAD UTILITY POLE.



PRELIMINARY - NOT FOR CONSTRUCTION



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SOUTHEAST SPORTS COMPLEX PHASE I  
CITY OF SPOKANE PARKS AND RECREATION  
2200 E 46TH AVE, SPOKANE, WA 99225

DEMOLITION PLAN

REVISION	DATE
1	
2	
3	
4	

DATE: 18-02-27  
START: 8-15-18  
DESIGNER: JCS

SHEET: 1 OF 2  
L-1



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# Neighborhood Trail Section



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# Phase I—Trail Implementation

- Southgate Neighborhood Transportation and Connectivity Plan.
- Segment of the neighborhood trail to be constructed adjacent to Altamont Street and connecting to the future east/west trail
- Neighborhood trail design to be developed in more detail regarding alignment width and surfacing.
- Alternate #1 – Add Softball Field as Proposed in the Master Plan



Existing Unimproved Altamont Street



# Phase I—Trail Implementation

- Width is likely to be 10' to accommodate bicycles and pedestrians.
- Alignment may or may not be adjacent to the Altamont Street curb. Improvements to Altamont Street are not included in this project.



# Master Plan



# Questions?



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# Thank You!



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