

2/20/2024 DRAFT Letter to Hearing Examiner

To the City of Spokane Hearing Examiner, City Council, and other interested officials:

Introduction: "We" includes surrounding neighbors to the proposed Ash Place project site, including all neighbors South of the proposed 21-townhouse; neighbors between Maple/Ash and Oak on Courtland, Gordon, and Glass (neighbors highly impacted); neighbors surrounding Drumheller Springs park on Liberty; as well as neighbors on Liberty, Dalton, Courtland, Glass, Nettleton, Cochran, and Alberta. We request reconsidering the proposed density on this project. Other concerns include the historical and conservation lands of Drumheller Springs and the surrounding buffer zones as well as safety/impacts of first responders to the 17 homes that are south of the site.

We request you propose both modification to the subdivision and development at 3242 N Ash Place, Spokane, WA 99205 and require nearby infrastructure improvements if the development project proceeds. Specifically, we submit you allow for a subdivision into no more than 12 townhomes (with an HOA), require emergency escape routes, require traffic and pedestrian infrastructure/improvements, evaluate appropriate storm water runoff, and require a bond to be held for compensation of any damages from excavation, construction, and/or other related activities that impact the existing flow of natural fluids (such as water) and gases (such as radon).

The existing neighborhood character was established when zoning was "Residential Single Family". As such, all surrounding homes are "single-family", with the only exception being the duplex in the lot directly north of the proposed development. Building 21 townhouses would be in stark contrast to the existing neighborhood character. Limiting the development to 12 townhouses that are built with architecture to match the style of the existing neighborhood houses will both maintain the neighborhood characteristics and promote the infill housing development goals of the City. An HOA will be required to maintain the private alley, common services, and other common areas that will be necessary to build multiple units on this property.

Even a cursory review of the proposal identifies a glaring safety hazard: the only way in/out on the dead-end street that is Ash Place is to the North via Oak Street. In the event there is any blockage/impediment to emergency services access and/or resident escape via Ash Place, the only way out for the units on the East side of this development will be the rocky cliff that is adjacent to Ash Street. It is imperative some sort of emergency escape routes to the East, even if just a walkway, are required as part of this development. The below picture is taken from the proposed Plat map, and demonstrates a blockage on Ash Place, requiring an Emergency Route to the East.



Of note, the Trip Generation map inaccurately depicts Nettleton and Cochran Streets one block farther West than reality; the incorrect locations of the street names have been crossed out and the correct locations are identified in Comic Sans MS font in the map below.

For infrastructure improvements, we believe the Trip Generation map is inaccurate in how it assumes traffic patterns. Specifically, traffic going Northbound will traverse Oak Street (if ultimate destination is N/NE) and Belt Street (if ultimate destination is N/NW); it is extremely difficult to cross Ash Street and turn North onto or cross Maple Street (which is atop a steep hill that is difficult to see oncoming traffic), and the current residents already use Oak/Belt Streets for these Northbound travel routes. The corner of Nettleton and Liberty and the corner of Oak and Courtland are already dangerous, as accident data will no doubt corroborate, and additional traffic will only exacerbate the problems. We propose you require the developer implement roundabouts in the locations marked in green/yellow circles on the map below, and in this order of priority/importance:

1. Nettleton and Liberty (this is really importance level 1A)
2. Oak and Courtland (this is really importance level 1B)
3. Oak and Liberty
4. Belt and Garland
5. Belt and Liberty

The bare minimum, for traffic/pedestrian safety, would be to implement roundabouts at Nettleton/Liberty and Oak/Courtland.

The existing infrastructure that is Liberty Avenue is in very poor shape, and the increased traffic should equate to the developer contributing significant funding to a City project for repaving Liberty Avenue between Cochran and Oak.

Identified in blue rectangles in the map below, the developer should implement sidewalks all the way from the Southwest edge of the development, along Ash Place, and through to Oak/Liberty.

Our final infrastructure request is depicted by the purple hexagram in the map below identifies where the Whipple Consulting Engineers indicated a water collection pond will be located. Given the area is solid blue basalt, which will not percolate much, if at all, evaporation will be the only water remediation method of which we are aware. We urge the City to devote significant attention to the storm water capture and drainage and require the developer implement a plan that will not inequitably over-utilize our City sewer/overflow system.



TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	10	3	7

AM(IN/OUT)

PROJECT SITE

PROJ #: 23-3505  
 DATE: 12/06/23  
 DRAWN: BNG  
 APPROVED: TRW

**TRIP GENERATION AND DISTRIBUTION**  
**ASH PLACE TOWNHOMES**  
 3242 N. ASH PLACE  
 SPOKANE, WASHINGTON

**WCE**

WHIPPLE CONSULTING ENGINEERS  
 CIVIL AND TRANSPORTATION ENGINEERING  
 21 S. PINES ROAD  
 SPOKANE VALLEY, WASHINGTON 99206  
 PH: 509-893-2617 FAX: 509-926-0227

FIGURE 3

AM PROJECT TRIP DISTRIBUTION

For us existing residents, we request the City require the developer to submit a significant bond for a predetermined length of time during which a property owner may submit a claim for damages caused by the excavation (blasting, pile-driving, etc), construction, and related activities to our already existing property and housing investments to which we have devoted significant time, labor, and monies. Specific concerns in this regard are fluid discharges (such as above ground and below ground water flows) and gas discharges (such as radon gas). The impact of the activities on the compact blue basalt that composes much of the surrounding geography may produce fissures that redirect the flow of these natural elements in a manner that causes damage to our property for which we would deserve just compensation, and a bond will ensure the funds are available for any damages that must be compensated.