

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

Thank you in advance for reading OUR letter, submitted for your consideration regarding this PROJECT.

Definitions:

- "PROJECT" includes the proposed "Ash Place Project", sited at or near 3242 N Ash Place, Spokane, WA 99205
- "WE" and "OUR" includes the undersigned neighbors to the proposed PROJECT, including neighbors South of the PROJECT on Ash Place and Euclid Ave; 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, Euclid, and Alberta.

Introduction:

WE request lowering the proposed density at this PROJECT to better align with existing neighborhood character. Access for emergency services is very concerning. Evaluating required infrastructure improvements should be taken very seriously. As currently planned, the PROJECT will significantly increase traffic in an area that already is lacking in sidewalks and safe crossings. Environmental, indigenous, and historical considerations are important as well. Finally, the existing property owners should be protected and reimbursed for any damages caused by activities related to the substantial geological and construction work that will be required.

Density:

This long-standing neighborhood was developed as single family homes, one per plat. The only deviation is a duplex directly North of the PROJECT. Subdividing this PROJECT into 21 plats is egregiously out of character with the existing homes. Of the developed properties on Ash Place and Euclid, the average lot size is 0.24 acres and the minimum lot size is 0.15 acres. Using the average lot size (0.24) would allow for building 5 homes; using the minimum (0.15) would allow for building 8 homes. To maintain existing neighborhood character and in recognition of the need for housing, WE request you allow subdividing the PROJECT into no more than 10 plats.

Emergency Vehicle Access / Safety:

Unless the density is reduced, the PROJECT will more than double the number of homes trapped by a glaring safety hazard: the only way in/out is North via Ash Place. In the event there is any blockage/impediment to emergency services access and/or resident escape via Ash Place, WE recommend you require an Emergency access road from the East side of the Property to Ash Street as a protection for the human lives that may be at risk. Below is a

picture identifying a blockage on Ash Place demonstrating the necessity for an Emergency access route to Ash Street.



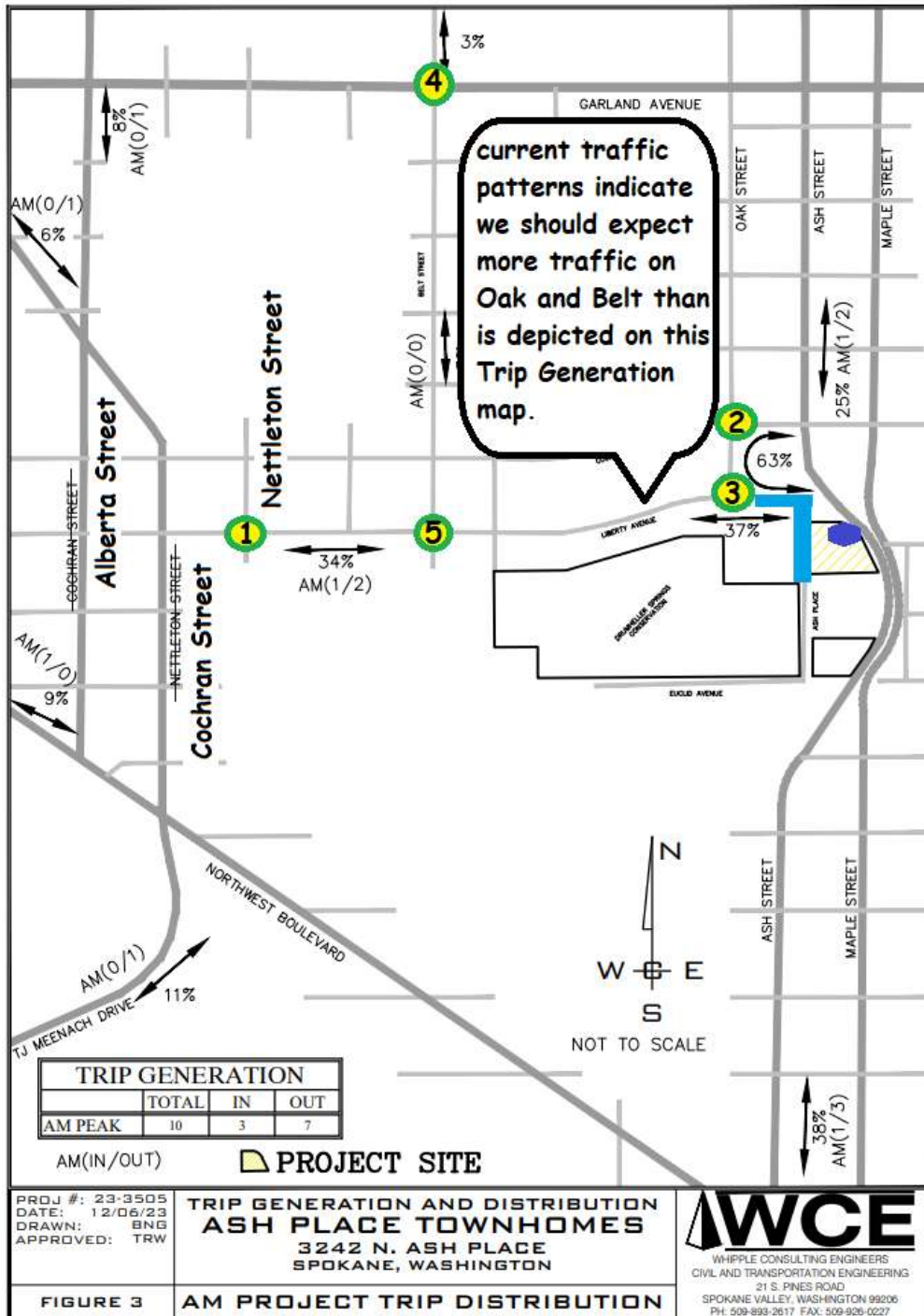
Traffic & Pedestrian:

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.

Being unsure how or if the PROJECT may be required to mitigate traffic and pedestrian safety, WE nonetheless point out OUR belief the Trip Generation map is inaccurate in how it assumes traffic patterns. OUR experience is traffic going Northeast will traverse Oak Street and traffic going Northwest will traverse Belt Street, because WE know crossing Ash Street to turn North onto or cross Maple Street is atop a steep hill that is difficult to see oncoming traffic. WE have identified 5 dangerous intersections that WE request roundabouts be installed for safety, marked in order of importance by green/yellow circles on the map below. For traffic/pedestrian safety, WE identify the minimum requirement to implement roundabouts at Nettleton/Liberty and Oak/Courtland.

Identified in blue rectangles in the map below, WE recommend you require the developer implement sidewalks starting from the Southwest edge of the development, along Ash Place, and through to Oak/Liberty.

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, 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.



Demolition & Environmental, Indigenous, and Historical:

Anyone familiar knows the PROJECT is on a huge basalt outcropping. Geological engineering will undoubtedly require blasting and heavy equipment. WE are concerned the PROJECT is just outside the wetlands area in the Northeast corner of Drumheller Springs, and WE can inform you there is water seeping from the outcropping almost year-around, so the requisite blasting may damage currently unknown waterways. Microclimates and ecologically sensitive areas may be negatively impacted.



Is there a wetland rating for Drumheller Springs and when was it last updated? OUR understanding per Spokane Municipal Code 17E.070 is that any rating older than 5 years is expired and WE request a new rating be established as a prerequisite to this PROJECT starting. If there is no existing wetland rating, it is OUR understanding per SMC 17E.070 that the PROJECT must first obtain a wetland rating from a qualified wetland specialist.

Drumheller Springs is an historically sacred place, memorialized with a monument to Chief Garry. WE understand the Upper Columbia United Tribes has been contacted during the Agency Review, and we strongly encourage you to require the PROJECT partner with the Indigenous Peoples in a manner that promotes and encourages partnership and due respect.

Demolition & Property Damage:

Similarly, the redirection of currently unknown pathways may include both water and gases (such as radon). WE request you require the PROJECT owner to maintain a bond that will cover any property damage from all work to build the PROJECT, including but not limited to:

- damage to personal property

- damage to existing construction and foundations
- damage resulting from redirection of water
- damage resulting from redirection of gases

To protect the existing property owners, WE request you require the developer to submit a significant bond for an extended period 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. The PROJECT may induce damages to OUR property for which WE would deserve just compensation, and a bond will ensure the funds are available to compensate for any damages.

Please find attached OUR signatures.

Talking Points during hearing:

Density:

- WHO?
- Dead-end Road with 18 houses beyond this 21-house project
- Long-established, single-family neighborhood
- Surrounding plats are minimum 0.15 acres, average 0.24 acres
 - These will be less than .06 acres per unit

Emergency Safety:

- WHO?
- No turnaround, especially relevant for large vehicles (i.e. fire truck)
- Bottleneck – no escape route
 - Need an emergency escape access road on the East of the property to Ash Street
- Bottleneck – no emergency vehicle access
 - A 20-foot-wide alley means a single obstruction, such as a vehicle, will obstruct emergency vehicle access in case of medical/fire/natural emergency

Traffic / Pedestrian Safety

- WHO?
- Note: the supplied trip map mistakenly and inaccurately places Nettleton and Cochran streets
- Trip Generation map does not match lived experience:
 - NE-bound traffic will use Oak St or Maple St
 - NW-bound traffic will use Belt St or Cochran St
 - ALL of which will necessarily travel Liberty Ave or Courtland Ave
 - SW-bound traffic will use Alberta St or Nettleton St
 - ALL of which will necessarily travel Liberty Ave
 - SE-bound traffic will use Ash St
- Liberty and Nettleton is already a dangerous intersection and will experience significant traffic increase
- Sidewalks are significantly lacking all over this neighborhood, making pedestrians at risk due to the increased traffic
 - Parks
 - Schools
 - Shadle center
 - Northwest Blvd shops
 - Post Office

Environmental & Indigenous

- WHO?

- The area is compact, blue basalt
- There are wetlands in Drumheller Springs park
 - Is there a current wetland rating for the PROJECT and surrounding area?
- Water seeps from the rock outcroppings at the PROJECT
- Geological work (blasting, heavy equipment) may impact fluid and gas pathways
- An historic site for indigenous peoples

Property Damage:

- Damage to personal property (breakage) due to demolition and construction activity
- Damage to foundation due to demolition and construction
- Damage to construction due to demolition and construction
- Redirected gases (radon) and fluids (water) causing damage
- BOND: large enough