

May 1, 2024

From:

To: City of Spokane Hearing Examiner

Subject: Ash Place Townhouse Proposal
Euclid Avenue is a Dead End, Need for Evacuation Route

Thank you for the opportunity to comment on the Ash Place townhouse development that is proposed adjacent to Drumheller Spring Conservation Park and in my neighborhood.

I live within the notification zone. This proposed development is of great concern for me on several levels. Today, I will focus on the safety of my neighbors that live on the W 2000 blocks of Euclid Avenue and N 3200 block of Ash Place. This proposed development is of grave concern as there is no other way in or out of this neighborhood if there was an emergency. As taxpayers, we should not worry if ambulance, fire, and police have access to our homes or worry about a way to get out if there is an evacuation notice due to lack of forethought by the city and the developers.

I live outside of the notification area, south of the proposed site that shares Ash Place and dead ends on Euclid Avenue. This proposed build will greatly impact myself and my neighbors as it is our ONLY way to enter and exit our properties. This development is of grave concern as there is **no other way in or out** of my street if there was an emergency. As a taxpayer, I should not worry if ambulance, fire, and police have access to my home or worry about trying to get out if there is an evacuation notice due to lack of forethought by the city and the developers. It is very frustrating that my neighbors and I who live adjacent to the build were not within the notification zone. We are the most affected yet were not included in the notification zone. In a world that is so concerned with equity this is a travesty. There are 18 homes that are located south of the proposed 21 townhomes, it is very disappointing that Whipple & the City Planning Department had absolutely no concern for the safety and wellbeing of the neighbors living within feet of the proposed build site.

I live outside of the notification area but within walking distance of the proposed build site. I have friends that live on the dead-end road of Euclid Avenue that will have no way out if there was an evacuation notice. This is a grave concern and as taxpayers, we should not worry if ambulance, fire, and police have access to homes or worry about a way to get out if there is an evacuation notice due to lack of forethought by the city and the developers. It is disappointing that Whipple & the City Planning Department did not consider the safety of 18 homes that are located south of the proposed 21 townhomes.

Although I recognize the need for additional housing units in our city, I feel that the residence and subsequent taxpayers should be considered by the city and the developers when a major build is being proposed. The need to maintain the quality of life for existing residents in my neighborhood is at odds with what the city deems okay. Zoning and building laws are changed without adequate notification to the residence and how it will affect us. This project represents a very dense development that overwhelms the existing neighborhood and has an alarming potential for loss of life due to lack of evacuation routes for the current neighbors.

Recommendation: Please, before developing the 21-Townhomes on Ash Place install an evacuation route for the current neighbors that live on the W 2000 block of Euclid and N 3200 block of Ash Place. Please be good stewards to the neighbors living and paying taxes mere feet from the proposed project.

I appreciate the opportunity to comment on this proposed development and anticipate the recommendations in this letter will be carefully considered and implemented in a manner that maintains the safety of our neighborhood.

Respectfully,