

May 1, 2024

From:

To: City of Spokane Hearing Examiner

Subject: Ash Place Townhouse Proposal
Traffic and Pedestrian Infrastructure Improvements.

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 traffic and pedestrian safety. Several projects within 2 miles of this proposed location (Fetts Middle School, Flying Goat Restaurant, the two large apartment complexes in the Garland district) have been developed without forethought of traffic and pedestrian concerns to the neighbors most affected. We are taxpayers who should not worry about our safety walking, biking, or driving due to development in our neighborhood.

As per your own study, there are no bike lanes on major streets that provide safe biking, nor are there sidewalks on the majority of the roads. With the increased traffic that the townhouses would create, this is a serious problem and one that should be addressed before development.

I live outside of the notification area, south of the proposed site that shares Ash Place and dead ends on Euclid Avenue. This build will greatly impact the myself and my neighbors as it is our only way to enter and exit our properties. This is very frustrating that we were not within the notification zone as we are homeowners 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 AND to be good stewards and to be equitable, those neighbors that would be most impacted should have been contacted by Whipple & the City Planning Department.

I live outside of the notification area but within walking distance of the proposed build site. The neighboring roadways and lack of sidewalks is a major safety concern for me and my neighbors. This build will impact the traffic along my street, _____ which is already busy with automobile, bike, and pedestrian traffic. Please note there are no sidewalks on many of the roadways that will be impacted by automobile traffic. Glover Middle School, Finch and Audubon Elementary School children walk to school from my neighborhood, and it is just a matter of time before there is an accident. This is unacceptable to propose such a large build site when the infrastructure and roadways cannot accommodate the additional traffic.

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 effect us. This project represents a very dense development that overwhelms the existing neighborhood and has an alarming potential for loss of life due to inadequate roadway, bike lane, and sidewalks.

Recommendation: Please, before developing the 21-Townhomes on Ash Place install all improvements promoting traffic calming and pedestrian safety – bike lanes on Ash Street and Maple Street as well as sidewalks to Glover Middle School and to Finch and Audubon Elementary

Schools. Please be a good stewards to the neighbors living and paying taxes in Audubon neighborhood of Spokane.

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,