

Townhouse Development on Ash Place Meeting Minutes

Tuesday, December 12, 2023

6:00 pm-7:00 pm

Attendance:

Michele Flynn
Dennis Flynn
Ed Neary
Josh Frentzel
Joseph Shields
Tammi Ray
Jack Ohl
Ted Teske
Don McIntyre
Dylan & Alyssa Worlock
David

*Want to help preserve Drumheller Springs?
... go to ...
<https://concernedcompanions.com/Ash/>*

Next Meeting:

Wednesday, January 10, 2024 @ 6:00 pm
2108 West Euclid Avenue

Background:

City/Mayor Woodard declared a housing emergency
City council drafted initial changes to allow more and different kinds of housing.
City council drafted initial changes to remove all off-street parking requirements
Duplexes up to 6-plexes are allowed everywhere and will readily approve ALL townhouse
Developments on lots less than 2 acres.
Removed the 30' height restriction.

CITY COUNCIL IS MAKING this ALL PERMANENT

City has performed outreach to the citizens, so their perspective is that everyone is onboard.

This project – Ash Place Townhouse Development:

Community Meeting was the 1st requirement:

To get to this stage, a lot of research, planning, purchasing has already occurred)

Legally required minimum for notification did not include most people living in the impact zone.

Notice of Application is next:

Must supply written comment within 30 days to have the right to appeal the Hearing Examiner

Concerns:

Lot size changes are permanent

Zoning laws?

'Buffer' zone lots up for inspection – city owns these

Key Takeaways from Mtg #2:

- * Owner/Developer have already gone through many steps to get as far as they have to date, therefore there is a sense of urgency!
- * 'Buffer Zone' – these lots CAN be rezoned for private development and are scheduled for inspection October 2025! These lots include:
 1. 2 out of 5 lots on the northeast end have been sold and are owned by the same person;
 2. 9 lots on the southeast end of Drumheller Springs – owned by the City
 3. 4 lots across Ash Place going down to N Ash Street - owned by the City.
- * Contact Melissa Owens to get on notification list.

* Start writing letters to City Council and Neighborhood Council – addresses on next page and on website - be concise with concerns, some key vocabulary:

- Informed
- One way out
- Protected
- Wetlands
- Native
- Concerned
- Historical park
- Natural
- Environmental concerns
- Preserve
- Neighborhood character
- Townhouses
- Possible Low income
- Lot lines

* Inform neighbors and get them involved – Facebook, Nextdoor.com, Neighborhood Pool, etc

Messaging: Are you interested in helping us preserve Drumheller Springs?

Please go to <https://concernedcompanions.com/Ash/>

* Contact tribes, environmental people – anyone who may be able to help.

* Get politicians involved – how?

* Read documents provided by Michael regarding (attached and on the website):

1. Drumheller Springs Buffer Zone Review in 2025!
2. The Creation of a Drumheller Springs Conservation Park Historical District

Tasks:**Ted:**

- Community Meeting with Whipple – acquire list of attendees
- Contact neighborhood pool people, post on Nextdoor.com and Facebook

Dennis:

- Contact owners to find out their plans
- Post on Nextdoor.com

Michele & Jack:

- Compose sample template letters.
- One sample letter enclosed (thank you Don)

Ed Nearly:

- Contact builders – cost of rock removal, installation of gas, water, electrical lines
- Contact Candace Mumm

Don:

- Contact Mary Porter

Joseph:

- Contact Tribes regarding environmental regulations

All of us:

- If outside of the notification boundary – contact Melissa Owen to get on notification list.
- Contact your neighbors – inform and invite to next meeting and/or to check out website
- Post on social media.
- Research anything that may be helpful.
- Start writing emails/letters.
- Contact out Upper Columbia United Tribes at <https://ucut.org/contact/> RE: Concerns about a townhouse development slated to be built 2024 within the buffer zone of Drumheller Springs Park in north Spokane, Washington.

Melissa Owen, Assistant Planner
Planning and Development Services
808 W Spokane Falls Blvd.
Spokane, WA 99201-3329
mowen@spokanecity.org

Giacobbe Byrd, Director
City Council Office - City Hall, 7th Floor
808 W Spokane Falls Blvd.
Spokane, WA 99201-3329
gbyrd@spokanecity.org

Nicolette Ocheltree, Manager
Housing and Homelessness Initiatives
City Council Office - City Hall, 7th Floor
808 W Spokane Falls Blvd.
Spokane, WA 99201-3329
nocheltree@spokanecity.org

Representative Zach Zappone – zzappone@spokanecity.org
Representative Karen Stratton – kstratton@spokanecity.org

Jeff Stevens, Chair & Neighborhood Parks Representative – audubondownriver@gmail.com

RE: Townhouse Development on Ash Place

I am writing to document my opposition to the 21-Lot Townhome Project proposed for development in my neighborhood. While Whipple Consulting's proposal might be technically allowable or legal, call it what you may, it is in no way proposed for the betterment of me or my existing neighborhood. Please note that a growing number of other nearby residents feel similarly (see other recently submitted letters of concern).

My concerns are numerous, ranging from pedestrian safety and traffic congestion to predictable reduction in property values. And while I recognize Spokane's need to increase affordable housing, I disagree with allowing so much of it to be concentrated across the street from such a unique area – Drumheller Springs Park. The cultural and historical significance of the park is well documented and over-development as proposed would be working at cross-purpose to the decades -long effort to restore and protect Drumheller's natural habitat – think flowers, plants, wildlife, wetlands, and relationships with Native peoples.

While I will defer to subject matter experts, for greater detail regarding anticipated negative impacts of the proposed development, please consider what I believe to be my commonsense concerns. Driving in the early morning and late afternoon is already hazardous, trying to get on and off the Ash-Maple one-way corridors, and alternate use of side streets is not safer for drivers or for student pedestrians. I understand that the project proposal includes on-site parking but realistically most residents drive multiple vehicles and seasonal clearing of Ash Place will be hampered by extra on-street parking. Last, not least, take a look at the surrounding home and ask yourself if you would want a comparatively gigantic building built in your neighborhood if you also lived here.

This project as proposed is inconsistent with our existing neighborhood and would be conspicuously out-of-place. And, if it were proposed to be built across the street from say, Manito Park, I doubt it would be allowed.

Thank you for your consideration of this input.

Sincerely,