

Townhouse Development on Ash Place Meeting #9 Minutes

Meeting:

Wednesday, April 10, 2024
6:00 pm-7:00 pm

Attendance:

Dennis & Michele Flynn, Michael Smith, Phyllis Peterson, Ed Neary, Nancy Huck, Tammi Ray, Jeff Stevens, LeeAnne Chaney, Sandra Roberts, Ken & Patty Hughey, Jack & Joan Ohl

Neighbors - THANK YOU for all you are doing! I feel so blessed to know each of you!
And I honestly think we can and are making a positive difference.

Upcoming Meetings

Audubon-Downriver Neighborhood Council Meeting

Thursday, April 18 @ 6:30 pm

Please consider going to this meeting as well.

Our Next Meeting:

Wednesday, May 1, 2024

6:00-7:00 pm @ The Flynn's home - 2108 W. Euclid Ave

Key Take-aways:

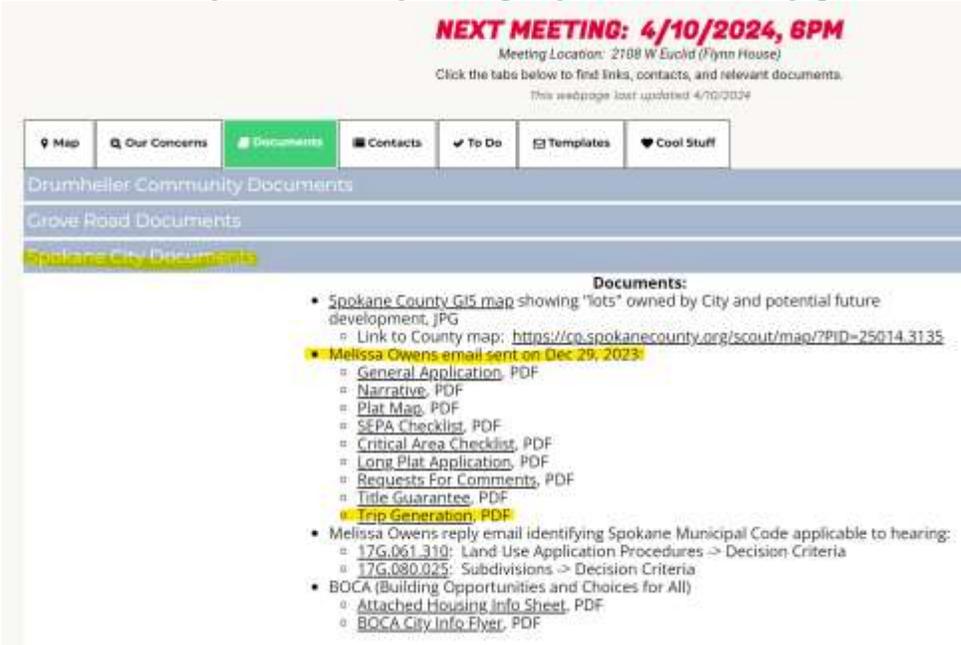
- Letter from Audubon-Downriver Neighborhood Council stating concerns and suggestions to proposed project – ready to go once the Public Notice goes up.
- According to the City Planning Department regarding Public Notification:
 - Engineers asked for an extension – they have until the end of April to respond.
 - Needed ground to thaw to do testing
 - Once engineers get back to the city, they will respond to the engineers study.
 - Most likely it will be June when the Public Notification goes up (Reminder: When the sign goes up, we have 15 days to respond. Information on where to submit our letters will be posted on the sign.)
- Michael has done more research on environmental issues and has been in contact with various agencies (Army Corps of Engineers, Department of Fish and Wildlife, etc.)
 - Once compiled, information will be sent to the group and posted on the website.

Next steps:

1. Choose a topic that you would like to address to the Notice Examiner (when it happens).
2. Decrease density of proposed 21 townhomes to ___ townhomes with an HOA.
3. Addition of emergency escape routes to build site.
4. Euclid – dead end. Create an evacuation route for current neighbors.
5. Traffic and pedestrian infrastructure improvements to the surrounding neighborhood.
6. Evaluation of appropriate storm water runoff.
7. Ecology, wetlands, buffer zone, wildlife habitat, flora & fauna, etc.
8. Basalt flow, increased drilling time and damage to foundations, walls, ceilings.
9. Bond for damages to current homes due to excavation, construction, and other related activities that impact the exiting flow of natural fluids (water) and gas (radon).
 - Basalt flow, increased drilling time and damage to foundations, walls, ceilings - damage to current homes AND cracks in foundation, ceilings, and walls – things falling off the walls due to drilling.
10. Other: Whipple & the City Planning Departments 400 ft Notification Zone should be also be a talking point.
 - Homeowners most affected were not included in the notification zone AND to be good stewards and to be equitable, those neighbors that would be most impacted should be contacted.

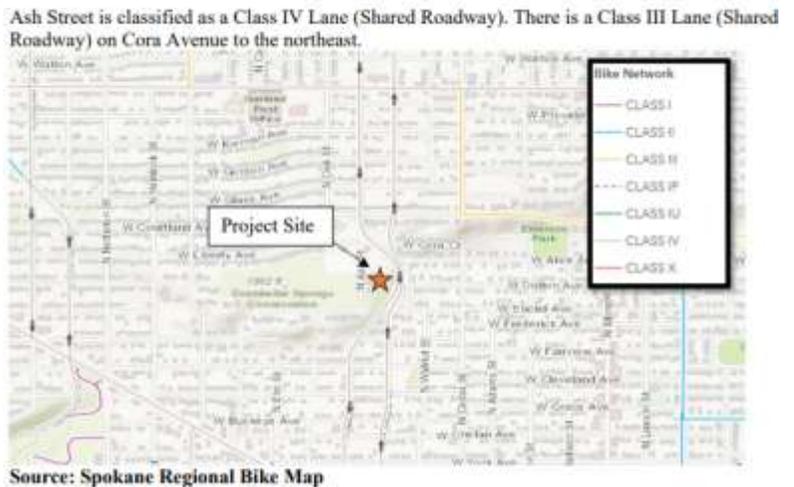
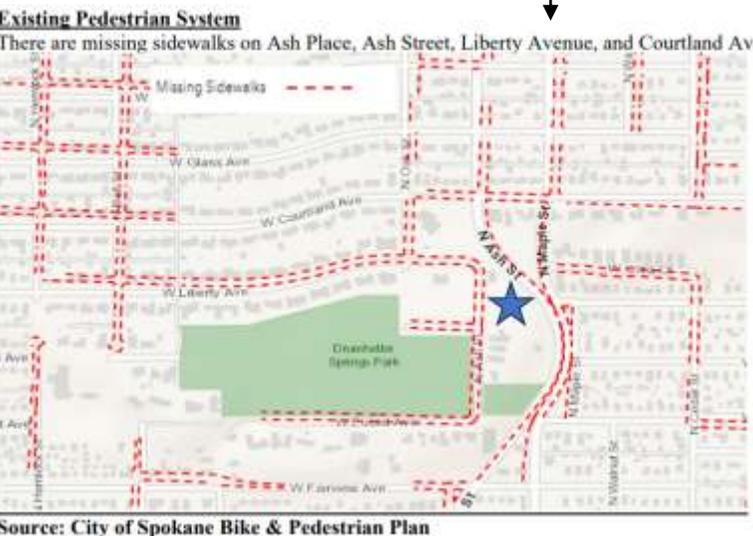
Reminder: Facts only, try to cut out the fluff /feelings when writing. Be concise and focused on Proposed Build. Possibly, use the ADNC letter as a guide and have one paragraph that really cuts to the chase – other paragraphs could be more “fluffy”.

- Website should have all information from past meetings, research conducted, documents from contractor and the city to help guide our letter writing. Please take a moment (or hours) to look through all of that. There is a treasure-trove of information.
- For example; focusing on Traffic concerns, on the website> Documents> Spokane City Documents> Melissa Owens email sent on December 29, 2023> Title Generations> ... scroll through that document and there are traffic maps, sidewalk maps, biking maps, and the last few pages are the trip generator, etc.

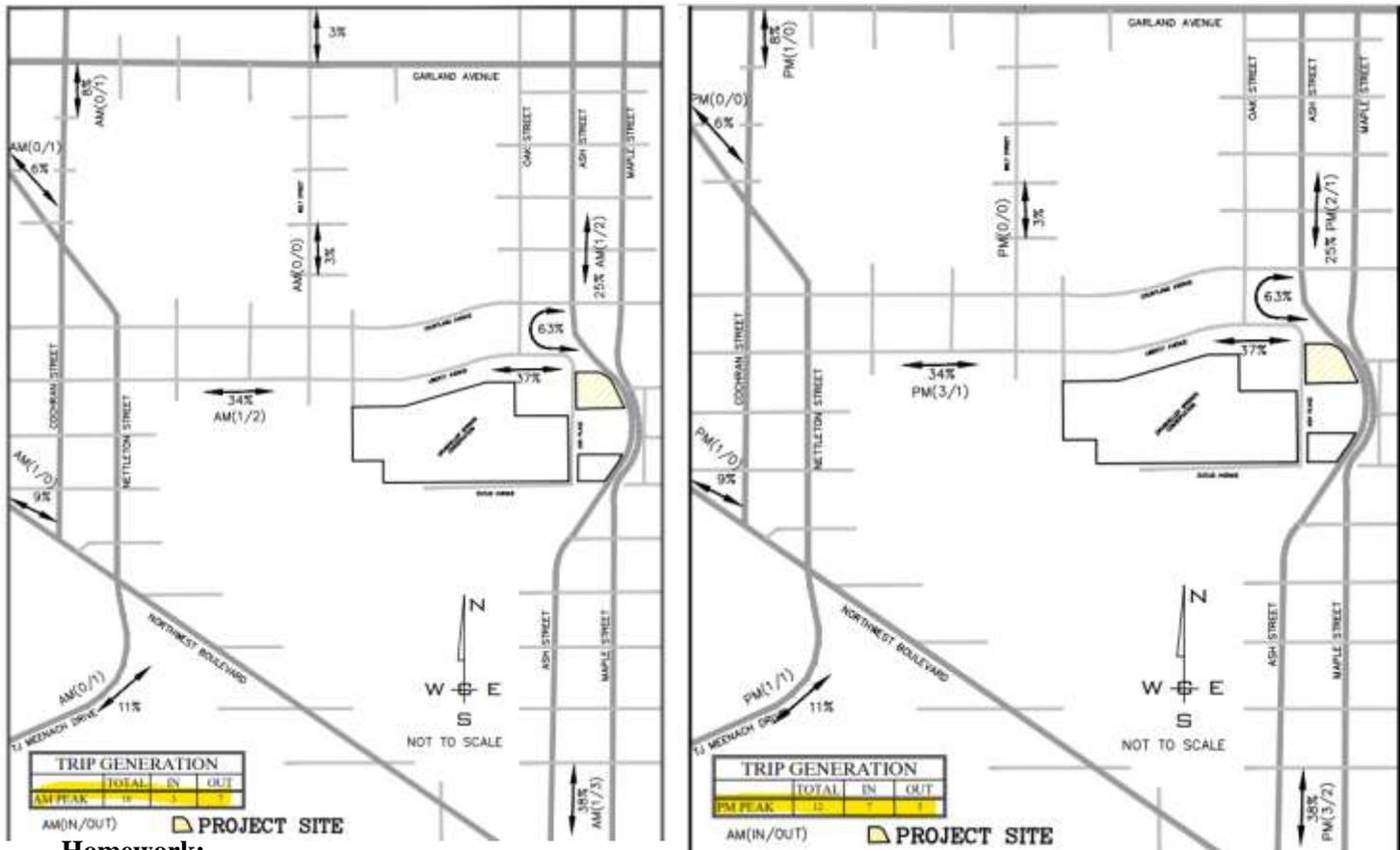


Interesting: For bikers – major roads around Project Site are Class IV and Class III, these roads do NOT have bike lanes. →

Interesting: For walkers – major roads around Project Site do NOT have sidewalks. ↓



Interesting: For automobiles – the traffic generator that produces the proposed increased morning and evening commute impacts on streets used 21 as the number of calculated trips = the number of townhomes proposed. That suggests that only 1 person/townhome will leave their house in the morning and come home at night. I believe the actual number is twice (if not more) than what is proposed.



Homework:

Look up the word – density – what does this mean to the proposed build site and the impacts it has on the neighborhood, environment, existing structure, infrastructure, etc.

Next Mtg:

Prepare for Public Examiner Letters, focusing on three topics:

1. Traffic and pedestrian infrastructure improvements.
2. Euclid – dead end. Need an evacuation route.
3. Escape route for proposed project.

Future Mgs:

1. Environmental concerns ... conservation, native lands, wildlife, etc.
2. Evaluation of appropriate storm water runoff – effects environmentally and to neighbors and their foundations. Water will go somewhere.
1. Bond for damages to current homes due to excavation, construction, and other related activities that impact the existing flow of natural fluids water and gas (radon).
2. Foundations and footing damage to current homes caused by drilling.
3. Cracks in foundation, ceilings, walls – things falling off the walls due to drilling.

Out There Outdoors Magazine:

Derrick Knowles, Publisher
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Lisa Laughlin, Managing Editor
lisa@outtheremonthly.com

Good afternoon Derrick and Lisa,

My name is Michele Flynn. I reached out to you on February 7, 2024 in hopes that you could write an article on the native history, natural habitat, beauty, and importance of Drumheller Springs Park which has wetlands, microclimates, abundant plant life, delicate ecosystems, and is brimming with wildlife.

Out There Outdoors had written an excellent article "The Best Spokane City Park You've Never Heard Of: DRUMHELLER SPRINGS" By Nick Thomas September 21, 2016 <https://outthereoutdoors.com/the-best-city-park-youve-never-heard-of-drumheller-springs/> and I'm hoping you can write a follow-up article supporting the preservation of native history, wildlife, delicate ecosystems of wetlands, not to mention the trails that go through the park embracing nature and wonder.

This beautiful park is an absolute treasure and is at risk of being altered forever because of the City of Spokane's need for housing, desire to create urban density, and favor towards developers. Directly across the street (50 feet) from Drumheller Springs Conservation Park there is a slated proposal (Ash-Place Townhomes) to bring 21-Townhomes to only 1.3 acres of land. We believe this will open the door to other, larger developments, encroaching on the native history, nature, and wonder that is Drumheller Springs.

In the coming years, starting in 2025, the City of Spokane is slated to reassess the Buffer Zones adjoining the park. The city owns several lots on the southeast end of the park that could be ultimately developed if buffer zones are removed. Additionally, 9 privately owned lots on the northeast corner of the park are within the wetlands zone.

With the new zoning, density, and building code changes in the city, along with the benefit to developers to build big, Drumheller Springs is at risk: once its natural resources are gone – water, plant and wildlife – it will be gone forever. And none of us should ever forget the history of the native peoples and their historical relationship with Drumheller Springs, evidenced by the mural along Ash St and the memorial to Chief Garry.

I'm hoping that Drumheller Springs could be a dispatch news story in the May/June issue of Out There Magazine to raise awareness to these gems within the northwest.

For more information about what the proposed project is and what the neighborhood is doing, please check out our website - concerned companions/ash - here is a short URL: <https://bit.ly/ashplace>

I hope that your magazine will have room to bring awareness to our natural urban parks. I look forward to hearing from you.

Sincerely,
Michele Flynn

Inlander Magazine
Nate Sanford
nates@inlander.com

Good afternoon, Mr. Sanford,

Your “Six, Please” article is packed full of interesting details about methods Spokane is using to address the housing shortage, including zoning and building code changes, as well as giving developers incentives to build. Other articles I would envision in a series might include:

- “Nature, Please”: informing the reader on the rare areas within our city that are left in a “natural” state, specifically Drumheller Springs Conservation Park, and the importance of maintaining these natural habitats/zones/spaces within the city to allow/promote/provide-for the human connection to our natural environment.
- “Native, Please”: educating the reader about those places within our city that have historical ties to native peoples, their culture, and our obligation to partner with our native brothers and sisters to maintain this anthropological bond to native soil... to be good stewards of the earth and the environment and the history in which we live. Drumheller Springs Conservation Park is one of these places.
- “Character, Please”: encouraging the reader to delve into the “sometimes at odds” human-interest story of established neighborhoods and their residents confronted with changes in city rules/laws/zoning that might bring housing “character/type” changes that conflict with their core “character value” of fairness, specifically in how it upends some of their original reasons for purchasing in a specific, established neighborhood. The “Ash Place Development” proposed 21-Townhouses development on the east side of Drumheller Springs Conservation Park is an example where we might be swinging the pendulum a bit too far where instead some smaller steps may be more appropriate.

Drumheller Springs Conservation Park is historically entwined with the Spokane Tribe. The Park is a simple, beautiful, natural habitat that has wetlands sustaining many delicate ecosystems. There are microclimates throughout (just walk through the park and you will feel the rise and fall of the temperatures), abundant plant life, and it is brimming with wildlife. This beautiful park is an absolute treasure and is at risk of being altered forever because of the new zoning and building code changes. Directly across the street (50 feet) from Drumheller Springs Conservation Park there is a slated proposal (Ash-Place Townhomes) to bring 21-Townhomes to only 1.3 acres of land (50% unbuildable). We are concerned this development will lead to more over time: in the nine private lots on the northeast corner (which partially fall within the current wetlands designation), next to the city-owned lots on the east (these are currently “Buffer Zones” but are slated for reassessment), and replacing existing neighborhood homes with those similar to the Spokane Six. With the new zoning, density, and building code changes in the city, along with the benefit to developers to build big, Drumheller Springs is at risk: once its natural resources are gone – water, plant and wildlife – it will be gone forever. And none of us should ever forget the history of the native peoples and their historical relationship with Drumheller Springs, partly commemorated with the mural along Ash St and the memorial to Chief Garry on the South side of the Park.

I’m hoping that Drumheller Springs could be the genesis for a series of stories that would raise awareness of the native history and natural urban parks, gems, within our beautiful city.

I look forward to hearing from you.

Sincerely,

Dennis Flynn

