



Whipple Consulting Engineers, Inc.

WCE No. 20-2744

June 24, 2021

City of Spokane, Development Services
Attn: Tami Palmquist, Principal Planner
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Type II Application Binding Site Plan
Attached supplemental information and development narrative.

Dear Tami,

This letter is intended to serve as a development narrative for the 53rd and Regal Binding Site Plan (BSP). This BSP proposes to subdivide parcel number 34032.0494, an 8.62-acre +/- parcel into 4 commercial lots in the CC2-DC zone (Type 2 Center and Corridor). This project is located southeast of the 53rd Avenue and Regal Street intersection in the northwest quarter of Section 3, Township 24 N, Range 43 E., W.M. The project site is currently designated General Commercial.

Binding Site Plan Application

1. List the provisions of the land use code that allows the proposal:

Sections 17G.080.010 and 17G.080.060 allows for the creation of BSPs within the City of Spokane.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

This proposal is consistent with LU 3.1 Coordinated and Efficient Land Use, which supports future growth in locations where adequate services and facilities are available. Public sewer and water is available and will be extended into the site to serve the future developments. This project proposes to follow City of Spokane Zoning Code CC2-DC by providing a pedestrian experience and direct access off of 53rd Avenue and Regal Street, with parking access at the internal part of the parcel.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:

As per SMC 17D.010.020.B, a concurrency test will be performed in the processing of the development permit and conducted by appropriate facility and service providers. As this BSP proposes to subdivide the land for the purpose of a future project that fulfills development requirements for the comprehensive plan and zone, we do not anticipate this project will reduce the level of service below the minimum level of service standard. During the process of obtaining development permits and construction permits, a Trip Generation and Distribution

Letter will be prepared for the proposed developments. For all other utilities and public services, the City of Spokane will determine whether potential impacts will need to be mitigated upon approval of the project.

4. *If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:*

This project is 8.62 acres +/- with proposed lot sizes of approximately 5.4 acres, 1.2 acres, 0.8 acres and 0.8 acres. The proposed lot sizes will be suitable for the construction of the future assisted living complex as well as the three commercial buildings to be determined. The project proposes to subdivide the property into the most optimal lot sizes to maximize the property's potential. The location of the project is on 53rd and Regal which is within a center and corridor. The site topography is generally flat with stockpiles and includes the following soil types: 7106–Urban land, sandy substratum, 0 to 15 percent slopes and 7150–Urban land-Seaboldt, disturbed complex, 0 to 3 percent slopes. Since the Soil Conservation Survey of the site, the surface of the site has been regraded in preparation for development. Based on nearby well logs, the depth to groundwater is approximately 100 feet. There are no known significant natural, historic, or cultural features.

5. *Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

There are no known significant adverse impacts on the environment or on the surrounding properties anticipated as a result of this proposal as the design utilizes existing facilities or facilities that will be available as installed with the project.

6. *Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:*

The project provisions for the following are:

- a. *Public Health, safety and welfare*

No impacts are anticipated for Public Health, safety and welfare.

- b. *Open Spaces*

As the project is currently privately owned vacant land, no decrease in publicly available open space is anticipated. Green spaces and landscaping will be added to the assisted living facility; however, this green space is not anticipated to be publicly available, so no increase in public open space is anticipated.

c. Drainage way

The subject site currently has poor soil infiltration and all drainage will be stored and released at an allotted, controlled rate to the Hazel's Creek stormwater system.

d. Streets, roads, alleys, and other public ways

55th and 53rd Avenues are anticipated to be improved with this project. In addition to standard City of Spokane design standards, 53rd Avenue is anticipated to be widened.

e. Transit stops

No impact is anticipated to transit stops with this project.

f. Potable water supplies

This project does not anticipate impact to potable water supplies.

g. Sanitary wastes

This project does not anticipate impact to sanitary wastes.

h. Parks, recreation and playgrounds

This project does not anticipate impact to parks, recreation and playgrounds.

i. Schools and school grounds

This project does not anticipate impact to schools and school grounds.

j. Sidewalks, pathways and other features that assure safe walking conditions.

This project will provide street improvements to 55th and 53rd Avenues that would include new sidewalks to bridge and provide the connection between the new proposed development and existing sidewalk.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,



Sophia Trueblood

Encl: General Application
Notification Map
BSP Site Plan Copies
Fee