



Additional Written Comments

Received after the Staff Report publish date

Regarding File Z21-280COMP (Cora Ave) Comprehensive Plan Amendment Proposal

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Friday, September 2, 2022 9:11 PM
To: Planning & Development Services Comp Plan
Subject: zoning change on CORA by Faith Bible Church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Overview of the process and suggestions to improve for all involved: The planning commission shouldn't send out notices that citizens receive on three day weekends when no one is available to ask questions. Which is what started this process. No one supports or signs an agreement with half of it or most of it to be filled out later, the planning commission doesn't do that and the politicians don't vote on legislation half filled out to be completed later by the other party. If the church, the developer the city wants citizens support and you give a blank check on nineteen acres, with only plans to build on part, then we have to assume the worst and that the entire project will be on all nineteen acres, so how many new neighbors is that for Corbin Park? Three hundred, four hundred or thirty, if you refuse to tell us how can we support that? Quote from the church, we should not and could not tell you, but yet you want me to support your project, but you won't tell me exactly what that project is? That is not transparency with citizens, it is shady, not open and honest with citizens. It is bad for the church, bad for the developer and bad for the city and bad for citizens. It give the appearance of lack of openness and causes distrust and anger with citizens. Please do not change citizens words to make it sound like they are not telling the truth, when citizens tell you that NOW there is a problem at Euclid and Division, what that means is that folks try to take a left hand turn on division (NO LIGHT) and we get stuck behind two or three cars waiting, that is not a perception, that is our real life experience from living here. I have lived here for twenty one years, if the planning commission would like an affidavit to that experience because they think I am not telling the truth I would be happy to sign one. Does it happen every time, NO, does it never happen because people's perception is off, NO, neither is true, it is a FACT and a real life experience by the citizens that live here. It has happened to me on multiple occasions, and get real, do you live in Spokane? Ever get stuck behind someone trying to make a left hand turn on division without a light, that isn't perception that is reality, don't change citizens words. I highly doubt they are lying to the planning commission, you asked for input, don't change our words.

The Corbin Park neighborhood is one of very few HISTORIC DISTRICTS in Spokane, while this property is not part of it, whatever it does will certainly change the neighborhood forever. The city, the planning commission should take great care to protect a prized area within city limits. Not only is it on the local historic register it is on the national historic register. So take care of this gem that the city has very few of.

1. Quality of life for those that live here should be taken into consideration, three hundred new neighbors is not small, the noise pollution, the car pollution, the traffic, the visitors to those apartments, the cross traffic, all will certainly effect my life in a big way. The city should not sacrifice quality of life for current citizens for new development. There is absolutely no doubt in my mind that this would certainly effect my life and if the city throws another four hundred cars by my house on a daily basis, you are pushing me out of my house, who wants to live next to that? Not when my expectation of twenty one years was single family residence. From all aspects of daily living this would certainly ruin my home and my life. Sacrificing one or all citizens for a few isn't acceptable. This church on Sunday while trying to lower traffic during this process by having church else where and at other places. Well I have lived here for twenty one years and there is about a hundred to 150 cars in this neighborhood every Sunday. Did I count them no, guess you can say perception. So it is a lot, so whatever you add

here with a zoning change will be added on to the cars already here every Sunday and Wednesday and every other day this church has a function. High traffic on Sundays and the only time I have ever seen an accident in my neighborhood.

2. Noise pollution, air pollution, Storm water, Electricity, water pressure, these things matter, last year Avista shut off everyones power because of a ten fifteen degree increase in temperature. the city just basically ignored my concerns, if you add another three four hundred people can you keep the power on, and don't tell me avista said, sure no problem that is what they always say and one of the worst companies for keeping the power on. I don't trust or like Avista. Water pressure, one lady in the city said she can't run her dishwasher and washing machine at the same time, is the city going to spend the money to insure that with three hundred four hundred new people we can take a shower. If the city of Spokane thinks that they can keep our air quality decent with three hundred cars added to this closed in neighborhood, with road access only south , east and west. With people trying to get left hand turns on division, I am skeptical of that assessment.
3. Crime, well the city just says perception again, well it isn't the people that live in this neighborhood that commits crimes, nor does that equal apartment dwellers are criminals, that isn't true at all, I lived in apartments a lot, that isn't what citizens are saying. It is the visitors the cross traffic the people that use our neighborhood as a short cut between division and post. And even so our city is eighty police officers short for a city our size, it is almost impossible to get a cop to show up. Abandoned cars, the stolen cars, the drug deals, the vandalism, I see it and I report it, the amount of abandoned vehicles and stolen vehicles by this church is a lot. You folks ignore the concerns of citizens over crime, lots of burglaries, vandalism, you keep adding growth and not the services like police to maintain the added citizens, over 70000 people in ten years for Spokane County. Crime is a real concern and the city, the planning commission should not deflate citizens concerns over that, it is a real problem with a one in eighteen or one in twenty chance of being a victim of a property crime or a violent crime in Spokane, that isn't perception that is a fact and reality.
4. 70 feet or 75 feet is not consistent with what is in this neighborhood, you folks look at a flat map and say look , two apartment buildings, neither one really affect Corbin Park Neighborhood, the one is directly on Post and while part of this neighborhood, the other one isn't even close, an eighty foot bluff no road access and no foot traffic, except a criminal element that leaves there abandoned and stolen cars here, the burglars that run to that apartment building, and the drug deals that go on. Perception, in twenty one years of living here you want an affidavit to that effect or go see my police reports, that isn't perception those are my real life experiences in living here for twenty one years. Don't change my words.
5. Not within a center or corridor, would intrude on the current feel and flavor of the neighborhood.

6. Corbin Neighborhood's second big challenge is Division Street – a strip mall strewn traffic nightmare that forms Corbin's eastern boundary.

Developing strategies to mitigate traffic congestion that may short-cut through the neighborhood, and ensuring surface parking lots don't creep into the boundary reaches of Corbin will take a proactive strategy from neighborhood residents.

7. We have a major problem of traffic using us as a short cut and foot traffic by criminals and those that do harm to the neighborhood. The city should take all these into consideration, if you ignore us, the citizens that don't know about this and find out later and you ruin the neighborhood are going

to be angry with the church, not a good feel for a spiritual folk that are suppose to be above reproach, like citizens expecting police officers to not beat their wives or get caught drinking and driving, citizens hold churches to a higher standard, even if not the church should hold itself to a higher standard if they value their reputation. Telling citizens they shouldn't and couldn't tell what they are planning to do comes across as shady, gives the appearance of wrong doing, and the church as a church should not do that, they enjoy a HUGE tax benefit from citizens about a million dollars in twenty years and they shouldn't squander or hurt their reputation by even the appearance of doing something not quite right.

Please do not change my words.

Sincerely,

Roger Habets,

304 West Dalton Avenue

Spokane Wa. 99205

As a foot note, no response from my city council or my neighborhood council. At least so far. Not getting my vote, none of the politicians will if this goes through, not one of them.

Sent from [Outlook](#) I have contacted the EPA and asked for an assessment of this proposal to see if the city has done there due diligence in ensuring air quality, we shall see what they say, I have also contacted the Washington State department of ecology and asked for them to look at this for the quality of the air. The city of Spokane has fallen short in past years of meeting the EPA's air quality standards. I hope they review your asesment, it is my belief that you will hurt the quality of air with the 100 plus cars from this church, the three hundred new cars for this development and the visitors to those apartments, with the cross traffic with Division and Post, air quality is a concern.

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 1:31 AM
To: Planning & Development Services Comp Plan
Subject: Second time you mailed out notices on a three day weekend

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Regarding Faith Bible Church zoning request

This is the second time you have mailed out notices on a three day weekend , are you purposely trying to suppress citizen input by doing that ?

That is what politicians do when it is bad news and they try to suppress the news cycle of bad news

Roger Habets

304 west dalton avenue

Spokane wa, 99205

They tell me that developers run the city, that a representative from the developer is on every aspect of growth in Spokane, is that true is there a developer representative on the payroll of the planning commission, and why did the original person working on this suddenly quit, is she working for the developer now or the church ?

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 1:40 AM
To: Planning & Development Services Comp Plan
Subject: Faith Bible Church zoning

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Does the planning commission, know if the city plans on sending the developer or the church a six figure check, like when stone built his eighty million dollar building the city gave him about three hundred grand for some improvements, is that the plan here send the church or the developer a six figure check, that is one example I could post dozens if not hundreds of times the city takes money from the poor and the middle class and sends it to the rich.

Roger Habets
304 west Dalton Avenue
Spokane, Wa.
99205

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 11:36 AM
To: Planning & Development Services Comp Plan
Subject: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am not an attorney, if something I wrote is not allowed, please leave it out, just let me know what you deleted from my remarks, if it is absolutely not allowed or if I need to change the wording.

Thank You,
Roger Habets.

Sent from [Outlook](#)

From: [roger habets](#)
To: [Planning & Development Services Comp Plan](#)
Subject: Add to my comments on the proposed zoning change
Date: Saturday, September 3, 2022 8:57:17 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

“The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.” (p. 3-8) Specifically, as it relates to this proposal, the original applicant’s parcels are located outside a Center or Corridor but are surrounded on two sides by existing multi-family development. Furthermore, the properties are located within the general vicinity of both the North Monroe Corridor and the significant commercial and higher intensity uses found along N Division Street. While Division is not a designated Center or Corridor, it does contain significant commercial uses that would serve increased density on these two parcels.

Staff is really pushing to the cities side on this one , first of all the one apartment building is on post, which ok, but the other one is on an eighty foot bluff, it is not connected to this neighborhood by road or walking, in fact the city most generally has a big cement block there to prevent people from driving up there to that area. And staff only looks at traffic leaving and coming back, but doesn't take into account the traffic we already get from those using our neighborhood as a short cut, you can't say, one side and not see the other, according to one person that writes about neighborhoods , he said this about Corbin Park, Corbin Neighborhood’s second big challenge is Division Street – a strip mall strewn traffic nightmare that forms Corbin’s eastern boundary. Developing strategies to mitigate traffic congestion that may short-cut through the neighborhood, and ensuring surface parking lots don’t creep into the boundary reaches of Corbin will take a proactive strategy from neighborhood residents. <https://www.spokaneplanner.com/post/corbin-park-neighborhood>

	<h3>#17 Corbin Park Neighborhood</h3>
	<p>Corbin Park is one of Spokane’s best neighborhoods. Find pictures, map, and a description of Corbin Park Neighborhood here.</p>
	<p>www.spokaneplanner.com</p>

Mixed Land Uses

There’s Corbin Park, and there are (mostly) single family homes. That is the extent of

mixed land uses within the neighborhood.

Staff is really pushing it on this one, the multi family is not really part of this neighborhood, and just taking the side of the positive of the city and ignoring the negatives seems counter productive for this process. It is true that we get traffic from those that take short cuts and people that use our neighborhood to go elsewhere, we aren't in a fish bowl all by ourselves here. And some of the criminal problems we have is from those that are visitors here, I been here twenty one years and it isn't the people that live here that commit crimes. To put these two multi family apartments lumped into the Corbin Park Neighborhood, is really pushing the envelope, if you asked every resident if they considered the apartment complex up on that bluff part of our neighborhood, I doubt you would get one to say it is, the other one you might get ten or twenty percent. They just really aren't a part of this neighborhood, just looking at a flat map doesn't cut it when the neighborhood is separated by an eighty foot bluff. What connects us to that building, no roads, no sidewalks, no access, that dirt road is long and I wouldn't walk that at night. Absolutely nothing connects us to that apartment building. Other than the criminal element I personally have seen come from it. If your gonna say it is a positive only being on a boundary with Division , you have to absolutely mention the negative, staff doesn't live here I do for twenty one years I know my neighborhood, and why are we going through this process if nothing matters, according to staff, Traffic, crime, utilities, the look of the neighborhood, walkability, air pollution, noise pollution, an intersection that is dangerous to a small part now, how tall the building is. Citizens say that and staff says, later on permits for all utilities, looks don't matter because it could be single family a church now, the citizen is just their perception that left hand turns on division are dangerous and back up traffic, no matter what citizens say, staff says, it doesn't matter or their perception is wrong, so if we don't matter and our perceptions are just not real even though we live here, what is exactly the point of this process so city council can give the illusion they care about citizens opinions or comments, because it sure doesn't seem like it and it sure seems like city employees the developer and the city council have already made up their mind, so why waste my time, with asking for an opinion or how I feel when the bottom line is the city council the developer and city staff have already made up their mind? At least ending this process would be honest, you folks don't care and your mind is already made up. I mean every single concern by fifteen people is just knocked down by staff, so tell me what else am I suppose to think , it is like we want your opinion and how you feel but we are going to have a negative reaction to every single one of all fifteen peoples concerns, I mean come on what else am I suppose to think? Name one concern out of fifteen citizens that staff actually agreed with, you can't, you belittle citizens, you don't really care what we think, and your just going through a process so city council can say, we listened, they were wrong we need housing to bad so sad there ya go, how insulting to citizens to be treated this way it would be better to not get input, your not listening anyways. I want staff to name one concern out of fifteen citizens that they agreed with NAME ONE . I really should have hired an attorney three months ago, it is very obvious that the city, the staff is just going through the motions and has already made up their minds.

If the city thinks they can throw another three hundred six hundred people in this neighborhood, without any liability , they are sadly mistaken , you can't put that many more cars in this neighborhood and think that is a positive, can't be done, and I don't care what staff says, they haven't lived here every single day for TWENTY ONE YEARS. And by the way you sure got the RCWs down, how about telling us EXACTLY how many apartments and people this land will have on it at the end of the day, I don't care about today, I care about five years , ten years from now, TELL US HOW MANY< you would think that would be important, am I getting three hundred or six hundred new neighbors ?

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Sunday, September 4, 2022 2:18 AM
To: Planning & Development Services Comp Plan
Subject: Cora zoning change Faith Bible Church and climate change

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The city council has stated numerous times that they care about climate change, this is our choice at this time, the property owners changed and got approval last year to build cottages on their property, it is my understanding that it is only a very small portion that isn't suitable to build on and be PROFITABLE. The rest of the property who knows, did they test it? If it is suitable for cottages this property owner could be building RIGHT NOW. So this is the city council's choice for climate change, build apartments, have cars idling at Euclid and Division when folks try to make a left hand turn, and back up traffic with multiple cars idling and putting out emissions, because that is happening now. Add so many cars, three hundred, six hundred to an existing single family residence and add to climate change or let this property owner build cottages and have less of an impact on the planet, the neighborhood and achieve at least part of the councils two goals. This isn't affordable housing, this is apartments at retail rates and probably higher rate because they would be new, in a city our size, or a county of over half a million, the added housing of apartments for rent would be very small, how much exactly on rent for this many apartments? Do you care about the planet or do you care about growth and increased property taxes? Because the limited apartments for rent in this area would have a very small effect on the overall cost of rent. The cost to the planet however is quite different. Do you care about the planet or do you care about revenue?

Roger Habets

Add my statement on climate change to the public record.

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Sunday, September 4, 2022 9:05 AM
To: Planning & Development Services Comp Plan
Subject: add this to my comments on the proposed site on CORA by Faith Bible church, attention city council mayor and sub committee

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Perception of the citizenry towards the city of Spokane and Developers

We have a thirty year history of bitterness, anger, litigation, millions of dollars gone, and a perception by citizens that the city is in the tank for developers. That almost tore this city apart , parking garage , River Park Square. Then years later we have a developer spending money to build a building and half way or partially through he gets shut down by the city, he gets angry and puts up billboards stating , don't build in Spokane, they won't let you build. He must have been pretty angry with the city of Spokane. Then citizens see the city of Spokane send six figure checks to developers, three hundred grand to a person that is building an eighty million dollar building, citizens perception of the city of Spokane and developers is poor at best. This has happened over and over, throughout the years, going through this process, multiple people on social media, say the same thing, the city is in the tank for the developers you are just a check mark on a list and the decision has already been made. Well, after going through this process it certainly has added to the perception that the city is in the tank for developers, real, true , a mistake, that is how I feel and denying that doesn't help, nor will it help cure or heal the mistakes of the past. If the mayor the city council want to get rid of this perception , it is my opinion that the Spokane Planning Commission, should not send out notices on both request for comment, where citizens get it on a Friday, on a three day weekend, not once, but BOTH TIMES, the planning commission did that. In politics or to down play or suppress citizen input isn't restoring citizens trust in the process. On purpose or by mistake this is not a good way to build trust with citizens, then the city council members get frustrated with citizens trying to get a response to their concerns, well if the city council doesn't want a bunch of emails after a three day holiday then the city council shouldn't send out notices that citizens get on a friday over a three day weekend.

Giving large parcels of land a zoning change and not telling citizens the end result, in fact, flat out refusing to tell you is contrary to building trust, confidence and hope in the process. From the land owners point of view , stating we should not and cannot do that, is within their rights as that is the system set up my leadership at city hall. From a citizens perspective, not being able to tell me the end result in five or ten years, by how many new neighbors I am getting, is shady, dishonest, not open and transparency. How can the city , the developer expect citizens to support a project when the city allows the property owner to not tell us. No city council member would vote on legislation to be filled out later by someone else. The city could give a zoning change on part of the land and tell us exactly what would happen and that would help to get citizens to be supportive of the project, how can I support a project when the city won't tell me the end result of the project, no one does that, my anger , my frustration with the land owner the city and the process all goes back to that, you want my support, but you won't tell me the end result of my support and that I cannot and will not do. No one does that. If this goes through or not, the city council and the mayor should try to do a better job of being transparent with citizens if they want their support for growth and projects. Thank you for your time.

Roger Habets

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 2:11 PM
To: Planning & Development Services Comp Plan
Subject: At the end of the day am I getting thirty new neighbors or three hundred ?

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The biggest question, for this citizen that seems impossible to get an answer to is, after all is said and done, if in five years or ten years, what is the amount of apartments the city is asking for a zoning change ? With seventeen pages of research by staff it would seem to me that on a nineteen acre plot of land, and the city wants my support for this or for me to oppose that, exactly how many apartments are we asking for here, ten apartment buildings? is three hundred more people ? That information would certainly make it a lot easier for citizens to make a decision. So , how many new neighbors is the city requesting in this zoning change, EXACTLY ?

Roger Habets
304 West Dalton Avenue
Spokane, Wa. 99205
Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 5:51 PM
To: Planning & Development Services Comp Plan
Subject: Re: Zoning faith bible church

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Since the city is unwilling, unable or not capable of telling me how many apartments will be built, I can only guess since I don't have the accurate data to do the math. Total land is 19 acres, taking five off of the table for what is currently on the land, leaves me fourteen acres, at a one half acre per building, depending on how the city determines open space, will they count the eighty foot vertical bluff? That leaves twenty eight apartment buildings at thirty people each, $14 \times 2 = 28$, $28 \times 30 = 840$. So using just a moderate number I say three hundred new cars and people, but I can't really know because of the landowners and the cities refusal to give a number. It is a simple question, at the end of the day how many new neighbors am I going to have, three hundred, 400 500 600? Whatever is built, you can add that to the 100 to 200 cars that visit this neighborhood every Sunday for Church or other days for other events. No matter what lines the city draws on a map, there is no road access north, none, zip and zero. All traffic will go south, east and west. The boundaries of Corbin Park at least three are blatantly obvious, Post, Division and this eighty foot bluff, in that area there is one traffic light out of this neighborhood and that is at Washington. It would seem that city staff, city council and the land owner would have some understanding of why citizens would be concerned about a possible 840 new cars in such a neighborhood, and all the frustration is about this. While one apartment building of thirty people, other than the seventy five foot building, being out of character, one building would probably not be a big deal, but since it is impossible to get an answer out of city staff, city council, or the landowner, then maybe someone at city hall should be transparent with citizens and give us the data, the information in order to make a determination for how we should respond. And thank you for considering changing the mail out to Monday, it may help the process for you, not getting emails from citizens like me and everyone in the process, for that I thank you. Coming in a blank white envelope with no return address, and my address stuck on the envelope, I thought it was junk mail, until I opened it. While I due my due diligence with mail and things in life, other citizens may not, proven fact that documents information that are released on Friday do not have the same reach, which is a mute point on my part, because you have already stated that you may change that to Monday, so for that I thank you once again.

Now if I could get an accurate number on how many more cars, visitors cars, the churches cars and how many apartment buildings this property will have would be awesome.

Thank you for your time and you have a great day. It isn't good enough to say trust us, when this is over citizens will have zero say, so this is it for us. So, perfect scenario, everything goes perfect, how many new neighbors will those of us that live in Corbin Park Neighborhood, have, if you can't be specific, best guess.

Roger Habets
304 West Dalton Avenue
Spokane, Wa. 99205

Sent from [Outlook](#)

From: Planning & Development Services Comp Plan <erapds@spokanecity.org>
Sent: Tuesday, September 6, 2022 4:12 PM
To: roger habets <must86@live.com>
Subject: RE: Zoning faith bible church

I can tell you that the day that notices are mailed is almost always Wednesday, largely because the newspaper posts legal notices like this on Wednesdays so we tend to do it on the same day so everything goes out at the same time. That is why the letter probably got to you on a Friday. As to it being a holiday weekend, that simply never came into the equation. We send them two weeks before the hearing, the hearing was on the 14th, that's the whole decision. We'll consider changing that in the future to Monday instead.

In this case, it appears you received the letter (since we're talking about it) and you have certainly provided comment. I'm glad you were able to do so. As I mentioned previously, I'll happily forward all your emails to the Planning Commission. They will also follow the application forward after that to the City Council, who will make the ultimate decision here, probably some time in November.

Thanks again and have a good day.

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 1:42 PM
To: Planning & Development Services Comp Plan <erapds@spokanecity.org>
Subject: Re: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

While it is true that no one can guarantee or expect a delivery date, we certainly control when we mail things out. I know that to send my brother a birthday card in Montana takes three days, and that is accurate ninety to ninety five percent of the time. In Spokane next day or the day after is the normal delivery time, at least ninety percent of the time since I have lived here since 1993. Which means that the city mailed these out on a Wednesday or Thursday before a three day weekend. not on, just the one mail out, but on both mail outs. And while yes fourteen days, according to every study out there, and the news media, when someone dumps documents on a Friday, or a weekend, that information is deflated, doesn't have the same reach as something that is put out on a Monday. Not only were BOTH notices received on a Friday on a three day weekend, but the first one was inaccurate and didn't have the proper contact information, the person had quit her job, it would seem to me that as a city and professional entity like the Planning Commission would make sure that their information was accurate. Just as a matter of appearance and professionalism.

To have this happen once, seems like a mistake or just the way things go, to have it happen twice, makes one ponder, and if the City of Spokane wants, input, it is this citizens input that documents to citizens should be mailed so that they get them during the week, like on a Monday, I am suggesting that the City of Spokane

change it so that in the future, you don't have citizens like me having a "perspective" that the city is trying to deflate or minimize citizen input.

You have a happy day Kevin and live long and prosper.

Roger Habets
304 west Dalton Ave.
Spokane, Wa. 99205

Sent from [Outlook](#)

From: Planning & Development Services Comp Plan <erapdsdp@spokanecity.org>
Sent: Tuesday, September 6, 2022 12:14 PM
To: roger habets <must86@live.com>
Subject: RE: Zoning faith bible church

Thank you, Mr. Habets, for submitting additional comments on file Z21-280COMP. Your seven emails (dated Sept 2, 3, and 4) be provided to the Plan Commission prior to their September 14 hearing on the various Comprehensive Plan Amendments under consideration this year. They have already been given all of your earlier comments as well—your newest comments will be added to those.

In response to your question below, your comments are supplied to the Plan Commission and City Council exactly as you sent them—nothing is ever changed or removed. Also, in regards to your question about receiving the letter on a three-day weekend, I'm afraid we at the City have ZERO control over when the letters are delivered. They are *mailed* at least 14 days before any hearing in order to give you as much time as we can to consider and comment, but the exact date the letters are *delivered* to you is entirely outside the City's control. I'm glad you received the letter and were able to provide comments in plenty of time for the Plan Commission to consider them prior to the hearing.

Expect an email from us later this week with information about the hearing, including how to testify (if you want to) and how to attend or view the proceedings. Thanks again for your comments and have a great day!

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 11:36 AM
To: Planning & Development Services Comp Plan <erapdsdp@spokanecity.org>
Subject: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am not an attorney, if something I wrote is not allowed, please leave it out, just let me know what you deleted from my remarks, if it is absolutely not allowed or if I need to change the wording.

Thank You,
Roger Habets.

Sent from [Outlook](#)

Freibott, Kevin

From: Kristie Jesmore <kjesmore@gmail.com>
Sent: Tuesday, September 6, 2022 9:35 AM
To: Black, Tirrell; Freibott, Kevin; Planning & Development Services Comp Plan
Subject: Z21-280COMP (W Cora Ave - North Hill Neighborhood)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am concerned about the height of the 75 limit. I'm not sure but I would prefer to be looking at the rooftops and having noisy units on the roof. When is the next meeting on the change in zoning.

Sincerely,

Kristie Jesmore

From: [Bob S](#)
To: [Planning & Development Services Comp Plan](#)
Subject: File # Z21-280COMP, 440 and 516 W Cora
Date: Monday, September 12, 2022 3:03:11 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Some of our neighbors have been for some time accusing the church who owns this property of things like selling out to developers, being greedy, not being willing to tell people about their plans and so on. I know people at the church and find them willing to discuss their plans and know they have responded to emails from people concerned and even met with some. I also know that, far from being greedy or selling out, the church has been thinking about what to do with that property for decades. That hardly sounds greedy. I live on Corbin Park, and our homeowners association has not met or taken any kind of official position on the plan. I don't know what the broader Emerson-Garfield association has done. Personally, I feel the church has been a good neighbor for a long time. They keep that big property clean. Before they had it, that property was a trailer park, so in reality the church has improved the neighborhood. If after thinking about it for so long they think it's a good idea to build some apartments on one side of the church I support their decision, especially as there are already two quite large apartment buildings to the left of this land on either side of Post St, this would not be a major change for that location.

Freibott, Kevin

From: cullitan@earthlink.net
Sent: Tuesday, September 13, 2022 9:40 AM
To: Planning & Development Services Comp Plan
Subject: File No.Z21-280COMP, 440 and 516 W. Cora Ave. +possible RMF-75

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Attn: Kevin Freibott, Associate Planner

Dear Mr. Freibot,

Hello!

In re the matter in the subject line, I live in the neighborhood that includes the Cora and Post St. (3426 N.) addresses that are being considered for re-zoning from Residential 4-10 to Residential 15-30 and a concurrent change from RSF to RMF or RMF-75.

It seems to me the neighborhood infrastructure (including the 2-lane Post St. and the local schools) could likely handle 3-4 RMF with caps of 30 residents each. Parking, though, would be a concern. Currently, there's enough parking on the streets for families and guests with RSF housing. Would the proposed buildings include adequate parking for their residents? (The nearest bus stop is nearly a half-mile away.)

I do not support the change to RMF-75. 75-foot buildings would be so non-contextural for this pre-WW II neighborhood as to create eyesores. People move to and live in this neighborhood because of the charm and quiet of its mostly single-family residences, none of which is over three stories.

Thank you for your time and attention. I think the meeting this afternoon will be lively and well-attended.

Sincerely,

Mary Beth Cullitan

September 6, 2022

Planning Services Department
Attn: Kevin Freibott, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333

Dear Sir:

We received the flyer outlining the proposed modification to the Land Use Plan Map designation from "Residential 4-10" to "Residential 15-30", and a concurrent change of zoning from "Residential Single Family (RSF) to "Residential Multifamily" RMF or "Residential Multifamily, 75 foot height limit" (RMF-75). As residents of nearby Corbin Park, we would like to be sure that the City of Spokane Plan Commission will consider the following potential consequence of such changes.

We think it can be assumed that such a highly increased population density will also result in highly increased automobile traffic.

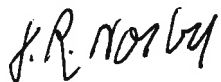
Corbin Park is surrounded by a narrow two lane street which is already heavily impacted by traffic using that narrow street to cut across from Post street to Division, cut across from Division to Post street, or to access Washington street to avoid traffic lights. Such highly increased traffic flow could make the surrounding homes unlivable and the park unusable by the runners, bikers,, dog walkers, and pedestrians who now enjoy it.

It is our belief that the proposed changes and their resulting impact on this area would be likely to destroy Spokane's First Historic District; an area now listed on city, State, and National Historic Registers. We would appreciate your consideration of our sincere concerns.

Sincerely,



Dr. L.C. Norby



Dr. J. R.,Norby
Professor Emerita
EWU

PROPOSAL: Amendment of the Land Use Plan Map designation for four parcels totaling 20.08 acres from “Residential 4-10 ” to “ Residential 15-30 ” and a concurrent change of zoning from “Residential Single Family (RSF)” to “ Residential Multifamily” (RMF) or “Residential Multifamily, 75-foot height limit” (RMF-75)

APPLICANT/AGENT: Mr. Dwight Hume, Land Use Solutions and Entitlement and the City of Spokane

ADDRESS: 440 & 516 W. Cora Ave. (private application)
3426 N. Post St., 139 W. Gray Ct. (City proposal)

PARCELS: 35064.3612, 35064.3613 (private application)
35063.2005, 35064.3801 (City proposal)

Decision by the North Hill Neighborhood Council

At the September 8, 2022 meeting of the North Hill Neighborhood Council, those present discussed the Proposed Amendment of the Land Use Plan Map and a concurrent change of zoning. These are the comments approved by the North Hill Neighborhood Council at this meeting.

1) Support for MultiFamily Housing

The North Hill Neighborhood Council supports the development of MultiFamily Housing in the undeveloped areas proposed. We recognize the need for housing to serve our growing population. This developed and undeveloped land provides an opportunity to meet part of the need for more multifamily housing.

We recognize that it’s important to increase housing density where it is possible. This undeveloped land provides that opportunity.

2) Issues we’d like to see addressed

We have some issues that we would like to see addressed regarding the decisions about this development.

- **Height of the proposed area**

Preserve the existing 35-foot height limit for this Residential Multi-Family (RMF) zone.

- a) **Protection of the view** for the Glass Avenue pathway and for homes on the bluff.

This view is a treasure worth preserving. We want to preserve the view for the walkway along Glass Avenue and for the property owners who live along the bluff. A height of 70-75 feet jeopardizes access to this great view of the city.

We don’t want the height of the new buildings to compromise the view from the top of the bluff and along Glass Avenue. We think that a 70-foot height will jeopardize this

view from the top of the bluff along Glass Ave and the residential properties along the top of the bluff.

- b) The proposed increased height designation (75 or 70 foot height limit) is also too rigid. It does not appear that the bluff's height is consistently 80 feet. The bluff's elevation is irregular – some areas are higher than others.

- **Preserve the Bluff and its natural area**

- a) We are concerned for the Safety of the fragile soil of the bluff.

Do not allow development on the unstable slopes above the flat area designated for the residential multi-family housing.

- b) The natural area along the bluff needs protection

As the area below the bluff gets developed, we want to protect the parts of this bluff that are known as a wildlife corridor all the way west to the Spokane River. Wildlife live and migrate the bluff. We believe it's important to protect this bluff area just like the areas along the Post Street hill.

- **Traffic Safety – adapt and prepare for increased traffic**

As this project is designed, it's important to address potential traffic safety issues.

- a) Address need for motorized vehicle access to arterials – Division St, Post St, Monroe St
Increased residency on Cora will increase the need for motorized traffic access from West Cora to Post Street on the west and Division St on the East. Both of these arterials are on a slope that can increase the potential for accidents for those turning onto these arterials.

- Visibility when merging
- Volume and speed of traffic

- b) Discourage/prevent traffic flowing south into the residential area for those exiting/entering the Cora residential complex. If the residents have difficulty accessing Division and Post from Cora they may seek access south into the neighborhood.

- c) Safety for pedestrians

Safe sidewalks and street crossings will be important to allow pedestrians safe crossing of the arterials (Division St, Post St). Those walking to and from bus access on Monroe and Division will need safe crossing.

Submitted by Sandy Gill and Mike Flahaven on behalf of the North Hill Neighborhood Council.
gillflah@comcast.net

Freibott, Kevin

From: CHRIS THOMA <CETHOMA@msn.com>
Sent: Tuesday, September 13, 2022 6:57 PM
To: Freibott, Kevin
Subject: Cora street re-zoning

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern,

I think that it is a bad plan to have the zoning changed. It was set to be smaller blueprint and even then, it raised red flags. It was set to be a 4-10 residential but now the city wants to change that to a 15-30. That's crazy. Cora street is already dangerously busy with a park three blocks away. I know the city is hungry for every inch of land out there but come on. We still need nice neighborhoods that aren't crowded with extra houses and traffic. The city that I grew up in is now ugly. Greedy developers are getting rich at our cost. And don't blame boomtown or the homeless. The city is making bad decisions that impact our lives. Enough!

Chris Thoma

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

Freibott, Kevin

From: Megan Christison <meganechristison@gmail.com>
Sent: Wednesday, September 28, 2022 3:18 PM
To: Freibott, Kevin
Subject: Comment on Cora Ave project

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

My name is Megan Christison and my husband Andrew Christison and I own a home at 705 W Glass Avenue, overlooking Cora Avenue. It is my understanding that the project has changed to a potentially 75ft high building plan for the development below. I cannot explain how much I oppose the height of the buildings.

I commented at the beginning of this project and was supportive of more housing for our community. I know that housing is important. However, not at the expense of lowering property values of the homes surrounding this monstrosity. It seems like a total bait and switch. This started small and now it's absurd.

The view from the home is so important to the value of the property and blocking it in any way makes my home less desirable and therefore valuable.

When we first got a letter in the mail about this project it was a little quiet neighborhood to the left of our direct view, seems like just to test the waters with the community. How much pushback would they get? Not much, it seems that it was workable, so they went to the next step. Then suddenly it was high density. Many apartments, but at a nominal height. And now, here we are today with a mega complex at 75' tall? This is not okay. It is taking advantage and I do not support it. It will directly impact my family and I oppose.

Megan Christison
509-885-0715
Meganechristison@gmail.com

Freibott, Kevin

From: cullitan@earthlink.net
Sent: Tuesday, September 13, 2022 9:40 AM
To: Planning & Development Services Comp Plan
Subject: File No.Z21-280COMP, 440 and 516 W. Cora Ave. +possible RMF-75

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Attn: Kevin Freibott, Associate Planner

Dear Mr. Freibot,

Hello!

In re the matter in the subject line, I live in the neighborhood that includes the Cora and Post St. (3426 N.) addresses that are being considered for re-zoning from Residential 4-10 to Residential 15-30 and a concurrent change from RSF to RMF or RMF-75.

It seems to me the neighborhood infrastructure (including the 2-lane Post St. and the local schools) could likely handle 3-4 RMF with caps of 30 residents each. Parking, though, would be a concern. Currently, there's enough parking on the streets for families and guests with RSF housing. Would the proposed buildings include adequate parking for their residents? (The nearest bus stop is nearly a half-mile away.)

I do not support the change to RMF-75. 75-foot buildings would be so non-contextural for this pre-WW II neighborhood as to create eyesores. People move to and live in this neighborhood because of the charm and quiet of its mostly single-family residences, none of which is over three stories.

Thank you for your time and attention. I think the meeting this afternoon will be lively and well-attended.

Sincerely,

Mary Beth Cullitan

Freibott, Kevin

From: Cindy Ecklund <cecklund3@q.com>
Sent: Friday, September 16, 2022 3:44 PM
To: Freibott, Kevin
Cc: Downey, KayCee
Subject: Re: Plan Commission Hearing Agenda - 2022 Comprehensive Plan Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Kevin,

We attended the Plan Commission hearing on Wed. 9/14 and although my husband and I didn't speak during the meeting, we have both submitted comments previously regarding the project on W. Cora. The south edge of our property on W. Glass directly borders the property in question. With any high density development, there are always concerns of noise, traffic, safety of pedestrians, increased criminal activity, school capacities, etc. We are definitely concerned about those elements, but I would like to specifically address the height limit issue.

These thoughts are based on the applicants comments during the meeting on 9/14.

1. Based on the reasons presented by the Faith Bible representative, the 75 foot (modified to 70) height requirement they are requesting is more or less an arbitrary number.

a. He claimed the ridge is probably around that height, so it seemed like a reasonable height. During his rebuttal he admitted that any structures built to that height would probably block views of some of the ridge line neighbors. Shouldn't the elevations of the ridge and the parcels below be hard numbers that they provide factual information on? There is a good amount of variation in the height of the ridge and possible building sites below. Giving a blanket height of 70' for all structures seems like it could substantially block views in some locations depending on the locations and elevation of the building sites.

b. He also stated they want to build high enough to take advantage of the city views. Those city views are exactly why we, and all of our neighbors on the ridge, bought our properties! The Faith Bible property is located at an elevation that does not come with that view. Theoretically ANY lot in ANY neighborhood in Spokane would have a great view if they were the only ones in the area allowed to build 70'h buildings! We purchased our property knowing that the area below us could be developed at some point, but given the existing zoning regulations, we were not concerned about any development coming close to blocking our views. Not in our worst nightmares, or even in the history of Spokane, has a 70'h limit been approved in a residential neighborhood like this. Especially in a neighborhood of established, single family homes.

c. He claimed that if you were standing IN a house on the ridge, you would be standing above the height where a 70'h building directly in front of you would block your view. What if you're sitting in your yard or on your patio, etc.? Many of the lots have sloping back yards. Our property has a daylight basement apartment with beautiful views of the city. If a 70'h building is allowed to be built right in front of us, all of the apartments in those new buildings are going to be looking straight into our windows.

d. He claimed they decided to build 'up' to make a smaller footprint to allow for more parking. I argue that if they don't build 'up' so high, they wouldn't NEED more space for parking.

e. He mentioned that they don't have plans for the development yet, but later he said they planned to put the buildings closer to Cora with parking between the buildings and the ridge. He also stated that on other projects he has developed there were concerns of shadowing, where the shadow of a building blocks the light of the neighboring structures. He claims they don't have to worry about the shadowing problem at this site. I disagree. Imagine you live in one of the homes on the south side of Cora and a 70'h building is directly across the street from you. For a good part of the year here in Spokane, the sun rises in the NE and sets in the NW. Those houses will be living in the shadow of those high rises for a good part of every day in the late fall, winter and early spring.

2. A mixed development of smaller apartment buildings, townhomes, duplexes, etc. seems like a much better fit for the neighborhood and the type of housing our community needs. The more the Faith Bible representative spoke, the more I got the feeling they are solely doing this to get the most money they can from this land, not to improve the neighborhood or help the broader community. The higher they build, the more they can charge for the upper units. We need the support of our city planning commission and the city council to stop developments like these that will negatively impact the whole community.

Thank you for your time,
Cindy Ecklund

On 9/8/2022 2:55 PM, Freibott, Kevin wrote:

Good afternoon. You are receiving this email because you provided written comment on our proposed amendments to the Comprehensive Plan this year or you asked to be kept in the loop as to updates and announcements about this year's Comprehensive Plan Amendment program.

The **Plan Commission** will hold their hearing on the seven Comprehensive Plan Amendment proposals on **Wednesday, September 14, at 4:00 PM**. The [Plan Commission Agenda](#) is now available online at:

<https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2022/09/plan-agenda-2022-09-14.pdf>

The agenda is a 4 MB file, so it might take a little time to download. The meeting will be held here at City Hall at 808 W Spokane Falls Boulevard. You have the option to attend in person or online as well. If you wish to watch the hearing online, connection information is provided on the second page of the agenda. You can also watch the proceedings on [City Cable Channel 5](#).

Your written comments on the proposals have been given to the Plan Commission. **You do not need to resubmit any comments you provided before.** You are welcome to provide any **new** written comment you would like Plan Commission to consider, as long as we receive it by September 13, the day before the hearing. Please submit any additional written comments via email to compplan@spokanecity.org.

You also have the option to provide verbal testimony to the Plan Commission during the hearing. If you wish to give testimony, either online or in person, please sign up by clicking the large red button on page 2 of [the agenda](#).

Thanks for your interest in our [Comprehensive Plan Amendment program](#). If you have any questions please don't hesitate to ask me or KayCee Downey, who is cc'd on this email. Thanks and have a great day!

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Friday, September 2, 2022 9:11 PM
To: Planning & Development Services Comp Plan
Subject: zoning change on CORA by Faith Bible Church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Overview of the process and suggestions to improve for all involved: The planning commission shouldn't send out notices that citizens receive on three day weekends when no one is available to ask questions. Which is what started this process. No one supports or signs an agreement with half of it or most of it to be filled out later, the planning commission doesn't do that and the politicians don't vote on legislation half filled out to be completed later by the other party. If the church, the developer the city wants citizens support and you give a blank check on nineteen acres, with only plans to build on part, then we have to assume the worst and that the entire project will be on all nineteen acres, so how many new neighbors is that for Corbin Park? Three hundred, four hundred or thirty, if you refuse to tell us how can we support that? Quote from the church, we should not and could not tell you, but yet you want me to support your project, but you won't tell me exactly what that project is? That is not transparency with citizens, it is shady, not open and honest with citizens. It is bad for the church, bad for the developer and bad for the city and bad for citizens. It give the appearance of lack of openness and causes distrust and anger with citizens. Please do not change citizens words to make it sound like they are not telling the truth, when citizens tell you that NOW there is a problem at Euclid and Division, what that means is that folks try to take a left hand turn on division (NO LIGHT) and we get stuck behind two or three cars waiting, that is not a perception, that is our real life experience from living here. I have lived here for twenty one years, if the planning commission would like an affidavit to that experience because they think I am not telling the truth I would be happy to sign one. Does it happen every time, NO, does it never happen because people's perception is off, NO, neither is true, it is a FACT and a real life experience by the citizens that live here. It has happened to me on multiple occasions, and get real, do you live in Spokane? Ever get stuck behind someone trying to make a left hand turn on division without a light, that isn't perception that is reality, don't change citizens words. I highly doubt they are lying to the planning commission, you asked for input, don't change our words.

The Corbin Park neighborhood is one of very few HISTORIC DISTRICTS in Spokane, while this property is not part of it, whatever it does will certainly change the neighborhood forever. The city, the planning commission should take great care to protect a prized area within city limits. Not only is it on the local historic register it is on the national historic register. So take care of this gem that the city has very few of.

1. Quality of life for those that live here should be taken into consideration, three hundred new neighbors is not small, the noise pollution, the car pollution, the traffic, the visitors to those apartments, the cross traffic, all will certainly effect my life in a big way. The city should not sacrifice quality of life for current citizens for new development. There is absolutely no doubt in my mind that this would certainly effect my life and if the city throws another four hundred cars by my house on a daily basis, you are pushing me out of my house, who wants to live next to that? Not when my expectation of twenty one years was single family residence. From all aspects of daily living this would certainly ruin my home and my life. Sacrificing one or all citizens for a few isn't acceptable. This church on Sunday while trying to lower traffic during this process by having church else where and at other places. Well I have lived here for twenty one years and there is about a hundred to 150 cars in this neighborhood every Sunday. Did I count them no, guess you can say perception. So it is a lot, so whatever you add

here with a zoning change will be added on to the cars already here every Sunday and Wednesday and every other day this church has a function. High traffic on Sundays and the only time I have ever seen an accident in my neighborhood.

2. Noise pollution, air pollution, Storm water, Electricity, water pressure, these things matter, last year Avista shut off everyones power because of a ten fifteen degree increase in temperature. the city just basically ignored my concerns, if you add another three four hundred people can you keep the power on, and don't tell me avista said, sure no problem that is what they always say and one of the worst companies for keeping the power on. I don't trust or like Avista. Water pressure, one lady in the city said she can't run her dishwasher and washing machine at the same time, is the city going to spend the money to insure that with three hundred four hundred new people we can take a shower. If the city of Spokane thinks that they can keep our air quality decent with three hundred cars added to this closed in neighborhood, with road access only south , east and west. With people trying to get left hand turns on division, I am skeptical of that assessment.
3. Crime, well the city just says perception again, well it isn't the people that live in this neighborhood that commits crimes, nor does that equal apartment dwellers are criminals, that isn't true at all, I lived in apartments a lot, that isn't what citizens are saying. It is the visitors the cross traffic the people that use our neighborhood as a short cut between division and post. And even so our city is eighty police officers short for a city our size, it is almost impossible to get a cop to show up. Abandoned cars, the stolen cars, the drug deals, the vandalism, I see it and I report it, the amount of abandoned vehicles and stolen vehicles by this church is a lot. You folks ignore the concerns of citizens over crime, lots of burglaries, vandalism, you keep adding growth and not the services like police to maintain the added citizens, over 70000 people in ten years for Spokane County. Crime is a real concern and the city, the planning commission should not deflate citizens concerns over that, it is a real problem with a one in eighteen or one in twenty chance of being a victim of a property crime or a violent crime in Spokane, that isn't perception that is a fact and reality.
4. 70 feet or 75 feet is not consistent with what is in this neighborhood, you folks look at a flat map and say look , two apartment buildings, neither one really affect Corbin Park Neighborhood, the one is directly on Post and while part of this neighborhood, the other one isn't even close, an eighty foot bluff no road access and no foot traffic, except a criminal element that leaves there abandoned and stolen cars here, the burglars that run to that apartment building, and the drug deals that go on. Perception, in twenty one years of living here you want an affidavit to that effect or go see my police reports, that isn't perception those are my real life experiences in living here for twenty one years. Don't change my words.
5. Not within a center or corridor, would intrude on the current feel and flavor of the neighborhood.

6. Corbin Neighborhood's second big challenge is Division Street – a strip mall strewn traffic nightmare that forms Corbin's eastern boundary.

Developing strategies to mitigate traffic congestion that may short-cut through the neighborhood, and ensuring surface parking lots don't creep into the boundary reaches of Corbin will take a proactive strategy from neighborhood residents.

7. We have a major problem of traffic using us as a short cut and foot traffic by criminals and those that do harm to the neighborhood. The city should take all these into consideration, if you ignore us, the citizens that don't know about this and find out later and you ruin the neighborhood are going

to be angry with the church, not a good feel for a spiritual folk that are suppose to be above reproach, like citizens expecting police officers to not beat their wives or get caught drinking and driving, citizens hold churches to a higher standard, even if not the church should hold itself to a higher standard if they value their reputation. Telling citizens they shouldn't and couldn't tell what they are planning to do comes across as shady, gives the appearance of wrong doing, and the church as a church should not do that, they enjoy a HUGE tax benefit from citizens about a million dollars in twenty years and they shouldn't squander or hurt their reputation by even the appearance of doing something not quite right.

Please do not change my words.

Sincerely,

Roger Habets,

304 West Dalton Avenue

Spokane Wa. 99205

As a foot note, no response from my city council or my neighborhood council. At least so far. Not getting my vote, none of the politicians will if this goes through, not one of them.

Sent from [Outlook](#) I have contacted the EPA and asked for an assessment of this proposal to see if the city has done there due diligence in ensuring air quality, we shall see what they say, I have also contacted the Washington State department of ecology and asked for them to look at this for the quality of the air. The city of Spokane has fallen short in past years of meeting the EPA's air quality standards. I hope they review your asesment, it is my belief that you will hurt the quality of air with the 100 plus cars from this church, the three hundred new cars for this development and the visitors to those apartments, with the cross traffic with Division and Post, air quality is a concern.

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 1:31 AM
To: Planning & Development Services Comp Plan
Subject: Second time you mailed out notices on a three day weekend

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Regarding Faith Bible Church zoning request

This is the second time you have mailed out notices on a three day weekend , are you purposely trying to suppress citizen input by doing that ?

That is what politicians do when it is bad news and they try to suppress the news cycle of bad news

Roger Habets

304 west dalton avenue

Spokane wa, 99205

They tell me that developers run the city, that a representative from the developer is on every aspect of growth in Spokane, is that true is there a developer representative on the payroll of the planning commission, and why did the original person working on this suddenly quit, is she working for the developer now or the church ?

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 1:40 AM
To: Planning & Development Services Comp Plan
Subject: Faith Bible Church zoning

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Does the planning commission, know if the city plans on sending the developer or the church a six figure check, like when stone built his eighty million dollar building the city gave him about three hundred grand for some improvements, is that the plan here send the church or the developer a six figure check, that is one example I could post dozens if not hundreds of times the city takes money from the poor and the middle class and sends it to the rich.

Roger Habets
304 west Dalton Avenue
Spokane, Wa.
99205

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 11:36 AM
To: Planning & Development Services Comp Plan
Subject: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am not an attorney, if something I wrote is not allowed, please leave it out, just let me know what you deleted from my remarks, if it is absolutely not allowed or if I need to change the wording.

Thank You,
Roger Habets.

Sent from [Outlook](#)

From: [roger habets](#)
To: [Planning & Development Services Comp Plan](#)
Subject: Add to my comments on the proposed zoning change
Date: Saturday, September 3, 2022 8:57:17 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

“The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.” (p. 3-8) Specifically, as it relates to this proposal, the original applicant’s parcels are located outside a Center or Corridor but are surrounded on two sides by existing multi-family development. Furthermore, the properties are located within the general vicinity of both the North Monroe Corridor and the significant commercial and higher intensity uses found along N Division Street. While Division is not a designated Center or Corridor, it does contain significant commercial uses that would serve increased density on these two parcels.

Staff is really pushing to the cities side on this one , first of all the one apartment building is on post, which ok, but the other one is on an eighty foot bluff, it is not connected to this neighborhood by road or walking, in fact the city most generally has a big cement block there to prevent people from driving up there to that area. And staff only looks at traffic leaving and coming back, but doesn't take into account the traffic we already get from those using our neighborhood as a short cut, you can't say, one side and not see the other, according to one person that writes about neighborhoods , he said this about Corbin Park, Corbin Neighborhood’s second big challenge is Division Street – a strip mall strewn traffic nightmare that forms Corbin’s eastern boundary. Developing strategies to mitigate traffic congestion that may short-cut through the neighborhood, and ensuring surface parking lots don’t creep into the boundary reaches of Corbin will take a proactive strategy from neighborhood residents. <https://www.spokaneplanner.com/post/corbin-park-neighborhood>

	<h3>#17 Corbin Park Neighborhood</h3> <p>Corbin Park is one of Spokane’s best neighborhoods. Find pictures, map, and a description of Corbin Park Neighborhood here.</p> <p>www.spokaneplanner.com</p>
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Mixed Land Uses

There’s Corbin Park, and there are (mostly) single family homes. That is the extent of

mixed land uses within the neighborhood.

Staff is really pushing it on this one, the multi family is not really part of this neighborhood, and just taking the side of the positive of the city and ignoring the negatives seems counter productive for this process. It is true that we get traffic from those that take short cuts and people that use our neighborhood to go elsewhere, we aren't in a fish bowl all by ourselves here. And some of the criminal problems we have is from those that are visitors here, I been here twenty one years and it isn't the people that live here that commit crimes. To put these two multi family apartments lumped into the Corbin Park Neighborhood, is really pushing the envelope, if you asked every resident if they considered the apartment complex up on that bluff part of our neighborhood, I doubt you would get one to say it is, the other one you might get ten or twenty percent. They just really aren't a part of this neighborhood, just looking at a flat map doesn't cut it when the neighborhood is separated by an eighty foot bluff. What connects us to that building, no roads, no sidewalks, no access, that dirt road is long and I wouldn't walk that at night. Absolutely nothing connects us to that apartment building. Other than the criminal element I personally have seen come from it. If your gonna say it is a positive only being on a boundary with Division , you have to absolutely mention the negative, staff doesn't live here I do for twenty one years I know my neighborhood, and why are we going through this process if nothing matters, according to staff, Traffic, crime, utilities, the look of the neighborhood, walkability, air pollution, noise pollution, an intersection that is dangerous to a small part now, how tall the building is. Citizens say that and staff says, later on permits for all utilities, looks don't matter because it could be single family a church now, the citizen is just their perception that left hand turns on division are dangerous and back up traffic, no matter what citizens say, staff says, it doesn't matter or their perception is wrong, so if we don't matter and our perceptions are just not real even though we live here, what is exactly the point of this process so city council can give the illusion they care about citizens opinions or comments, because it sure doesn't seem like it and it sure seems like city employees the developer and the city council have already made up their mind, so why waste my time, with asking for an opinion or how I feel when the bottom line is the city council the developer and city staff have already made up their mind? At least ending this process would be honest, you folks don't care and your mind is already made up. I mean every single concern by fifteen people is just knocked down by staff, so tell me what else am I suppose to think , it is like we want your opinion and how you feel but we are going to have a negative reaction to every single one of all fifteen peoples concerns, I mean come on what else am I suppose to think? Name one concern out of fifteen citizens that staff actually agreed with, you can't, you belittle citizens, you don't really care what we think, and your just going through a process so city council can say, we listened, they were wrong we need housing to bad so sad there ya go, how insulting to citizens to be treated this way it would be better to not get input, your not listening anyways. I want staff to name one concern out of fifteen citizens that they agreed with NAME ONE . I really should have hired an attorney three months ago, it is very obvious that the city, the staff is just going through the motions and has already made up their minds.

If the city thinks they can throw another three hundred six hundred people in this neighborhood, without any liability , they are sadly mistaken , you can't put that many more cars in this neighborhood and think that is a positive, can't be done, and I don't care what staff says, they haven't lived here every single day for TWENTY ONE YEARS. And by the way you sure got the RCWs down, how about telling us EXACTLY how many apartments and people this land will have on it at the end of the day, I don't care about today, I care about five years , ten years from now, TELL US HOW MANY< you would think that would be important, am I getting three hundred or six hundred new neighbors ?

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Sunday, September 4, 2022 2:18 AM
To: Planning & Development Services Comp Plan
Subject: Cora zoning change Faith Bible Church and climate change

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The city council has stated numerous times that they care about climate change, this is our choice at this time, the property owners changed and got approval last year to build cottages on their property, it is my understanding that it is only a very small portion that isn't suitable to build on and be PROFITABLE. The rest of the property who knows, did they test it? If it is suitable for cottages this property owner could be building RIGHT NOW. So this is the city council's choice for climate change, build apartments, have cars idling at Euclid and Division when folks try to make a left hand turn, and back up traffic with multiple cars idling and putting out emissions, because that is happening now. Add so many cars, three hundred, six hundred to an existing single family residence and add to climate change or let this property owner build cottages and have less of an impact on the planet, the neighborhood and achieve at least part of the councils two goals. This isn't affordable housing, this is apartments at retail rates and probably higher rate because they would be new, in a city our size, or a county of over half a million, the added housing of apartments for rent would be very small, how much exactly on rent for this many apartments? Do you care about the planet or do you care about growth and increased property taxes? Because the limited apartments for rent in this area would have a very small effect on the overall cost of rent. The cost to the planet however is quite different. Do you care about the planet or do you care about revenue?

Roger Habets

Add my statement on climate change to the public record.

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Sunday, September 4, 2022 9:05 AM
To: Planning & Development Services Comp Plan
Subject: add this to my comments on the proposed site on CORA by Faith Bible church, attention city council mayor and sub committee

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Perception of the citizenry towards the city of Spokane and Developers

We have a thirty year history of bitterness, anger, litigation, millions of dollars gone, and a perception by citizens that the city is in the tank for developers. That almost tore this city apart , parking garage , River Park Square. Then years later we have a developer spending money to build a building and half way or partially through he gets shut down by the city, he gets angry and puts up billboards stating , don't build in Spokane, they won't let you build. He must have been pretty angry with the city of Spokane. Then citizens see the city of Spokane send six figure checks to developers, three hundred grand to a person that is building an eighty million dollar building, citizens perception of the city of Spokane and developers is poor at best. This has happened over and over, throughout the years, going through this process, multiple people on social media, say the same thing, the city is in the tank for the developers you are just a check mark on a list and the decision has already been made. Well, after going through this process it certainly has added to the perception that the city is in the tank for developers, real, true , a mistake, that is how I feel and denying that doesn't help, nor will it help cure or heal the mistakes of the past. If the mayor the city council want to get rid of this perception , it is my opinion that the Spokane Planning Commission, should not send out notices on both request for comment, where citizens get it on a Friday, on a three day weekend, not once, but BOTH TIMES, the planning commission did that. In politics or to down play or suppress citizen input isn't restoring citizens trust in the process. On purpose or by mistake this is not a good way to build trust with citizens, then the city council members get frustrated with citizens trying to get a response to their concerns, well if the city council doesn't want a bunch of emails after a three day holiday then the city council shouldn't send out notices that citizens get on a friday over a three day weekend.

Giving large parcels of land a zoning change and not telling citizens the end result, in fact, flat out refusing to tell you is contrary to building trust, confidence and hope in the process. From the land owners point of view , stating we should not and cannot do that, is within their rights as that is the system set up my leadership at city hall. From a citizens perspective, not being able to tell me the end result in five or ten years, by how many new neighbors I am getting, is shady, dishonest, not open and transparency. How can the city , the developer expect citizens to support a project when the city allows the property owner to not tell us. No city council member would vote on legislation to be filled out later by someone else. The city could give a zoning change on part of the land and tell us exactly what would happen and that would help to get citizens to be supportive of the project, how can I support a project when the city won't tell me the end result of the project, no one does that, my anger , my frustration with the land owner the city and the process all goes back to that, you want my support, but you won't tell me the end result of my support and that I cannot and will not do. No one does that. If this goes through or not, the city council and the mayor should try to do a better job of being transparent with citizens if they want their support for growth and projects. Thank you for your time.

Roger Habets

Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 2:11 PM
To: Planning & Development Services Comp Plan
Subject: At the end of the day am I getting thirty new neighbors or three hundred ?

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The biggest question, for this citizen that seems impossible to get an answer to is, after all is said and done, if in five years or ten years, what is the amount of apartments the city is asking for a zoning change ? With seventeen pages of research by staff it would seem to me that on a nineteen acre plot of land, and the city wants my support for this or for me to oppose that, exactly how many apartments are we asking for here, ten apartment buildings? is three hundred more people ? That information would certainly make it a lot easier for citizens to make a decision. So , how many new neighbors is the city requesting in this zoning change, EXACTLY ?

Roger Habets
304 West Dalton Avenue
Spokane, Wa. 99205
Sent from [Outlook](#)

Freibott, Kevin

From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 5:51 PM
To: Planning & Development Services Comp Plan
Subject: Re: Zoning faith bible church

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Since the city is unwilling, unable or not capable of telling me how many apartments will be built, I can only guess since I don't have the accurate data to do the math. Total land is 19 acres, taking five off of the table for what is currently on the land, leaves me fourteen acres, at a one half acre per building, depending on how the city determines open space, will they count the eighty foot vertical bluff? That leaves twenty eight apartment buildings at thirty people each, $14 \times 2 = 28$, $28 \times 30 = 840$. So using just a moderate number I say three hundred new cars and people, but I can't really know because of the landowners and the cities refusal to give a number. It is a simple question, at the end of the day how many new neighbors am I going to have, three hundred, 400 500 600? Whatever is built, you can add that to the 100 to 200 cars that visit this neighborhood every Sunday for Church or other days for other events. No matter what lines the city draws on a map, there is no road access north, none, zip and zero. All traffic will go south, east and west. The boundaries of Corbin Park at least three are blatantly obvious, Post, Division and this eighty foot bluff, in that area there is one traffic light out of this neighborhood and that is at Washington. It would seem that city staff, city council and the land owner would have some understanding of why citizens would be concerned about a possible 840 new cars in such a neighborhood, and all the frustration is about this. While one apartment building of thirty people, other than the seventy five foot building, being out of character, one building would probably not be a big deal, but since it is impossible to get an answer out of city staff, city council, or the landowner, then maybe someone at city hall should be transparent with citizens and give us the data, the information in order to make a determination for how we should respond. And thank you for considering changing the mail out to Monday, it may help the process for you, not getting emails from citizens like me and everyone in the process, for that I thank you. Coming in a blank white envelope with no return address, and my address stuck on the envelope, I thought it was junk mail, until I opened it. While I due my due diligence with mail and things in life, other citizens may not, proven fact that documents information that are released on Friday do not have the same reach, which is a mute point on my part, because you have already stated that you may change that to Monday, so for that I thank you once again.

Now if I could get an accurate number on how many more cars, visitors cars, the churches cars and how many apartment buildings this property will have would be awesome.

Thank you for your time and you have a great day. It isn't good enough to say trust us, when this is over citizens will have zero say, so this is it for us. So, perfect scenario, everything goes perfect, how many new neighbors will those of us that live in Corbin Park Neighborhood, have, if you can't be specific, best guess.

Roger Habets
304 West Dalton Avenue
Spokane, Wa. 99205

Sent from [Outlook](#)

From: Planning & Development Services Comp Plan <erapds@spokanecity.org>
Sent: Tuesday, September 6, 2022 4:12 PM
To: roger habets <must86@live.com>
Subject: RE: Zoning faith bible church

I can tell you that the day that notices are mailed is almost always Wednesday, largely because the newspaper posts legal notices like this on Wednesdays so we tend to do it on the same day so everything goes out at the same time. That is why the letter probably got to you on a Friday. As to it being a holiday weekend, that simply never came into the equation. We send them two weeks before the hearing, the hearing was on the 14th, that's the whole decision. We'll consider changing that in the future to Monday instead.

In this case, it appears you received the letter (since we're talking about it) and you have certainly provided comment. I'm glad you were able to do so. As I mentioned previously, I'll happily forward all your emails to the Planning Commission. They will also follow the application forward after that to the City Council, who will make the ultimate decision here, probably some time in November.

Thanks again and have a good day.

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: roger habets <must86@live.com>
Sent: Tuesday, September 6, 2022 1:42 PM
To: Planning & Development Services Comp Plan <erapds@spokanecity.org>
Subject: Re: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

While it is true that no one can guarantee or expect a delivery date, we certainly control when we mail things out. I know that to send my brother a birthday card in Montana takes three days, and that is accurate ninety to ninety five percent of the time. In Spokane next day or the day after is the normal delivery time, at least ninety percent of the time since I have lived here since 1993. Which means that the city mailed these out on a Wednesday or Thursday before a three day weekend. not on, just the one mail out, but on both mail outs. And while yes fourteen days, according to every study out there, and the news media, when someone dumps documents on a Friday, or a weekend, that information is deflated, doesn't have the same reach as something that is put out on a Monday. Not only were BOTH notices received on a Friday on a three day weekend, but the first one was inaccurate and didn't have the proper contact information, the person had quit her job, it would seem to me that as a city and professional entity like the Planning Commission would make sure that their information was accurate. Just as a matter of appearance and professionalism.

To have this happen once, seems like a mistake or just the way things go, to have it happen twice, makes one ponder, and if the City of Spokane wants, input, it is this citizens input that documents to citizens should be mailed so that they get them during the week, like on a Monday, I am suggesting that the City of Spokane

change it so that in the future, you don't have citizens like me having a "perspective" that the city is trying to deflate or minimize citizen input.

You have a happy day Kevin and live long and prosper.

Roger Habets
304 west Dalton Ave.
Spokane, Wa. 99205

Sent from [Outlook](#)

From: Planning & Development Services Comp Plan <erapdsdp@spokanecity.org>
Sent: Tuesday, September 6, 2022 12:14 PM
To: roger habets <must86@live.com>
Subject: RE: Zoning faith bible church

Thank you, Mr. Habets, for submitting additional comments on file Z21-280COMP. Your seven emails (dated Sept 2, 3, and 4) be provided to the Plan Commission prior to their September 14 hearing on the various Comprehensive Plan Amendments under consideration this year. They have already been given all of your earlier comments as well—your newest comments will be added to those.

In response to your question below, your comments are supplied to the Plan Commission and City Council exactly as you sent them—nothing is ever changed or removed. Also, in regards to your question about receiving the letter on a three-day weekend, I'm afraid we at the City have ZERO control over when the letters are delivered. They are *mailed* at least 14 days before any hearing in order to give you as much time as we can to consider and comment, but the exact date the letters are *delivered* to you is entirely outside the City's control. I'm glad you received the letter and were able to provide comments in plenty of time for the Plan Commission to consider them prior to the hearing.

Expect an email from us later this week with information about the hearing, including how to testify (if you want to) and how to attend or view the proceedings. Thanks again for your comments and have a great day!

Kevin



Kevin Freibott, MA ORGL | Associate Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: roger habets <must86@live.com>
Sent: Saturday, September 3, 2022 11:36 AM
To: Planning & Development Services Comp Plan <erapdsdp@spokanecity.org>
Subject: Zoning faith bible church

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am not an attorney, if something I wrote is not allowed, please leave it out, just let me know what you deleted from my remarks, if it is absolutely not allowed or if I need to change the wording.

Thank You,
Roger Habets.

Sent from [Outlook](#)

Freibott, Kevin

From: Kristie Jesmore <kjesmore@gmail.com>
Sent: Tuesday, September 6, 2022 9:35 AM
To: Black, Tirrell; Freibott, Kevin; Planning & Development Services Comp Plan
Subject: Z21-280COMP (W Cora Ave - North Hill Neighborhood)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am concerned about the height of the 75 limit. I'm not sure but I would prefer to be looking at the rooftops and having noisy units on the roof. When is the next meeting on the change in zoning.

Sincerely,

Kristie Jesmore

September 6, 2022

Planning Services Department
Attn: Kevin Freibott, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333

Dear Sir:

We received the flyer outlining the proposed modification to the Land Use Plan Map designation from "Residential 4-10" to "Residential 15-30", and a concurrent change of zoning from "Residential Single Family (RSF) to "Residential Multifamily" RMF or "Residential Multifamily, 75 foot height limit" (RMF-75). As residents of nearby Corbin Park, we would like to be sure that the City of Spokane Plan Commission will consider the following potential consequence of such changes.

We think it can be assumed that such a highly increased population density will also result in highly increased automobile traffic.

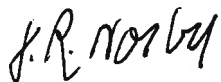
Corbin Park is surrounded by a narrow two lane street which is already heavily impacted by traffic using that narrow street to cut across from Post street to Division, cut across from Division to Post street, or to access Washington street to avoid traffic lights. Such highly increased traffic flow could make the surrounding homes unlivable and the park unusable by the runners, bikers,, dog walkers, and pedestrians who now enjoy it.

It is our belief that the proposed changes and their resulting impact on this area would be likely to destroy Spokane's First Historic District; an area now listed on city, State, and National Historic Registers. We would appreciate your consideration of our sincere concerns.

Sincerely,



Dr. L.C. Norby



Dr. J. R.,Norby
Professor Emerita
EWU

PROPOSAL: Amendment of the Land Use Plan Map designation for four parcels totaling 20.08 acres from “Residential 4-10 ” to “ Residential 15-30 ” and a concurrent change of zoning from “Residential Single Family (RSF)” to “ Residential Multifamily” (RMF) or “Residential Multifamily, 75-foot height limit” (RMF-75)

APPLICANT/AGENT: Mr. Dwight Hume, Land Use Solutions and Entitlement and the City of Spokane

ADDRESS: 440 & 516 W. Cora Ave. (private application)
3426 N. Post St., 139 W. Gray Ct. (City proposal)

PARCELS: 35064.3612, 35064.3613 (private application)
35063.2005, 35064.3801 (City proposal)

Decision by the North Hill Neighborhood Council

At the September 8, 2022 meeting of the North Hill Neighborhood Council, those present discussed the Proposed Amendment of the Land Use Plan Map and a concurrent change of zoning. These are the comments approved by the North Hill Neighborhood Council at this meeting.

1) Support for MultiFamily Housing

The North Hill Neighborhood Council supports the development of MultiFamily Housing in the undeveloped areas proposed. We recognize the need for housing to serve our growing population. This developed and undeveloped land provides an opportunity to meet part of the need for more multifamily housing.

We recognize that it’s important to increase housing density where it is possible. This undeveloped land provides that opportunity.

2) Issues we’d like to see addressed

We have some issues that we would like to see addressed regarding the decisions about this development.

- **Height of the proposed area**

Preserve the existing 35-foot height limit for this Residential Multi-Family (RMF) zone.

- a) **Protection of the view** for the Glass Avenue pathway and for homes on the bluff.

This view is a treasure worth preserving. We want to preserve the view for the walkway along Glass Avenue and for the property owners who live along the bluff. A height of 70-75 feet jeopardizes access to this great view of the city.

We don’t want the height of the new buildings to compromise the view from the top of the bluff and along Glass Avenue. We think that a 70-foot height will jeopardize this

view from the top of the bluff along Glass Ave and the residential properties along the top of the bluff.

- b) The proposed increased height designation (75 or 70 foot height limit) is also too rigid. It does not appear that the bluff's height is consistently 80 feet. The bluff's elevation is irregular – some areas are higher than others.

- **Preserve the Bluff and its natural area**

- a) We are concerned for the Safety of the fragile soil of the bluff.

Do not allow development on the unstable slopes above the flat area designated for the residential multi-family housing.

- b) The natural area along the bluff needs protection

As the area below the bluff gets developed, we want to protect the parts of this bluff that are known as a wildlife corridor all the way west to the Spokane River. Wildlife live and migrate the bluff. We believe it's important to protect this bluff area just like the areas along the Post Street hill.

- **Traffic Safety – adapt and prepare for increased traffic**

As this project is designed, it's important to address potential traffic safety issues.

- a) Address need for motorized vehicle access to arterials – Division St, Post St, Monroe St
Increased residency on Cora will increase the need for motorized traffic access from West Cora to Post Street on the west and Division St on the East. Both of these arterials are on a slope that can increase the potential for accidents for those turning onto these arterials.

- Visibility when merging
- Volume and speed of traffic

- b) Discourage/prevent traffic flowing south into the residential area for those exiting/entering the Cora residential complex. If the residents have difficulty accessing Division and Post from Cora they may seek access south into the neighborhood.

- c) Safety for pedestrians

Safe sidewalks and street crossings will be important to allow pedestrians safe crossing of the arterials (Division St, Post St). Those walking to and from bus access on Monroe and Division will need safe crossing.

Submitted by Sandy Gill and Mike Flahaven on behalf of the North Hill Neighborhood Council.
gillflah@comcast.net

From: [Bob S](#)
To: [Planning & Development Services Comp Plan](#)
Subject: File # Z21-280COMP, 440 and 516 W Cora
Date: Monday, September 12, 2022 3:03:11 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Some of our neighbors have been for some time accusing the church who owns this property of things like selling out to developers, being greedy, not being willing to tell people about their plans and so on. I know people at the church and find them willing to discuss their plans and know they have responded to emails from people concerned and even met with some. I also know that, far from being greedy or selling out, the church has been thinking about what to do with that property for decades. That hardly sounds greedy. I live on Corbin Park, and our homeowners association has not met or taken any kind of official position on the plan. I don't know what the broader Emerson-Garfield association has done. Personally, I feel the church has been a good neighbor for a long time. They keep that big property clean. Before they had it, that property was a trailer park, so in reality the church has improved the neighborhood. If after thinking about it for so long they think it's a good idea to build some apartments on one side of the church I support their decision, especially as there are already two quite large apartment buildings to the left of this land on either side of Post St, this would not be a major change for that location.

Cora Avenue Comprehensive Plan Amendment.

Thank you for allowing me to speak to the impacts of rezoning with the Cora Avenue Comprehensive Plan Amendment.

I live directly north of the proposed rezoning in a 1914 craftsman on Glass Avenue overlooking the bluff. This rezoning has a great potential to impact my living environment.

Foremost of those impacts include:

1. Obstruction to what has been an unobstructed view for over 100 years.
 - a. Under the current zoning this view will remain permanently un-obstructed.
 - b. The proposed zoning height is higher than the actual height of the bluff which according to GIS topography is approximately 70 feet
 - c. Based on the physic of line of site, a building maximizing the 75-foot height limitation may entirely block the line of sight riverfront park with its shorter structures due to the height of the bluff, projection of building in front of the bluff and the fact that the downtown core is approximately 55 feet lower in elevation than the proposed development.
 - d. The view is the primary factor for purchasing my 100-year-old house on the bluff. Honestly, my house didn't have a whole lot else going for it.
2. No other residential zones in the City and very few zones period allow for 75-foot construction height outside of the downtown core and limited areas along the Division corridor.
3. The adjacent residential multifamily zones have a maximum building height of 35' with a 15' sloped roof and underground parking allowances.
4. Except for two very small RMF-35 zones, this area is zoned exclusively residential single-family with a maximum height to roof peak of 35 feet.
 - a. 75-foot structures would be grossly out of place in this location, even compared to the other multifamily or commercial developments in this neighborhood.
5. The 75-foot height allowance proposed in this amendment does not align with the residential height allowances under the existing residential height limitations codified in SMC 17C110.215 section C1.
 - a. SMC defines residential height limitations at 35', 55', 70' and 150 feet.
6. Long-range planning recently published an article on the shortage of middle housing in Spokane.
 - a. Middle housing being defined as duplex, triplex and fourplex construction. This proposed zoning change will do nothing to alleviate the need for middle housing which has been identified as the most pressing and underserved housing need in the city at this time.
 - b. The need for middle housing can be best served by development within the existing zoning and BOCA provisions currently in effect City Wide which allow construction up to 4 units on a single-family residential lot.

I respectfully request reducing the allowable building height limit of this proposal to match the maximum height of the existing adjacent lots which is 35 feet. I further request consideration that the most advantageous zoning for addressing the cities housing shortage, particularly their middle housing shortage, is to maintain residential single family zoning designation with a permanent BOCA allowance for the zone or a residential multifamily medium density zoning with a maximum height allowance of 35 feet.

I feel the City and underlying neighborhoods would be far better served with a more moderate form of high density housing that provides a more natural intermingling of housing types and the people who live within those areas

I believe the Garland District extending south towards the Corbin Park district provides an optimal location in conjunction with the existing commercial business district in this area to foster the development of a mixed use and moderate high density housing community that mimics what has proven to be a successful housing community at Kendell Yards.

Development of this nature has a proven track record of improving economic prosperity and property values. Allowances to build a high-rise in an exclusively single-family zone do not have a similar track record of success.

Thank you for your consideration,



Molly Severns
Home owner
516 W Glass Ave
Spokane, WA 99205

Freibott, Kevin

From: Molly Severns <mollyseverns@gmail.com>
Sent: Friday, September 16, 2022 1:11 PM
To: Scotwebbnhnc@outlook.com; gillflah@comcast.net; Zappone, Zack; chair@emersongarfield.org; vice-chair@emersongarfield.org; Planning & Development Services Comp Plan
Subject: Cora Avenue Comprehensive Plan Amendment Z21-280OMP
Attachments: Cora Avenue Comprehensive Plan Amendment Z21-280COMP Public Comment - MSeverns.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To City of Spokane Planning Commission and Spokane City Council,

It is my understanding that the Cora Avenue Comprehensive Plan Amendment, application Number: Z21-280COMP which proposes to rezone an area currently zoned residential single family to residential multifamily – 75’ directly conflicts with the intent and specific code provisions of height limitations adjacent to single family zones as set forth in Spokane Municipal Code through the following code sections:

HEIGHT LIMITATIONS SMC 17C.120.220 and 17C.110.215

SMC 17C.110.215 (A) states the purpose of height standards is to promote a reasonable building scale and relationship of one residence to another and to promote privacy for neighboring properties.

SMC 17C.120.220 (A) states the purpose of height limits is to control the overall scale of buildings. Specific zones (O, NR, and NMU) are set up to discourage buildings that visually dominate adjacent residential areas where zones OR, CB and GC allow for greater building height at a scale generally reflective of commercial areas.

The Code states that light, air, and privacy are intended to be preserved in single-family residential zones.

CONCLUSION:

1. The purpose and intent of the SMC is that height limitations are in place to protect the integrity and privacy of adjacent single-family zones/homes.
2. A 75-foot height allowance compromises the integrity and privacy of the adjacent single-family zone with average homes of 10–25-foot wall heights.
3. A 75-foot-tall building would visually dominate the adjacent single family residential construction.
4. The difference between the 25-foot wall heights in the adjacent SFR zone (sharing 84% of the proposed lot perimeter), the 35-foot wall heights in the two existing RMF zones (sharing only

24% of the proposal zone perimeter) and the proposed 75-foot allowable building height of the proposed zone is not "reasonable" per the SMC intent and transition requirements outlined below.

-

SMC 17C.120.220 (C) and SMC 17C.110.215 (C)(5) further regulates building height by specifically stating that to provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family zones, all development within 150 feet of a single-family residential zone shall be allotted a maximum building height as follows:

Starting at a height of thirty feet (30') at the residential zone boundary, additional building height may be added at a ratio of 1:2, one foot of additional building height per two feet of additional horizontal distance from the closest single-family zone. The building height transition requirement ends one hundred and fifty feet from the single-family zone and then the full building height of the zone is allowed.

Applying these rules, the 75' height allowance requested by this zoning amendment would only be achievable at distances past 150 feet from the nearest single-family zone which borders this lot on 84% percent of the lot perimeter. This reduces the effective building area to approximately 30% of the total lot coverage. Subtracting out the existing church building on the lot (and only allowed under a conditional use permit), only 23% of the lot would be buildable to the full height limits of the proposed zone. It seems counterintuitive to allow a zoning change to a lot that would only allow construction to the full extent of that zone's height limits on less than 23% of the available lot coverage.

CONCLUSION:

1. The transition between the 25-foot wall heights in the adjacent SFR zone, the 35-foot wall heights in the two existing RMF zones (sharing only 24% of the proposal zone perimeter) and the proposed 75-foot allowable building height of the proposed zone is not "reasonable" as per the transition height requirements.
2. Existing SMC transition height limitations restrict utilization of the proposed zoning height allowance to less than 24% of the property lot coverage. It is counterintuitive to allow a zone height that is not achievable and only entices entities developers to find loopholes in the SMC codes to work around the existing height limit restrictions.

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SMC 17C.110.215 (C)(6) restricts the maximum wall height to thirty feet in an RMF zone that is within forty feet of a common boundary with a RSF zone. Since the parcel in question borders single-family zones on 84% of its borders to the north and south, this SMC would restrict wall height across the entire parcel to 30 feet. It is the direct intent of this SMC to restrict building height in Residential-multifamily zones so as not to dominate their adjacent single-family neighborhoods.

CONCLUSION:

1. This SMC would explicitly prohibit building heights over 30 feet in height under the current configuration where the entire parcel in the proposed rezoning area is adjacent to and within 40 feet of an SFR zone.
2. It is egregious to allow a building height on a parcel where an existing SMC explicitly prohibits the requested building height.
3. This code provision restricts building height of any building constructed within 40 feet of a common boundary with an SFR zone. However, if this re-zoning proposal is approved, a BLA could be filed to reconfigure the underlying lots in this area to provide a RMF zoned buffer lot that is 40 feet wide which would provide a loophole from complying with this SMC requirement and from the intent of the SMC to protect the integrity of the SFR neighborhood.
4. Because this rezoning proposal is to change a parcel that is currently zoned as residential single family to an alternate zoning designation which will still share 84% of its boundary with a single-family zone, it seems prudent that existing SMC regulations which are designed to preserve the integrity of single-family zones against excessive building heights be utilized to determine an appropriate height limitation for the new zone. SMC 17C.110.215 (C)(6) would set that appropriate height limitation at 30 feet.

COMMERCIAL ZONING FAR STANDARDS SMC 17C.120.210 and Table 17C.120-2 and

SMC 17C.120.210 and Table 17C.120-2 If this area were being rezoned commercial, one of the specific zones (O, NR, or NMU) intended to discourage buildings that visually dominate adjacent residential areas by acting as a buffer between residential zones and full commercial zones would be chosen over a full commercial zone (OR, CB or GC) due to its proximity to bordering residential single-family zones.

Table 17C.120-2 would be utilized to determine the maximum height of that "buffer" zone. Per this table, not even one of the buffer zone designations would allow building height over 35 feet. Office, Office Retail, and Neighborhood Retail all have maximum height limits of 35 feet.

Further, 75 feet is never allowed without a special height provision and the only zone that comes close to reaching this height designation without a special height provision is GC, General Commercial with a maximum height per the table of 70 feet.

CONCLUSION:

1. Because this rezoning proposal is to change a parcel that is currently zoned as single family to an alternate zoning designation, it seems prudent that existing SMC protocols that are designed to preserve the integrity of single-family zones against excessive building heights be utilized to determine an appropriate height limitation for the new zone. Considering that commercial zoning would be restricted in this location to a maximum height of 35 feet without special height provisions, it is unreasonable to exceed those height limitations for a residential development. It would be contrary to the intent and provisions of the SMC to allow a residential building height that exceeds what would be allowed for commercial zoning in this area.
2. A building height of 75-feet is not currently allowed without special height provisions anywhere in the City of Spokane except within general commercial zones which are generally restricted to the downtown area and the division corridor. Allowing a building height which is

only allowed within a general commercial zone would be inappropriate in a proposed zone that will share 84% of it's boundary with residential single family zoned properties and is itself currently zoned single family residential.

SPECIAL HEIGHT DISTRICTS SMC 17C.170.100

SMC 17C.170.100 establishes special height districts to control structure heights under circumstances such as preservation of public view. While North bluff is not named in the special height overlay district, Cliff Drive district, which is identical regarding the intended preservation of city views within a residential single-family zone on a bluff face, is within the Special Height overlay district which gives precedent to preservation of residential single family city views such as found on the North Bluff.

CONCLUSION:

1. It is the intent of the SMC to preserve existing public views.
2. The property owners along the North Bluff as well as the citizens of the City of Spokane and the general public (via visiting the 1030 foot portion of City Right of Way directly to the north of this proposed zoning change) have enjoyed 180-degree unimpeded views of the City of Spokane, all land within the east and west borders of the City from the toe of the North Hill Bluff to the top of Cliff Drive Bluff, and the surrounding region since the incorporation of the city in 1881 and well before.

My own home, built on the North Bluff in 1914 has enjoyed these views for over 100 years. The protections afforded by special height districts should be honored in this location and should be protected from future rezoning, development and re-development based on the intent of SMC 17C.170.100 until an official SMC update can be implemented to formally provide that protection.

I respectfully request that the Planning Commission consider a recommendation to City Council to refuse the special height allowance requested for this rezoning application and allow the residential multifamily designation to move forward under the regularly allowable building height of 35 feet for RMF zones within the City of Spokane.

Respectfully,

Molly Severns

Homeowner

516 W Glass Ave

Spokane, WA 99205

Freibott, Kevin

From: Molly Severns <mollyseverns@gmail.com>
Sent: Friday, September 16, 2022 1:43 PM
To: Scotwebbnhnc@outlook.com; gillflah@comcast.net; Zappone, Zack; chair@emersongarfield.org; vice-chair@emersongarfield.org; Planning & Development Services Comp Plan
Subject: Re: Cora Avenue Comprehensive Plan Amendment Z21-280OMP
Attachments: Cora Avenue Comprehensive Plan Amendment Z21-280COMP Public Comment - MSeverns.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To all:

My apologies, I forgot to add one item at the end of my written comment that I submitted at 1:10 pm on 9/16/2022.

"Barring this, I would request that the applicant provide a view study prior to a rezoning recommendation and decision being made."

I have attached an updated written statement with this above sentence included.

Thank you,

Molly Severns
Home Owner
516 W Glass Ave.
Spokane, WA 99205

On Fri, Sep 16, 2022 at 1:10 PM Molly Severns <mollyseverns@gmail.com> wrote:

To City of Spokane Planning Commission and Spokane City Council,

It is my understanding that the Cora Avenue Comprehensive Plan Amendment, application Number: Z21-280COMP which proposes to rezone an area currently zoned residential single family to residential multifamily – 75' directly conflicts with the intent and specific code provisions of height limitations adjacent to single family zones as set forth in Spokane Municipal Code through the following code sections:

HEIGHT LIMITATIONS SMC 17C.120.220 and 17C.110.215

SMC 17C.110.215 (A) states the purpose of height standards is to promote a reasonable building scale and relationship of one residence to another and to promote privacy for neighboring properties.

SMC 17C.120.220 (A) states the purpose of height limits is to control the overall scale of buildings. Specific zones (O, NR, and NMU) are set up to discourage buildings that visually

dominate adjacent residential areas where zones OR, CB and GC allow for greater building height at a scale generally reflective of commercial areas.

The Code states that light, air, and privacy are intended to be preserved in single-family residential zones.

CONCLUSION:

1. The purpose and intent of the SMC is that height limitations are in place to protect the integrity and privacy of adjacent single-family zones/homes.
2. A 75-foot height allowance compromises the integrity and privacy of the adjacent single-family zone with average homes of 10–25-foot wall heights.
3. A 75-foot-tall building would visually dominate the adjacent single family residential construction.
4. The difference between the 25-foot wall heights in the adjacent SFR zone (sharing 84% of the proposed lot perimeter), the 35-foot wall heights in the two existing RMF zones (sharing only 24% of the proposal zone perimeter) and the proposed 75-foot allowable building height of the proposed zone is not “reasonable” per the SMC intent and transition requirements outlined below.

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SMC 17C.120.220 (C) and SMC 17C.110.215 (C)(5) further regulates building height by specifically stating that to provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family zones, all development within 150 feet of a single-family residential zone shall be allotted a maximum building height as follows:

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-

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Respectfully,

Molly Severns

Homeowner

516 W Glass Ave

Spokane, WA 99205

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Molly

Freibott, Kevin

From: CHRIS THOMA <CETHOMA@msn.com>
Sent: Tuesday, September 13, 2022 6:57 PM
To: Freibott, Kevin
Subject: Cora street re-zoning

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern,

I think that it is a bad plan to have the zoning changed. It was set to be smaller blueprint and even then, it raised red flags. It was set to be a 4-10 residential but now the city wants to change that to a 15-30. That's crazy. Cora street is already dangerously busy with a park three blocks away. I know the city is hungry for every inch of land out there but come on. We still need nice neighborhoods that aren't crowded with extra houses and traffic. The city that I grew up in is now ugly. Greedy developers are getting rich at our cost. And don't blame boomtown or the homeless. The city is making bad decisions that impact our lives. Enough!

Chris Thoma

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

September 27, 2022

City of Spokane, Plan Commission
808 W Spokane Falls Blvd
Spokane, WA 99201

RE: Z21-280COMP, Faith Bible Church
Storhaug Engineering Project #19-087

Members of the Plan Commission:

Thank you for the opportunity to discuss the above-mentioned Comprehensive Plan Amendment at the Plan Commission hearing on September 14, 2022. We appreciated the opportunity to present the project one last time prior to your deliberations and recommendation to City Council, as well as hear some testimonies from the public. During the hearing it was apparent that the requested height limit of 70-feet (previously 75-feet) was the primary concern of the neighbors. Although we are rapidly approaching the hearing, we wanted to provide you all with some final comments in regard to the requested height limit.

Using the City of Spokane's GIS data, we have analyzed the topography of Glass Avenue, the subject property, and Corbin Park. In our preliminary findings, we concluded that some views of Corbin Park could be *potentially* affected by a 70-foot-tall building, *however*, skyline views of downtown would *not* be affected. We are confident vast majority of the park and surrounding views would still be visible.

A 70-foot height limit would grant future developers the most flexibility to construct much needed housing in the City of Spokane. Anything less than 55-feet in height would likely result in less total units, larger footprints, and less open space for the future development. That being said, it is ultimately your decision to make, and we appreciate and respect all of the time and effort put into this year long application process. I am looking forward to hearing your deliberations and recommendation and I will be available for any last-minute questions in person.

Sincerely,

Liam J. Taylor
CESCL, Planner II



HEARING ITEM INDIVIDUAL SIGN-IN

Date:

Project Name: Corn Ave

Are you in favor of or in opposition to this agenda item? Favor _____ Oppose _____

Comments: request to speak

(Please PRINT legibly)

NAME: Kristie Jesmore

STREET ADDRESS: 211 W Courtland Ave

CITY: Spokane STATE: WA ZIP: 99205

Phone Number: 509-991-3686 E-mail Address: kjesmore@gmail.com

HEARING ITEM INDIVIDUAL SIGN-IN

Date:

Project Name: EORA -

Are you in favor of or in opposition to this agenda item? Favor Oppose

Comments: _____

(Please PRINT legibly)

NAME: James Greenup (Applicant)

STREET ADDRESS: 440 W. CORA

CITY: Spokane STATE: WA ZIP: 99

Phone Number: 509-994-4141 E-mail Address: jgreenup@

Windereme.ca

HEARING ITEM INDIVIDUAL SIGN-IN

Date: 9-14-22

Project Name: 280 CORA

Are you in favor of or in opposition to this agenda item? Favor Oppose

Comments: I have concerns about the proposal
esp hight + amount of people increase in
the neighborhood. Traffic issues, and proper accomo
datious for childrens. on their side of the street.

(Please PRINT legibly)

NAME: Barbara J Rafter

STREET ADDRESS: 3227 N. Washington St.

CITY: Spokane STATE: WA ZIP: 99205

Phone Number: 509-209-4908 E-mail Address: whrafter@gmail.com

HEARING ITEM INDIVIDUAL SIGN-IN

Date: 9-14-22

Project Name: Cora

Are you in favor of or in opposition to this agenda item? Favor Oppose

Comments: I have concerns about: the height proposed (75 ft.)
Number of units ; Character of historic
neighborhood.
Sustainability of this development.
Natural environment; TRAFFIC

(Please PRINT legibly)

NAME: MARY ROBINSON

STREET ADDRESS: 426 W ALICE

CITY: SPOKANE

STATE: WA

ZIP: 99205

Phone Number: 509-953-7347

E-mail Address: gustof7@yahoo.com