



Whipple Consulting Engineers, Inc.

WCE No. 21-3109

April 13, 2023

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Beard Addition – A 199-lot Preliminary Subdivision, Planned Unit Development
and Conditional Use Permit
Supplemental Information and Development Narrative

Development Services:

WCE, on behalf of Lennar Northwest, Inc. submits this letter as a development narrative that includes an in-depth description of the proposed project as well as provide supplemental information that is requested in the applications.

This application proposes to develop approximately 34.93 acres of land into a 199-lot subdivision and Planned Unit Development (PUD) overlay located on and in the vicinity of 3929 W Grandview Road. The project is an infill residential development with no specific development theme; however, repetition will be kept to a minimum throughout the development. Additionally, a Conditional Use Permit (CUP) is required for the proposed wetland mitigation process. The project site is located on nine parcels in the RSF zone: 25263.0048, 25263.0051, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102 and 25263.3103. The project site is in the SW $\frac{1}{4}$ of Section 26, Township 25 N., Range 42 E., W.M. The property is primarily undeveloped with sparse trees, rock outcroppings, weeds, shrubs and grasses. Two dilapidated structures are located on the property which are presumed to be a single-family residence with several holes in the walls/roof and a collapsed well/outbuilding. Both structures will be demolished as part of the project.

This project was originally a part of the Westridge Addition PUD which final platted a first phase; however, the platting action of this portion of the property has since expired. Additionally, the project contains a portion of the Alteration to Westridge Addition of the Westridge PUD, which is currently in progress with the City of Spokane.

This project will access the public road system via Cumberland and Westridge Roads (in ROW dedication process), and the 25th Avenue Right-of-Way, which will all be extended to serve the property. In addition to the existing street system, this project proposes to extend two north-south local access streets and create three east-west local access streets. Adjacent streets are either local access streets in the case of 21st Avenue, or unimproved local access ROW in the case of 25th Avenue.

Sewer System

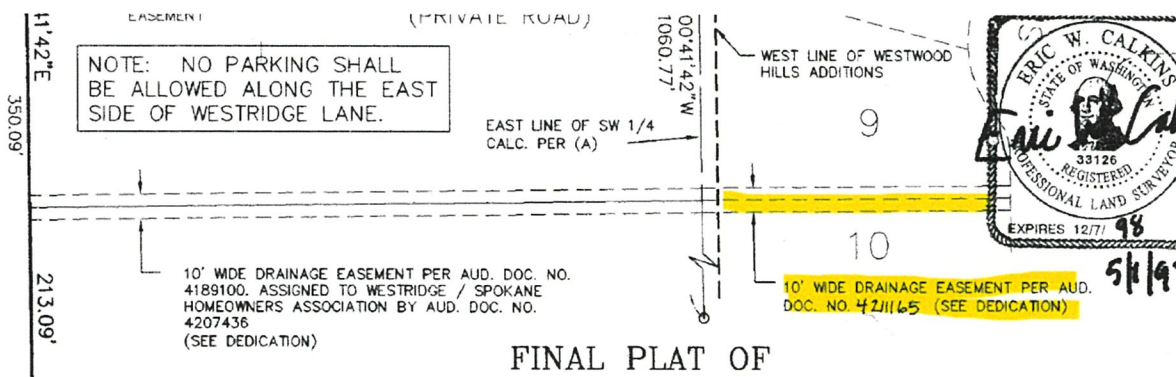
The City of Spokane has an 8-inch sewer line in 21st Avenue, ending at the H Street alignment. Gravity sewer services are expected to connect to sewer lines in 21st Avenue and H street and continue through the development. Based upon preliminary calculations, the project expects to generate a sewer capita flow (without peaking factor) of 49,750 GPD and a peak flow of 149,250 GPD, which is typical for a subdivision of this size.

Water System

In addition to sewer services, the City of Spokane has a 12-inch ductile iron distribution main in 21st Avenue, ending at the H Street alignment and in Grandview. Water services for this project are expected to connect to the existing service and loop through the development. Depending upon the final outcome of a hydraulic analysis, connecting via 25th to S. Scenic Boulevard, while unlikely, may be required. Based upon preliminary calculations, the project expects to generate an average daily demand for water of 129,847.50 GPD, with a max day demand of 337,603.50 GPD and peak hour demand of 573,926 GPD. Please see the attached SEPA Checklist.

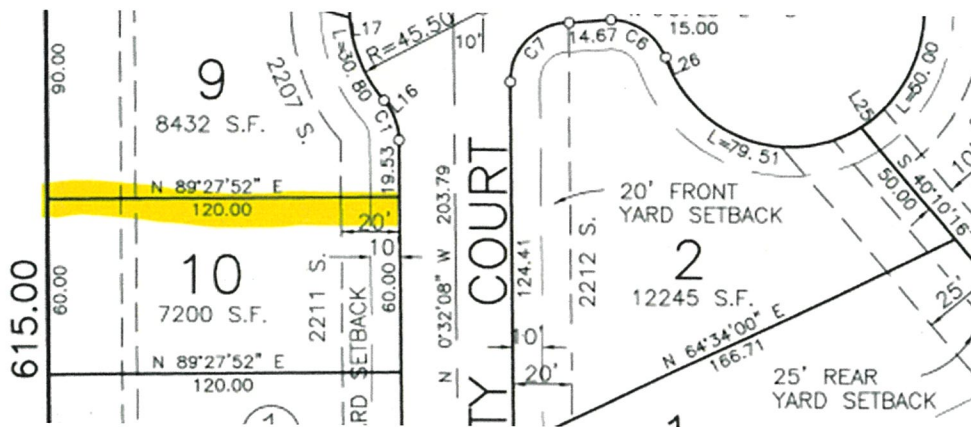
Storm Drainage

The subject property was originally a part of the Westridge Addition PUD preliminary plat, which had a first phase final platted and the remainder expired. As a part of the first phase platting, a drainage easement from this property to the Westwood Hills 2nd Addition Plat was recorded as shown on the exhibit below.



This drainage easement was intended to be the overland emergency discharge for the large tract area where stormwater on this PUD would be captured, treated and discharged; however, as a confined basin, a discharge point was desired. The proposal for our current application is the same with all stormwater being discharged to the large tract in the middle, which also contains wetlands and wetland buffers.

Since the time of the original Westwood Hills 2nd Addition Plat, a PUD was overlaid, and the noted easement was abandoned as shown below.



Because of the loss of the overland discharge, this project is proposing to treat, store and discharge all stormwater from Tract A as shown on the preliminary plat/ PUD plan and as discussed in the Wetland Mitigation Report. As noted in the report, all stormwater generated from the site pervious and impervious surfaces will need to be collected and contained within Tract A. All drainage within Tract A will be discharged via an evaporation pond using the water budget method from the SRSM with underdrains and drywells or rock galleries within and around the area of the existing wetlands 'a' and 'b' and their respective buffers as discussed in the Concept Drainage Report. The pond will be a total of 13.76 ac/ft which is significantly higher than the 100-year storm event of 3.299 ac/ft. For more information, please see the attached concept storm drainage report.

Wildlife Habitat

The Washington Department of Fish and Wildlife Priority Habitat Species map identifies mule deer habitat on the project site. Mule deer are not a protected or sensitive species, and it is our understanding that the existence of migratory animals on undeveloped land was considered during the adoption of the comprehensive plan.

Wetland

Per the pre-application conference meeting notes, a wetland delineation report and a wetland mitigation plan are required for submittal. A wetland delineation report and a wetland mitigation plan are provided with the preliminary plat/PUD application, please see the delineation for more specific information. Additionally, this project is applying for a CUP for wetland mitigation, please see the attached CUP application. Wetland 'c' will be removed and mitigated at appropriate replacement values of 2:1 with a contiguous wetland cell that will encompass existing wetlands 'a' and 'b' with a vegetated wetland buffer at 150' (to include standard buffer width averaging). Stormwater generated on site will be collected and discharged into the wetland buffer for treatment before ultimately flowing into the wetland for containment and evaporation.

Legal Description

Please see the attached document including legal descriptions for each of the four parcels.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.070.200: Planned Unit Developments Application Process as follows:

Predevelopment Meeting – A pre-development meeting was held on Thursday, January 20, 2022, and facilitated by Patty Kells.

Community Meeting and Public Notice – A public community meeting was held on November 15, 2022, and noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations. A second community meeting was held March 14, 2023.

Application Requirements for Preliminary Planned Unit Development – The PUD, preliminary plat and CUP applications and plans as submitted contain all applications and forms required by the City of Spokane per SMC 17G.070.200(C).

Review of the Planned Unit Development – WCE will submit this application to the City of Spokane, which will circulate the PUD to reviewing agencies for preliminary PUD, preliminary plat, CUP and SEPA review.

Planned Unit Development approval criteria – After review and comment, a public hearing will be held to determine whether the PUD serves the public use and interest. If the Hearing Examiner approves the preliminary plat and PUD, the property owner has five years to final plat and PUD the project.

Phasing – This project may be phased, with phasing to be determined later and subject to approval of the planning director.

Final PUD Review Procedure – This project proposes to follow final plat regulations as provided in SMC 17G.070.200(G).

Filing – After the City of Spokane approves the final plat and applicable departments sign the final plat and PUD, the final plat and PUD will be filed with the Spokane County Auditor and the platted lots may be submitted for applicable building permits.

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

Thank you,

A handwritten signature in blue ink, appearing to read "Todd R. Whipple". The signature is stylized with a large, sweeping flourish at the end.

Todd R. Whipple, P.E.
Whipple Consulting Engineers, Inc.

Beard Addition
Parcel numbers and legal descriptions from SCOUT

25263.0048

26-25-42 (CITY OF SPOKANE) S1/2 OF NE1/4 OF SW1/4

25263.0051

26-25-42 (SPOKANE) NE1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION
P.U.D.

25263.0052

26-25-42 (SPOKANE) NW1/4 OF NE1/4 OF SW1/4 LYG SLY OF WESTRIDGE ADDITION
P.U.D.

25263.2907

WESTRIDGE ADDITION P.U.D. TR A (COMMON AREA)

25263.3001

WESTRIDGE ADDITION P.U.D. LT 1 BLK 6

25263.3002

WESTRIDGE ADDITION P.U.D. LT 2 BLK 6

25263.3101

WESTRIDGE ADDITION P.U.D. LT 1 BLK 7

25263.3102

WESTRIDGE ADDITION P.U.D. LT 2 BLK 7

25263.3103

WESTRIDGE ADDITION P.U.D. LT 3 BLK 7