



Whipple Consulting Engineers, Inc.

WCE No. 21-3109

March 29, 2023

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201
ATTN: Melissa Owen, associate planner

Re: Beard Addition to Westridge – A 199-lot Preliminary Subdivision and PUD
Pervious trail plan

Dear Ms. Owen:

This letter is clarification for the wetland mitigation plan for the Beard Addition to Westridge PUD dated August 10, 2022. As allowed by SMC Section 17E.070.050(2), passive recreation activities are allowed within a wetland or wetland buffer. This project proposes a passive open space within the wetland buffer, not to encroach upon the future constructed wetland, this passive use will be a pervious pathway for future residents to walk through the area in addition to the landscaping that is required for the mitigation in this area.

Per SMC Section 17G.070.030(E)(1)(c): *Environmentally-constrained land within the planned unit development, including wetlands, geologically hazardous areas, fish and wildlife habitats and frequently flooded areas may be used to meet up to fifty percent of the total requirement specified in subsection (E)(1)(a) above, provided that these areas are either accessible to pedestrians to the extent practical or are visually accessible from adjacent and adjoining common open space*, wetlands are allowed to compose up to 50% of the 10% open space (3.49 ac) requirements for a PUD, or approximately 1.75 acres. As wetland buffers are not considered environmentally constrained land, the wetland buffer may be used to meet the remaining 50% of the PUD open space requirements so long as it provides active or passive recreation, which includes the proposed trail. Therefore, the project site provides approximately 7 acres of active or passive recreation within tracts, meeting the open space requirements for a PUD. Tables are shown below to correctly identify:

Tract	Use	Provided Acreage	Allowed open space as portion of required	Provided open space	Percentage of required open space
Required	Active/passive		3.49 ac +/-		
"A"	Wetland (Critical area/passive)	1.21 ac +/-	1.75 ac +/-	1.21 ac +/-	34.7%
"B"	Recreation/Buffer (passive)	5.49 ac +/-	1.75 ac +/-	5.49 ac +/-	157.3%
"C"	Recreation (passive)	0.15 ac +/-	---	0.15 ac +/-	4.3%
"D"	Recreation (passive)	0.15 ac +/-	---	0.15 ac +/-	4.3%
Total		7 ac +/-		7 ac +/- (7.03 ac +/- on preliminary plat)	201.4%

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

Thank you,

Austin J. Fuller, assistant planner
Whipple Consulting Engineers, Inc.

TRW/ajf