

October 31, 2025

City of Spokane Planning and Development
808 W. Spokane Falls Blvd, Spokane, WA 99201

RE: 25-121 Clark 53rd Subdivision Project Narrative

The site of this proposed 44-lot long plat is 34032.9179 and 34032.9180. The site is addressed as 3287 E 53rd Ave and 3391 E 53rd Ave, Spokane, WA 99223, respectively. The old home and outbuildings have already been demolished.

Streets and Access

53rd Ave:

This project's proposed plans show an extension of existing 53rd Ave east along the southern side of the site with a stub at its terminus for future extension further east. This will include a dedication of 30' of new right-of-way (ROW) to add to the existing 53rd Ave ROW width. If necessary, a tie in with a roadway over property off-site to the east built by others will be included, if construction is completed first by the development proposed to the SE, which has plans showing construction of a new segment of 53rd from Ferrall St's current southern terminus west to this site's boundary.

Other streets:

Two new local streets are proposed on-site to extend north from the new segment of 53rd. Ray St on the west and Nola St on the east of the site will both stub to the site's north boundary for future extension by others off-site at time of future development of adjacent property. 52nd St is a new local street proposed along the site's north boundary connecting Ray St and Nola St with T-intersections.

Other Access:

Once the project is complete there will be a public street loop including 53rd, Nola, 52nd, & Ray. A private alley is proposed in the central block bound by this loop from Ray St to Nola St. Vehicle access directly to each lot will be via the proposed alley or from driveways on the west side of Ray and east side of Nola. Also planned is a gated temporary fire lane to provide secondary emergency fire access to this area going from Nola St to existing Ferrall St right-of-way via an off-site easement. This secondary fire access route is needed due to the density of housing proposed to be served by the current dead end street network on 53rd Ave. This temporary lane will not be improved if not needed. It would not be needed if the planned eastern stub of 53rd is tied to a new

street segment built by others to Ferrall St with construction of the project to the SE of the site, or some other approved secondary access is built by others.

Preliminary Plat

The Applicant held a pre-development conference on Thursday, July 31, 2025. A copy of the comments from this meeting are included with this application submittal. At that meeting three phases of development were envisioned. Phase 3 shown then has since been removed from plans. Phase 1 and Phase 2 shown then are now revised and proposed as this one single phase long plat. This proposal seeks approval of only a 44-lot long plat subdivision of both parent parcels at once.

Parcel 34032.9179 has an existing entitlement for a 9-lot short plat. The entitlement was a “BOCA” short plat approval that included a duplex unit on each of these parcels. So, 18 dwelling units (DU) were envisioned, 14 DU on the 7 lots to the east of proposed Ray St and 4 DU on the 2 lots to the west of Ray St. This new application for a long plat envisions one dwelling unit per lot with 14 lots in that same area east of Ray St and 3 lots in that same area west of Ray St. So, one dwelling unit fewer over the same area than the current entitlement. The change represents 17 opportunities for home ownership. The current short plat entitlement is planned to be abandoned if this new 44-lot long plat is approved.

Parcel 34032.9180 will not be a second phase, but one project with Parcel 34032.9179. On this lot is proposes improvement of 27 more lots, or 27 more opportunities for home ownership: 5 more west of Ray St (in addition to the 3 mentioned above, 8 east on Nola St, and 14 along 52nd Ave served by the alley which also serves the 14 lots fronting 53rd mentioned above. Each lot is envisioned for 1 DU, creating 44 total opportunities for home ownership. At least one of the lots east of Nola St is not anticipated to be built on until a secondary access point is created such that the proposed temporary emergency fire lane is not required. Until that time the lane is intended to run through that entitled lot(s).

An email from the city on 8/13/25 confirmed acceptable the Applicant’s proposed section of 52nd, which like 53rd, is 12’ of pavement beyond centerline for a ¾ street improvement in a full 60’ ROW.

The application supporting materials include concept engineering drawings for streets and public utilities. Stormwater is shown managed in roadside swales and proposed tracts of land for larger on-site swales and detention. A preliminary storm drainage report is included.

This application and supporting documents demonstrate Approval Criteria for the proposed subdivision have been met. If the City finds an omission making this application incomplete the Applicant respectfully requests to be notified and given the opportunity to provide the supplemental material to demonstrate compliance and obtain approval.

Sincerely,

Morgan Will

Morgan Will, Senior Planner