



Whipple Consulting Engineers, Inc.

WCE No. 21-2847

April 16, 2021

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

Re: Type II Application Short plat
Attached supplemental information and development narrative.

To Whom it May Concern:

This letter is intended to provide a development narrative and provide supplemental information that is requested in the applications.

The project proposes to develop approximately 0.30 ac +/- into two duplex lots. The project site is located at 1028 E. 29th Ave. on parcel # 35321.0127, along 29th Avenue, east of S. Arthur Street. The property is currently a single duplex with a parking lot, trees, and grass.

Legal Description

The East 96 feet of the north half of Lot 8, Block 1, First Addition to Acre Park Addition, as per plat recorded in Volume "E" of Plats, Page 50. Records of Spokane County;

Situate in the City of Spokane, County of Spokane, State of Washington.

Preliminary Short Plat Application:

1. The City of Spokane land use code section 17G.080.040 allows for the creation of Short Subdivisions
2. The project proposes to follow the City of Spokane Comprehensive Plan designation (Residential 10-20) by developing the property into two lots and increasing the density from 6.67 units per acre to 13.33 units per acre, which is in conformance with City density requirements.
The project proposes to follow Land Use Policy 1.1 by developing an additional duplex near bus transportation and a park. Street trees will be employed as applicable with this project.
3. For Concurrency Certification,
 - a. Transportation, the project will not add any additional densities not considered in the comprehensive plan. This project will pay the transportation impact fee for the single new duplex unit.

- b. Public Water, the two additional water services will be reviewed by hydro services.
 - c. Fire Protection: there is an existing fire hydrant 400 feet +/- to the east at the intersection of S. Ivory St. and E. 29th Ave. and an existing fire hydrant 270 feet +/- to the west at the intersection of S. Arthur St. and E. 29th Ave. The project will not add any additional densities not considered in the comprehensive plan.
 - d. Police Protection: the project will not add any additional densities not considered in the comprehensive plan.
 - e. Parks and Recreation: the project will not add or remove any parks or recreation land.
 - f. Library: this project will not add or remove libraries in the area and is not anticipated to impact library use in any way that is not contemplated by the Comprehensive Plan.
 - g. Solid Waste disposal and recycling: the project will add two residential units, which is anticipated in the RTF zone for the area.
 - h. Schools: the project will add two residential units, which is anticipated in the RTF zone for the area.
 - i. Public wastewater (sewer and stormwater): the project will add two residential units, which is anticipated in the RTF zone for the area.
4. The project site is generally flat and rectangular as shown on the preliminary short plat. The property includes soil type 7130–Urban land-Northstar, disturbed complex, 0 to 3 percent slopes. There is no surface water present on the property.
 5. There are no significant adverse impacts on the environment or on the surrounding properties anticipated as a result of this proposal as the design utilizes existing facilities.
 6. The project provisions for the following are:
 - a. Public Health, safety, and welfare

This project proposes to connect two additional units (one duplex) to public water and sewer. These additional connections fit within the comprehensive plan designation of RTF.

b. Open Spaces

There is no anticipated increase or decrease in open space for this area as no open space currently exists on the subject property or is proposed.

c. Drainage way

This project is not anticipated to generate additional offsite stormwater or alter the drainage system of the site or nearby properties.

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

In the event that connection of sewer or water necessitates partial street removal, the road will be repaired per city standards.

e. Transit stops

The nearest bus stop is STA bus 4 at 29th and Arthur, within 0.1 miles from the project site.

f. Potable water supplies

This project proposes to connect two additional units (one duplex) to public water and sewer. These additional connections fit within the comprehensive plan designation of RTF.

g. Sanitary wastes

This project proposes to connect two additional units (one duplex) to public water and sewer. These additional connections fit within the comprehensive plan designation of RTF.

h. Parks, recreation and playgrounds

The closest park to this development is Olmsted Triangle Parks, 0.3 miles away from the property.

i. Schools and school grounds

This project is within the Spokane #81 district which covers Jefferson Elementary, Sacajawea Middle School, and Lewis and Clark High School.

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

There are sidewalks constructed on the public right of way. In the event that sidewalks are broken, heaved, or otherwise damaged, they will be replaced per city code.

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

Thank you



Austin Fuller

Encl: General Application
Notification Map
Short Plat Copies
Fee