

Palmquist, Tami

From: Aaron Scott <ascott_md@yahoo.com>
Sent: Tuesday, January 15, 2019 9:27 PM
To: Palmquist, Tami
Subject: High Drive Bluff Park access

Ms. Palmquist,

I'm writing to express my concern that the proposed development of the Pilcher farm at the base of the bluffs would limit access to the bluff trails. The Bluff Park is an extraordinary local resource that becomes even more valuable as our community grows. Public spaces need to be preserved because developing them retroactively is exponentially more difficult.

Please guarantee access to one of our community's greatest parks.

Sincerely,

Aaron Scott, MD
215 W. 17th Ave
Spokane, WA
99203
503-473-3184

Palmquist, Tami

From: Teel, Dr. Gordon <Gteel@inlandimaging.com>
Sent: Tuesday, January 15, 2019 4:01 PM
To: Palmquist, Tami
Cc: 'Friends of the Bluff'
Subject: Public access through Pilcher property development to High Drive Bluff

Follow Up Flag: Follow up
Flag Status: Flagged

Tami Palmquist
Associate Planner,

I am writing to support requiring public pedestrian and bike access to the High Drive Bluff trail system through the new Pilcher property development. This location is the only place where residents of the Latah/Hangman neighborhood can access the bluff, and is also a crucial link from the bluff to the Centennial Trail and Kendall Yards.

This is a chance to create perpetual public access to the Bluff in a crucial area. Please don't cut off public access to this regional treasure.

Sincerely,

Gordon Teel, M.D.

This electronic transmission and any documents accompanying this electronic transmission may contain information that is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on or regarding the contents of this electronically transmitted information is strictly prohibited. If you have received this e-mail in error, please notify the sender and delete this message immediately.

Palmquist, Tami

From: Wright Alcorn <wwalcorn2@gmail.com>
Sent: Tuesday, January 15, 2019 11:53 AM
To: Palmquist, Tami
Cc: pkeegan610@pb05.wixshoutout.com
Subject: Pilcher property in the Latah/Hangman neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Palmquist and representatives of the City of Spokane's Hearing Examiners office, I understand that on February 28th, 2019 a hearing will be held to discuss the possible transformation what is generally called the "Pilcher property" from a rural character farm into a subdivision containing approximately (94) single family housing lots. I oppose this for several reasons, including:

1. Pollution and Open Space. The valley in which this current farm resides has been rapidly developed practically eliminating public open space, and increasing the amount of airborne pollution. I believe preserving the 48 acres on which the farm currently sits as open space will benefit the public long term, and serve to ameliorate future air pollution.
2. Public Access to Established Open Spaces. There is no public access to the Bluff walking trails from the SR 195 corridor. Adding access in this area (including parking) would serve the public well by providing controlled parking for outdoor-oriented events, families using the Bluff, and possibly even toilets which are nonexistent on the Bluff.
3. Sprawl. The proliferation of single-family residences continues unabated, chewing up lower dwelling-unit-per acre land seemingly without regard to the character of the local neighborhood. Filling this existing farm parcel with houses to mirror the opposite side of the valley continues this trend and promises to reduce the appeal and special "close to nature" character Spokane offers.

I suggest the City of Spokane acquire this property at fair market value and develop a Bluff access trail head with parking lot and either porta-johns or permanent toilets.

I urge all to consider these factors in your deliberations.

Regards, Wright

W. Wright Alcorn Jr.
630 East High Drive
Spokane, WA 99203
(509) 593-2613

Palmquist, Tami

From: Mardell Grayhek <mgrayhek@comcast.net>
Sent: Wednesday, January 16, 2019 11:02 PM
To: Palmquist, Tami
Subject: Deep Pine Overlook Project

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to express my thoughts on the Deep Pine Overlook Development that appears to be proceeding before our eyes. There are so many concerns regarding this development to make it all seem premature. I read several reports and studies but there are two important issues at stake that seem to be overlooked.

- Spokane schools are overcrowded. The burden on the taxpayer as the district play catch up to fill each seat and pack every bus to capacity is contrary to the funding for smaller class sizes and the revamping of the K-8 programs to include the new middle school model of grades 6-8.
- Traffic on Highway 195 and access roads such as Hatch Road have increased at a dangerous level in the decades we have lived here and used that road. We are seeing too many accidents along this route. Additional trips generated by the proposed 94 homes will increase traffic and create a problem with slow moving cars entering a highway. Narrowing roads, as proposed in Spokane do not have a calming effect on traffic at all. Quite the contrary, especially during morning and afternoon commutes. We are a city with cars and the traffic engineers seem to forget that. We drive to work, school, church and shopping. When planning these roads and traffic patterns the city ignores the average tax paying citizen by implementing road diets and adding bicycle lanes that are rarely used.

Please consider the negative impact this housing development will have on our city. While a lot of paper has been generated it seems a poor plan. The environmental impact is not restricted to natural resources, which we want to protect, but to the citizens who live, work and pay taxes in Spokane.

Sincerely,

Mardell Grayhek
509-951-5118

Sent from [Mail](#) for Windows 10

 Virus-free. www.avast.com

Palmquist, Tami

From: Adam Gebauer <adgebauer@gmail.com>
Sent: Wednesday, January 16, 2019 3:57 PM
To: Beggs, Breean
Cc: Palmquist, Tami; Kinnear, Lori; Stuckart, Ben
Subject: Re: Pilcher Property Development

Follow Up Flag: Follow up
Flag Status: Flagged

Breean,

I was made aware of this proposed development by the Friends of the Bluff email. The email stated the development proposes 48 houses on 94 acres.

I attach an image that Friends of the Bluff provided. I am not exactly sure what easement this image is referring to but Hangman Creek is a designated Shoreline of the State and therefore requires a 200 ft setback. 200 ft from the Ordinary High Water Mark (OHWM) is well past the majority of existing buildings. This easement is neither measured from the OHWM nor set 200ft land ward of that mark.

During my graduate work at EWU (2011-2013) we reviewed a previous proposed development on this property that was denied due to Shoreline Management and egress issues.



On Wed, Jan 16, 2019 at 2:26 PM Beggs, Breean <bbeggs@spokanecity.org> wrote:
Adam,

Can you share more about your understanding of what is happening now? I am aware of some property just East of Latah Creek off of 195 owned by Mr. Pilcher that I thought was precluded from development due to Shoreline rules, but perhaps something has changed, or this is a different parcel.

Brean

From: Adam Gebauer [adgebauer@gmail.com]

Sent: Wednesday, January 16, 2019 2:20 PM

To: Palmquist, Tami; Beggs, Brean; Kinnear, Lori; Stuckart, Ben

Subject: Pilcher Property Development

Dear Council Members and Associate Planner,

I am writing to you regarding the property know as the Pilcher property owned by Fritz J/JRP Land LLC (according to Spokane SCOUT) that is proposed for development into 94 single-family residents. There are several reasons that I oppose this development.

This property has only one egress reducing the access of emergency vehicles and increasing danger from structure fire and increasing threats of forest fires. Firewise development must be considered when approving development in fire prone areas.

Council members have stated that they want to preserve the amount of agricultural land with in the city limits. With less than 200 acres of zoned agricultural land within the city limits removing 48 acres would convert more than 1/4 the city's farm land to non-arable land reducing many ecological, economical and social functions.

This development will increase runoff and pollution entering an already degraded Hangman Creek. Constructing houses, driveways, and roads will add impervious land increasing runoff which carries sediment, oil, and other pollutants into the water way. Manicured lawns will be fertilized which will increases nitrogen levels in Hangman Creek which reduces oxygen levels in the creek.

Additionally this parcel could be crucial access point for trails on the South Hill Bluff, creating connections to the Fish Lake Trail and Proposed Hangman Creek Trail. There is limited connectivity for trail crossing over Hangman Creek. Allowing public access would reduce illegal crossing over private railroad tracks.

Thank you for your consideration,

Adam Gebauer,
Ecologist, Educator, former EMT

--

Adam D Gebauer

Syringa Ecological Consulting
2121 S Cherry St.
Spokane, WA 99224

adgebauer@gmail.com

505-366-3246

Palmquist, Tami

From: Julie Goltz <golartz@cet.com>
Sent: Wednesday, January 16, 2019 8:15 AM
To: Palmquist, Tami
Subject: Pilcher property

Dear Associate Planner Palmquist,

I write to urge the Planning Committee to NOT develop the Pilcher property into the proposed 94 single unit housing development. Spokane is growing, and I understand more housing is needed. That said once open spaces are developed we lose them forever. As Spokane grows carving out and saving open space is ever more important.

I urge that this property be purchased by the City or a non-profit entity that will keep it conserved as open space, with public access.

Thank you,

Julia Goltz
Spokane

Palmquist, Tami

From: Patrick Keegan <pkeegan610@gmail.com>
Sent: Wednesday, January 16, 2019 7:54 AM
To: Palmquist, Tami
Cc: Phil Larkin; Marit Fischer; Julie Pomerantz; Davies, Nigel; Spell, Angel
Subject: Comments on the Deep Pines Development
Attachments: FOB ltr 011619.pdf

Tami,

We greatly appreciate the opportunity to comment on the proposed development of the Pilcher property, west of High Drive Bluff.

Our comments are attached. We are circulating our comments to our Bluff stakeholders and to other organizations in the community that may have concerns and we are encouraging them to comment and to attend the hearing next month.

We would be happy to meet to discuss the proposed development.

Thanks!

Pat
Pat Keegan
President, Friends of the Bluff Board
720-331-0018



Development Services Center
Attn: Tami Palmquist, Principal Planner
808 West Spokane Falls Boulevard Spokane, WA 99201-3329
Phone: (509) 625-6157
Email: tpalmquist@spokanecity.org

January 16, 2019

Dear Ms. Palmquist,

Thank you for the opportunity to express our concerns regarding the proposal to develop Deep Pine PUD on a 48 acre parcel west of High Drive Bluff Park.

Friends of the Bluff is a 501(c)(3) non-profit dedicated to the enhancement and protection of the Spokane High Drive Bluff park system (the "Bluff"). We engage the Spokane community and Bluff lovers through outreach efforts and events. Bluff users are passionate about protecting access to the Bluff's 500 acres of forested hillside crisscrossed by over 30 miles of trails.

The Deep Pine development could forever block access to the park from the west. The Latah/Hangman neighborhood is a stone's throw from the Bluff, but cannot access it without commuting distances to established trailheads elsewhere. More than a century ago, city planner Aubrey White engaged the Olmsted Brothers to create a plan that would locate parks within walking distance of all city residents' homes. Now is our chance to honor that vision and look ahead to the next hundred years as well, when we consider the grand scheme and layout of all of Spokane's parks and the connectivity between them. This parcel's importance as an east-west connector and an ecological gem is shown in the current ranking of 5th of 29 potential Conservation Futures properties.

We strongly support public acquisition and conservation of this property, but if that is not possible, it is critical that public access to the High Drive Bluff is provided in perpetuity. This property could provide access for the Latah/Hangman neighborhood and to all residents west of Highway 195.

Friends of the Bluff respectfully requests that this development comply with the law (SMC 17G.080.070(B)(C)):

Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.(1)

Review of application documents shows the applicant understood this and intended to make provisions for public access as indicated in several early filings applicant made. However this language was dropped in subsequent filings. In effect, the current application is a **reduction** of public access to the Bluff which is unacceptable and contrary to not only the applicant's prior filings but the law. The current application shows a trail strictly for private use and excluding public access to the public park land.

Access could be provided along the shoreline. A publicly accessible trail from the bridge to the city park would be an amenity for the PUD and the public. This would be a mutually beneficial outcome. In order to achieve this and conform with city code, Friends of the Bluff respectfully requests the applicant:

- 1) Grant a pedestrian public access easement to bridge and area shown on Exhibit A, in perpetuity.**
- 2) Connect planned sidewalk to path leading to Latah/Hangman neighborhood. See Exhibit B.**
- 3) Provide space nearby for a small parking lot.**

Thank you for considering our recommendations. Please keep us informed of additional opportunities to review or comment as this development proposal is considered

Sincerely,

The Friends of the Bluff Board, 1/1/2019

Patrick Keegan (pkeegan610@gmail.com) 720-331-0018

Marit Fischer

Julie Pomerantz

Nigel Davies

Philip Larkin (pslarkin@gmail.com) 509-670-4649

Citation:

(1) <https://my.spokanecity.org/smc/?Section=17G.080.070>

Palmquist, Tami

From: Phil Larkin <campaigns@good.do>
Sent: Thursday, January 17, 2019 10:04 PM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Don't block access to High Drive Park

The Latah/Hangman neighborhood is nearly completely blocked from accessing this wonderful park system. And yet, many citizens live less than 800 feet away. Consider how awesome it would be for this historically forgotten neighborhood to have access through Inland Empire Way trail, over the bridge and either through the development or along a trail abutting the creek.

You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Be brave and have big dreams for Spokane. This bridge is a critical connector for all neighborhoods and parks west of Latah.

Yours sincerely,
Phil Larkin

This email was sent by Phil Larkin via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Phil provided an email address (pslarkin@gmail.com) which we included in the REPLY-TO field.

Please reply to Phil Larkin at pslarkin@gmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Trautman, Heather
Sent: Thursday, January 17, 2019 12:26 PM
To: My 311; City Council Members and Staff
Cc: Palmquist, Tami
Subject: RE: Message from marklford@comcast.net

Catherine,

Thank you for forwarding the comment. This will be sent to the current planning team processing this application for a conditional use permit.

Heather

From: My 311 <my311@spokanecity.org>
Sent: Thursday, January 17, 2019 12:25 PM
To: Trautman, Heather <htrautman@spokanecity.org>; City Council Members and Staff <CityCouncil2@spokanecity.org>
Subject: FW: Message from marklford@comcast.net

Good Afternoon,

Please see below email from Mark Ford. He is expressing his opinion of a project. Thank You.



Catherine | My Spokane - 311 Customer Service
311 or 509-755-CITY | fax 509.625.6560 | my311@spokanecity.org | www.myspokane311.org



From: no-reply@snapengage.com <no-reply@snapengage.com>
Sent: Wednesday, January 16, 2019 6:38 PM
To: My 311 <my311@spokanecity.org>
Subject: Message from marklford@comcast.net

Website Visitor Request

Requester email: marklford@comcast.net

Description: I am writing this email to object to the deep pine overlook development application permit number Z1 6-9 85SCUP. Traffic safety along the 195 Corridor is already impaired. The current configuration of ingress and egress to the proposed the plane overlook utilizing the on ramp of the Cheeni Spokane Road overpass would create a hazardous driving environment. Drivers entering the US I 95 traffic from the over past must gain enough speed to enter the traffic flow safely. The current bridge to the proposed development is in a terrible location for ingress egress for this reason. Up to 950 car trips per day in and out of The current ingress egress would create a complicated driving scenario for everyone concerned. For safety reasons alone I object strongly to increasing the traffic flow at this poorly designed and limited ingress egress. There are still many homes to be built in the Eagleridge development and more There are more homes in a pending development called Eagle Ridge west that would only exacerbate the traffic situation here. I would appeal to planters on the city Council to reject this

proposed development for safety reasons alone. Respectfully, Mark Ford 6120 S. Brook Haven St., Spokane, WA 99224

Website address: <https://my.spokanecity.org/projects/deep-pine-overlook/>

Location: Spokane, WA, United States

Visitor environment: Browser: Safari (12.0)
OS: Apple iOS-iPhone 12.1.1

Javascript Variables: AddressUtilitiesAccountNumber(Optional)=Respectfully, Mark Ford 6120 S. Brook Haven St., Spokane, WA 99224

[\(Click here for more details\)](#)

Email generated by SnapEngage

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Palmquist, Tami

From: Lisa Larkin <campaigns@good.do>
Sent: Friday, January 18, 2019 8:15 PM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Please be Mindful of High Drive Park While Finalizing Plans for the Deep Pine Development

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,
Lisa Larkin

This email was sent by Lisa Larkin via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Lisa provided an email address (lisalarkin.cnm@gmail.com) which we included in the REPLY-TO field.

Please reply to Lisa Larkin at lisalarkin.cnm@gmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Jessica Mamer <outrageousjem@gmail.com>
Sent: Friday, January 18, 2019 6:48 PM
To: Palmquist, Tami
Subject: High Drive Park access from 195

Hi Tami,

We received a mailer about the possibility of developing access to High Drive Park from 195 and I'd like to email you my interest and support for such a project. We'd love the convenience of being able to access the park and South Hill from 195 and would be super excited to hear that was in the plans for the city.

Thank you,

Jessica

Palmquist, Tami

From: Bryce Uhl <bryce.uhl@gmail.com>
Sent: Friday, January 18, 2019 5:28 PM
To: Palmquist, Tami
Subject: High Drive Park US-195 Access

Hi Tami,

I am sending this email to voice my support for access to High Drive Park from US-195. As a resident of the Latah-Handman neighborhood, I can see the bluff from my house but have poor access to it. This is a rapidly growing part of Spokane and I think we deserve equal access to public amenities such as the bluff. Increased access will translate into increased support for public green spaces like High Drive Park. Thank you for your consideration.

Sincerely,
Bryce Uhl

Palmquist, Tami

From: Ashly Tarbutton <snatarbutton@aol.com>
Sent: Friday, January 18, 2019 4:49 PM
To: Palmquist, Tami
Subject: High Drive Park

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I'm responding to a mailer I received regarding access to High Drive Park. I live in Eagle Ridge and I would love to have access to high drive park from 195. Please let me know if you need anything further from me.

Thank you,

Ashly Tarbutton

Sent from my iPhone

Palmquist, Tami

From: Edwin Haskell <erhusnret@gmail.com>
Sent: Friday, January 18, 2019 4:07 PM
To: Palmquist, Tami
Cc: Edwin Haskell
Subject: Friends of the Bluff

Follow Up Flag: Follow up
Flag Status: Flagged

Just received circular from Friends of the Bluff asking for support of a trailhead and parking lot in the proposed new development area off of Highway 195. My wife and i would support this proposal.

Thanks,

Edwin and Jean Haskell
310 W. Auburn Crest Ct.
Spokane, WA 99224
Tel: (509) 670-0754

Palmquist, Tami

From: Greg Czech <gregczech@yahoo.com>
Sent: Friday, January 18, 2019 4:06 PM
To: Palmquist, Tami
Subject: access trail from hy195 to high drive park

Greetings,
Yes, that sounds like a great idea. we're all for it!

Thank you.
Greg and Nancy Czech

Palmquist, Tami

From: Lucy and jack Larkin <campaigns@good.do>
Sent: Friday, January 18, 2019 3:10 PM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Don't block access to High Drive Park

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

The bluff is a wonderful asset to this area, but presently hard to access, especially if you have to park a car. With eagle ridge filling with young families I feel it is important to think ahead and secure access now.

Yours sincerely,
Lucy and jack Larkin
Spokane, Washington, 99224, United States

This email was sent by Lucy and jack Larkin via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Lucy and jack provided an email address (jalularkin@gmail.com) which we included in the REPLY-TO field.

Please reply to Lucy and jack Larkin at jalularkin@gmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Donald Easterbrooks <deasterbrooks@gmail.com>
Sent: Friday, January 18, 2019 3:50 PM
To: Palmquist, Tami
Subject: High Drive Park access from Hwy 195

Being able to access the park would be amazing! If the funds are there and it makes sense I am all for it.

--
Donald Easterbrooks
(208) 699-6613

Palmquist, Tami

From: Edwin Haskell <erhusnret@gmail.com>
Sent: Friday, January 18, 2019 4:07 PM
To: Palmquist, Tami
Cc: Edwin Haskell
Subject: Friends of the Bluff

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Thanks,

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310 W. Auburn Crest Ct.
Spokane, WA 99224
Tel: (509) 670-0754

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To: Palmquist, Tami
Subject: access trail from hy195 to high drive park

Greetings,
Yes, that sounds like a great idea. we're all for it!

Thank you.
Greg and Nancy Czech

Palmquist, Tami

From: Donald Easterbrooks <deasterbrooks@gmail.com>
Sent: Friday, January 18, 2019 4:04 PM
To: Palmquist, Tami
Subject: Re: High Drive Park access from Hwy 195

That's really poor communication on their part. Is one of the members a developer for this neighborhood? All they said is would you like to have access to the park from 195, they failed to mention it was a residential development. Pretty shady communication on their part. Thanks for sharing the information with me. It really does look like a nice piece of land they have there.

Personally, I think the impact would be minimal for 195 corridor. If I was buying there, I would be concerned that the 100 yr flood zone was on the line of my property. Anyway, more ways to cross over the creek is great for us.

--

Donald Easterbrooks
(208) 699-6613

On Fri, Jan 18, 2019 at 3:53 PM Palmquist, Tami <tpalmquist@spokanecity.org> wrote:

Donald,

I'm not certain what information the friends of the bluff has provided to you, but you can view the actual proposal here: <https://my.spokanecity.org/projects/deep-pine-overlook/>.

Tami Palmquist, AICP, CFM | Principal Planner

direct 509.625.6157 | planning line 509.625.6188 | main 509.625.6300

From: Donald Easterbrooks <deasterbrooks@gmail.com>
Sent: Friday, January 18, 2019 3:50 PM
To: Palmquist, Tami <tpalmquist@spokanecity.org>
Subject: High Drive Park access from Hwy 195

Being able to access the park would be amazing! If the funds are there and it makes sense I am all for it.

Donald Easterbrooks
(208) 699-6613

Palmquist, Tami

From: Patrick Keegan <pkeegan610@gmail.com>
Sent: Friday, January 18, 2019 3:58 PM
To: Palmquist, Tami
Cc: Spell, Angel; Phil Larkin
Subject: Re: Comments on the Deep Pines Development

Tami,

We've sent out a bunch of info. I think all of it is consistent with what is on our website (www.friendsofthebluff.org). We're trying to give people good info and haven't purposely misinformed anyone. Glad to hear people are commenting, though.

There is also a proposal, in Conservation Futures, for this to be a park, which can be confusing.

We'll send you more details in response to your email.

Thanks,

Pat

On Fri, Jan 18, 2019 at 3:00 PM Palmquist, Tami <tpalmquist@spokanecity.org> wrote:

Pat,

Can you please send me a copy of the postcard that FOB has been mailing out to neighborhoods? There is lot of confusion and I don't believe that people have been directed to the project web page that provides people with the proposal documents. I am getting inundated with comments that say they are in favor of a park at the base of the bluff and that is not what is being proposed. I don't know how to accurately respond since I don't know what the FOB has been telling them.

Tami Palmquist, AICP, CFM | Principal Planner

direct 509.625.6157 | planning line 509.625.6188 | main 509.625.6300

From: Patrick Keegan <pkeegan610@gmail.com>
Sent: Wednesday, January 16, 2019 7:54 AM
To: Palmquist, Tami <tpalmquist@spokanecity.org>
Cc: Phil Larkin <pslarkin@gmail.com>; Marit Fischer <marit@maritfischer.com>; Julie Pomerantz

<jpomerantz@mwlaw.com>; Davies, Nigel <ndavies2@ewu.edu>; Spell, Angel <aspell@spokanecity.org>
Subject: Comments on the Deep Pines Development

Tami,

We greatly appreciate the opportunity to comment on the proposed development of the Pilcher property, west of High Drive Bluff.

Our comments are attached. We are circulating our comments to our Bluff stakeholders and to other organizations in the community that may have concerns and we are encouraging them to comment and to attend the hearing next month.

We would be happy to meet to discuss the proposed development.

Thanks!

Pat

Pat Keegan

President, Friends of the Bluff Board

720-331-0018

Palmquist, Tami

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Greg and Nancy Czech

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We'll send you more details in response to your email.

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Pat

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Tami Palmquist, AICP, CFM | Principal Planner

direct 509.625.6157 | *planning line* 509.625.6188 | *main* 509.625.6300

From: Patrick Keegan <pkeegan610@gmail.com>
Sent: Wednesday, January 16, 2019 7:54 AM
To: Palmquist, Tami <tpalmquist@spokanecity.org>
Cc: Phil Larkin <pslarkin@gmail.com>; Marit Fischer <marit@maritfischer.com>; Julie Pomerantz

<jpomerantz@mwlaw.com>; Davies, Nigel <ndavies2@ewu.edu>; Spell, Angel <aspell@spokanecity.org>

Subject: Comments on the Deep Pines Development

Tami,

We greatly appreciate the opportunity to comment on the proposed development of the Pilcher property, west of High Drive Bluff.

Our comments are attached. We are circulating our comments to our Bluff stakeholders and to other organizations in the community that may have concerns and we are encouraging them to comment and to attend the hearing next month.

We would be happy to meet to discuss the proposed development.

Thanks!

Pat

Pat Keegan

President, Friends of the Bluff Board

720-331-0018

Palmquist, Tami

From: AL FEIN <fein99224@comcast.net>
Sent: Friday, January 18, 2019 3:35 PM
To: Palmquist, Tami
Subject: potential access point to high drive park

i understand there is a proposal to develop a property at the cheney/spokane road overpass to allow access to high drive park that would include a trailhead and parking. as a resident in vinegar flats, i would favor such a proposal.

thanks

al fein

1635 w 26th ave

spokane wa 99224

Palmquist, Tami

From: john.kernie@modernbenefitssolutions.com
Sent: Friday, January 18, 2019 2:42 PM
To: Palmquist, Tami
Subject: High Drive Park

Just got a postcard about accessing the park from 195. I like the idea.

John Kernie
Modern Benefits Solutions Inc
(509)828-3181
Fax (509)357-1090

Palmquist, Tami

From: Greg Morley <gemorley63@yahoo.com>
Sent: Friday, January 18, 2019 2:29 PM
To: Palmquist, Tami
Subject: High drive access

We received a notification about the possibility of access to High Drive Park from highway 195.
We would support your consideration to develop such a project .

Be seeing you,

Greg Morley

Sent from my iPhone

Palmquist, Tami

From: Deanna <dddzhill@gmail.com>
Sent: Friday, January 18, 2019 1:43 PM
To: Palmquist, Tami
Subject: Access to high dr park

My name is Deanna Davis I live at 2611 W Westwood Ln Spokane.
I would Love to access High Drive Park from 195. Yes.
509-381-9810

Palmquist, Tami

From: 5097243224@vtext.com
Sent: Friday, January 18, 2019 11:12 AM
To: Palmquist, Tami
Subject: Yes, in favor of access to High Drive Park from He...

Yes, in favor of access to High Drive Park from Hey. 195.

Palmquist, Tami

From: Debi Moat <Debi.Moat@PREMERA.com>
Sent: Friday, January 18, 2019 12:09 PM
To: Palmquist, Tami
Subject: High Drive Park access

I would like access to High Drive Park from Highway 195. Per the Friends of the Bluff the city is considering a proposal to develop property to allow this access. Living in the area, it would be a great benefit to me.

Thank You,

Debi Moat

Product Configuration Quality Auditor

Phone: 1-509-252-7853

Debi.Moat@Premera.com

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Palmquist, Tami

From: James Strobeck <JStrobeck32@hotmail.com>
Sent: Friday, January 18, 2019 12:01 PM
To: Palmquist, Tami
Subject: High Drive Park access from Highway 195

Hi Tami,

I just picked up our daily mail and in it was a big card with your name and info on planning for access to High Drive Park from Highway 195.

As it states on the card to have in your hands my response by Monday I thought an e-mail would be most appropriate.

Several of us here in the Sunny Creek Community have been attending the Neighborhood meetings we are interested in this subject. I especially would like access as described on the card sent me by the Friends of the Bluff. As I understand it we might be working to obtain access to the east bank of the creek via the private bridge (easements for Avista and Mr. Hobson's home) for a parking area and access to the Park. I wholeheartedly am in favor of such a plan. Many thanks for asking my input. Please keep me posted on developments.

Cheers,
Jim Strobeck
4317 South Sunny Creek Circle
Spokane, WA 99224

509-868-0223

Palmquist, Tami

From: Dan Skindzier <danskinz@comcast.net>
Sent: Friday, January 18, 2019 11:19 AM
To: Palmquist, Tami
Subject: High Drive Park proposal: Yes we would like access.

Hi Tami!

My wife and I live in Qualchan Hills and will use the High Drive Park if there is access. Currently we drive up to the top of Eagle Ridge and use the Park up there. This park will be closer to our home.

We received a flyer/post card from "friendsofthebluff.org" regarding the proposal. However, there were no details included about the extent of the development.

Is the developer proposing a housing development as previously considered a FEW YEARS AGO BY Pilcher?
Or is something different being considered?

Best of wishes,

Dan and Kum Sun Skindzier
1116 W. Lincoln Blvd
Spokane WA 99224

509 994 5932

Palmquist, Tami

From: Jerry White <jerry@cforjustice.org>
Sent: Friday, January 18, 2019 10:19 AM
To: Palmquist, Tami
Subject: Comments on Deep Pines Overlook Development Permit #Z16-985SCUP

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tami,

I have several concerns about the Deep Pines Overlook development that is underway and in the permitting process. I am concerned about public access issues and no net loss of ecological function (SMP 11). I look forward to elaborating in public on February 28th at the City Hall.

Thanks,

Jerry White, Jr

Spokane Riverkeeper
spokaneriverkeeper.org
jerry@cforjustice.org
(509) 464 - 7614
Cell (509) 475-1228

It's Your River. We Protect it.

Palmquist, Tami

From: Kirby Walke <campaigns@good.do>
Sent: Friday, January 18, 2019 9:51 AM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Don't block access to High Drive Park

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Leaving open space and access in this development will also create and ensure greater connectivity to our open spaces (i.e. High Bridge, Palisades, Riverside SP).

Yours sincerely,
Kirby Walke

This email was sent by Kirby Walke via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Kirby provided an email address (mkwalke@gmail.com) which we included in the REPLY-TO field.

Please reply to Kirby Walke at mkwalke@gmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Brad Thiessen <campaigns@good.do>
Sent: Friday, January 18, 2019 9:42 AM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Keep High Drive Park Accessible to Everyone

As a frequent user of many of Spokane's parks and natural areas who moved here 15 years ago, I see how incredibly valuable these areas are to the health of the community and what an asset they are. It's important to continue Spokane's 100 year legacy of public access to natural areas.

As you consider the Deep Pine Overlook housing development, please consider the opportunity and responsibility presented to make High Drive Park accessible to folks who can't easily access it from 29th ave. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,
Brad Thiessen
Spokane, Washington, 99204, United States

This email was sent by Brad Thiessen via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Brad provided an email address (bradleythiessen@gmail.com) which we included in the REPLY-TO field.

Please reply to Brad Thiessen at bradleythiessen@gmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Ashleigh Shaw <campaigns@good.do>
Sent: Friday, January 18, 2019 7:30 AM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Don't block access to High Drive Park

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,
Ashleigh Shaw

This email was sent by Ashleigh Shaw via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Ashleigh provided an email address (Smashleigh_1@hotmail.com) which we included in the REPLY-TO field.

Please reply to Ashleigh Shaw at Smashleigh_1@hotmail.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html

Palmquist, Tami

From: Julie Pomerantz <campaigns@good.do>
Sent: Friday, January 18, 2019 6:06 AM
To: Palmquist, Tami; Jones, Garrett; Spell, Angel
Subject: Don't block access to High Drive Park

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,
Julie Pomerantz
Spokane, Washington, 99203, United States

This email was sent by Julie Pomerantz via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Julie provided an email address (jpomerantz@mwlaw.com) which we included in the REPLY-TO field.

Please reply to Julie Pomerantz at jpomerantz@mwlaw.com.

To learn more about Do Gooder visit www.dogooder.co To learn more about web protocol FC 3834 visit: www.rfc-base.org/rfc-3834.html