



Whipple Consulting Engineers, Inc.

WCE No. 21-3017

March 14, 2022

City of Spokane, Development Services
ATTN: Tami Palmquist, planner
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Grandview Addition – A 96-lot Preliminary Subdivision
Supplemental Information and Development Narrative

Dear Ms. Palmquist:

This letter is intended to provide a development narrative that includes an in depth description of the proposed project as well as provide the supplemental information that is requested in the applications.

The project proposes to develop approximately 22.35 acres of land into a 96-lot subdivision. The subject properties include 15 existing parcels and the right-of-way area that was previously dedicated in the Albion Heights Addition plat. This project intends to replat the area into a plat that considers the unique topography of the area. It will utilize the dedicated F Street right of way for access to 21st Avenue and expand the remaining (non-vacated) H Street Right-of-way to a full right of way and access Grandview Avenue. The proposal would also utilize the existing 18th Avenue right-of-way off of the Grandview Avenue right-of-way to access 4 residential lots. With these accesses the project proposes to construct three east-west streets, two north-south streets and one loop roadway at the top of the bluff. For a visual description please see the attached preliminary plat.

The project proposes to develop 15 parcel numbers: 25261.2606, 25261.2607, 25261.2710, 25261.2901, 25261.2812, 25261.3005, 25261.3004, 25261.3003, 25261.3002, 25261.3001, 25261.3101, 25261.3305, 25261.3301, 25261.3204 and 25261.3203

The project addresses include in the same order: Unassigned Address, 3425 W 17TH AVE, 0 UNKNOWN ADDRESS, 3401 W 18TH AVE, 3202 W 19TH AVE, 3400 W 20TH AVE, 3505 W 19TH AVE, 3445 W 19TH AVE, 3435 W 19TH AVE, 3401 W 19TH AVE, 3201 W 19TH AVE, 3501 W 20TH AVE, 3401 W 20TH AVE, 3331 E 20TH AVE, and 3315 E 20TH AVE

The project site is located in the NE ¼ of Section 26, Township 25 N., Range 42 E., W.M. The property is currently undeveloped land with sparse trees, rock outcroppings, weeds, shrubs and grasses.

Sewer System

The City of Spokane has a network of sewer lines within the site in question. The proposal intends to connect into the existing system with the use of a gravity sewer system. There is an 8-inch sewer line located in 21st Avenue and a 6-foot-deep manhole at the intersection of 21st Avenue & F Street. There is also a 10-inch sewer line located within 17th Avenue and an 8-inch sewer line within Grandview Avenue east of F Street. The associated manholes are reportedly 7-foot deep at the intersection of 17th Avenue & F Street and 9-foot deep at the intersection of Grandview Avenue & F Street.

There are also 10-inch sewer lines within D Street, however, there is no public access proposed to “D” Street at this time due to grade and topography. While gravity sewer is available, the final route and connection points are still being determined and will be finalized during the design phase of the project; however, the expectations are to extend the 17th sewer and connect to the “F” Street sewer at 21st Avenue.

Water System

The City of Spokane also has a network of water lines within the project area. It is anticipated that the project would make multiple connections into the water system that would provide additional looping for a greater effectiveness to the system. There is an 8-inch water line at the intersection of 21st Avenue & F Street and there is also a 12-inch water line within Grandview Avenue near the intersection of H Street. There is another 12-inch line in D Street, however there is no public access proposed that direction. While water is available to the project, the final route and connection points are still being determined and will be finalized during the design phase of the project, we would expect these for the most part to be complimentary to sewer.

Storm Drainage

The surrounding City of Spokane public streets do have stormwater structures within them although there is not a network of stormwater pipes leading to a larger stormwater system. There are, at key low points, catch basins that are then piped to central drywells for disposal. This system, while older, is still in use today. The concept stormwater system for the project is similar while adding some additional treatment in accordance with the Spokane Regional Stormwater Manual.

With the development located at the top of a hill it is proposed that the project have catch basins at key points within the roadways that are piped into bioretention ponds or swales. The bioretention ponds are proposed to be located within tracts maintained by a homeowner’s association. Within the ponds, stormwater from the new public streets would be held and treated. Within each pond would also be a drywell structure and infiltration gallery to allow for excess clean stormwater to be discharged underground in case of frozen ground conditions limiting the amount infiltration within the pond bottom.

The project also proposes to include drainage ways that cut off the flow to the adjacent downstream properties north of 21st Avenue. As identified during the public community meeting, there are concerns of existing stormwater sheet flowing offsite and into the backyards of the adjacent properties. The installation of these cutoff ditches proposes to reduce the amount of

uncontrolled stormwater that will flow offsite to rates and volumes that may be equal to or less than the existing flows.

Legal Description

Please see the attached document including legal descriptions for each of the 15 parcels.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

Predevelopment Meeting – A pre-development meeting was held on Thursday, September 9, 2022, and facilitated by Tami Palmquist.

Community Meeting and Public Notice – A public community meeting was held on March 3rd 2022 and noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations.

Preliminary Plat Application and Map Requirements – The preliminary plat application as submitted contains all applications and forms required by the City of Spokane per SMC 17G.080.050(C)(1). The preliminary plat map contains all information required by SMC 18G.080.050(C)(2).

Review of preliminary plat – This application will be submitted to the City of Spokane, who will circulate the preliminary plat to reviewing agencies for preliminary plat and SEPA review.

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

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

Final Plat Review Procedure – This project proposes to follow final plat regulations as provided in SMC 17G.080.050(G) and (H).

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

Connectivity

This project requests relief from connectivity standards under SMC 17H.010.030(F):

“The layout of new streets shall provide for the continuation of existing streets in adjoining subdivisions. If a public street or right-of-way terminates at a plat boundary, provisions shall be made for the extension of the public street to the adjacent property or to another public street in a manner consistent with public mobility and utility infrastructure needs.”

Due to the topography of the site, connectivity to D Street to the east is not feasible given the change of in elevation over a short distance.

Photo 1 – Intersection of 19th Avenue & D Street looking west at the project site.



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 "Ben Goodmansen".

Ben Goodmansen, E.I.T.
Whipple Consulting Engineers, Inc.

BNG/ajf

Encl: Long plat application documents, parcel numbers and legal descriptions

Grandview Addition
Parcel numbers and legal descriptions from SCOUT

25261.2606

ALBION HEIGHTS ADDITION LT 17 BLK 4

25261.2607

ALBION HEIGHTS Lot 4, Block 4 and Lots 18 to 24, inclusive, Block 4, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington, EXCEPT the following described portion: A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.

25261.2710

ALBION HEIGHTS Lots 13 to 16, inclusive, Block 5, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington; EXCEPT the following described portion: REVISED DESCRIPTIONS REC'D 3/30/06 A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.

25261.2901

ALBION HTS ADD LOTS 1 TO 24 B7

25261.2812

ALBION HEIGHTS Lots 1 to 24, inclusive, Block 6, Albion Heights Addition, according to plat recorded in Volume C of Plats, Page 35, in the City of Spokane, Spokane County, Washington, EXCEPT the following described portion: A tract of land being a portion of Blocks 4, 5 and 6 of Albion Heights Addition to the City of Spokane, Spokane County, Washington and portions of 18th Avenue and F Street, being described as follows: Commencing at the Northeast corner of said Block 5, the TRUE POINT OF BEGINNING; thence South 00°08'58" East along the easterly boundary of said Block 5 and said line

extended, a distance of 300.44 feet; thence South 00°03'13" East along the easterly boundary of said Block 6 and said line extended, a distance of 229.84 feet; thence South 89°56'47" West a distance of 102.73 feet; thence North 19°51'49" West a distance of 141.86 feet; thence North 61°59'21" West a distance of 134.53 feet; thence North 64°39'09" West a distance of 195.23 feet; thence North 67°49'21" West a distance of 194.37 feet; thence South 89°44'52" West a distance of 124.49 feet; thence South 45°17'45" West a distance of 89.43 feet; thence North 00°13'51" East a distance of 243.52 feet to a point on the northerly boundary of said Block 4; thence South 89°46'19" East along the northerly boundary of said Blocks 4 and 5 and said line extended, a distance of 812.21 feet to the TRUE POINT OF BEGINNING.

25261.3005
ALBION HTS LOTS 12 TO 24 B8

25261.3004
ALBION HTS ADD LOTS 10- 11 B8

25261.3003
ALBION HTS L9 B8

25261.3002
ALBION HTS ADD L7-8 B8

25261.3001
ALBION HTS LOTS 1 TO 6 B8

25261.3101
ALBION HTS LOTS 1 TO 21 B9

25261.3305
ALBION HEIGHTS ADDITION LTS 7-12 BLK 11

25261.3301
ALBION HTS ADD LOTS 1 TO 6 B11

25261.3204
ALBION HTS ADD LOTS 11- 12 B10

25261.3203
ALBION HTS ADD LOTS 9-10 B10