

# South Hill/Lincoln Heights Water Tank FAQs

*Note: these FAQs will be updated periodically. New questions/answers will be added to the end of the document as they are received and will be denoted as update #1, update #2, etc.*

## FREQUENTLY ASKED QUESTIONS

- **Why does the City of Spokane need a new water tank?**
- **Who benefits from this proposed tank and how do they benefit?**
- **How will the proposed tank be paid for?**
- **What would the tank look like?**
- **Why was this location selected?**
- **What other locations were considered and why weren't they selected?**
- **Wasn't the city going to construct a tank at about 31<sup>st</sup> & Napa? What became of that plan?**
- **Is this tank needed now because of the proposed Greenstone housing development in the vicinity of 34<sup>th</sup> & Crestline?**
- **We have plenty of water and good pressure. Why do we need another tank?**
- **Has this tank been discussed with Hamblen Elementary School representatives?**
- **Will Hamblen Park still be open during construction?**
- **How would this tank affect Hamblen Park following construction?**
- **Wouldn't this tank tower over nearby homes on Napa St. and Crestline St.?**
- **Can this tank be buried?**
- **Will there be any noise associated with this tank following construction?**
- **Will this tank cause traffic to increase in the area?**
- **Will this tank have blinking lights or cell phone antennae on top?**
- **What do I do if my questions isn't answered above?**

### **Background**

The City of Spokane provides clean drinking water to more than 200,000 people every day. The City operates the second largest water system in the state with 7 source well sites, 23 pressure zones, and more than 1,000 miles of water main. The system is critical to maintaining public health, providing fire protection, and delivering needed water throughout our community. Infrastructure like water tanks are needed in key locations throughout the City to ensure that proper pressure and water accessibility is maintained for all customers.

### **Why does the City of Spokane need a new water tank?**

The need for additional storage was recognized in 2008, and the project was added to the 2009 to 2014 Six Year Water Capital Program at that time. Between 2008 and now, planning, budgeting and funding acquisition has been occurring to allow the project to move forward.

### **Who benefits from this proposed tank and how do they benefit?**

The City's water system has 23 pressure zones that ensure water will reach every customer. This tank will be located in what we call the "high system pressure zone." The high system pressure zone serves all homes on the South Hill south of about 14<sup>th</sup> Avenue. That means everyone living south of 14<sup>th</sup> Avenue will benefit directly from this project. The primary benefits of this tank are provision of adequate water during the peak demand months of July and August and availability of adequate water during a fire emergency.

# South Hill/Lincoln Heights Water Tank FAQs

In addition, to offset the impact the proposed tank will have to Hamblen park, parks improvements will be made within either Hamblen Park or another nearby park benefitting users of those parks. The nature of such improvements will be decided with input from the public.

## How will the proposed tank be paid for?

All Spokane water system customers ultimately pay for infrastructure repairs and improvements needed in the system through their water bills.

## What would the tank look like?

As seen elsewhere on this website, the proposed tank configuration would be in a “pedestal” configuration. That means it would be relatively narrow at the bottom (50 to 60 feet wide) and wide at the top (90 to 100 feet wide). Color schemes will be determined with public input. Council Member Lori Kinnear also has suggested the possibility of a mural project on the base of the tank.

## Why was this location selected?

To serve the high system pressure zone effectively, the tank must be located on:

- Vacant land at least an acre (and ideally two acres) in size,
- Close to existing transmission mains,
- Near the center of the pressure zone, and
- At an elevation of roughly 2380 or above

Additionally, the ideal location would be already owned by the City, be relatively flat and have some distance from existing homes.

The Hamblen Park location met all these criteria. No other site met all these criteria. See South Hill/Lincoln Heights Alternate Tank Sites.pdf under Additional Documents on the project webpage ([my.spokanecity.org/projects/high-system-tank](http://my.spokanecity.org/projects/high-system-tank)) for a graphical depiction of these requirements.

## What other locations were considered and why weren't they selected?

There are very few locations on the South Hill that could accommodate a tank and meet the criteria given in the preceding question. Below is a list of the other locations considered and why they were not selected.

Location	Concerns
Ferris High School	At least 30 feet lower than Hamblen Park which would mean the tank would have to be 30 feet taller (130' height tank) At least 3,500 feet farther from transmission mains Not City owned (These challenges result in added cost of at least \$2.5M)
Hazel's Cr Natural Area (southeast of Ferris HS)	At least 50 feet lower than Hamblen Park which would mean the tank would have to be 50 feet taller (150' height tank) At least 4,000 feet farther from transmission mains (These challenges result in added cost of at least \$3M)
South Sports Complex (between Regal & Cook south of 46 <sup>th</sup> )	At least 40 feet lower than Hamblen Park which would mean the tank would have to be 40 feet taller (140' height tank) At least 5,000 feet further from transmission mains

# South Hill/Lincoln Heights Water Tank FAQs

	(These challenges result in added cost of at least at least \$3M)
Thorton Murphy Park	Approx. 100' lower than Hamblen which would mean the tank would have to be 100' taller (200' height tank) – not feasible
Lincoln Park (Southeast Blvd)	Approx. 20' lower than Hamblen which would mean the tank would be 20' taller (120' height tank) Also in a park Approx. 4000' from nearest transmission main (These challenges result in added cost of at least \$3M)
Our Lady of Fatima	Barely 1 ac Not City owned Immediately adjacent to nearby homes
Adjacent to existing reservoir, north side of 37 <sup>th</sup> & Stone (Garden Park)	Site too small for a second reservoir (including construction staging area) Site not level Site is immediately adjacent to existing homes
31 <sup>st</sup> and Napa (undeveloped area immediately east of Touchmark retirement home)	Steeply sloping and inadequate area for construction staging – substantial additional cost to construct reservoir at this location due to rock removal and constructability challenges. Site is immediately adjacent to existing homes
SE Blvd at about 32 <sup>nd</sup> (west side)	Not flat Not City owned Immediately adjacent to nearby homes Better used as commercial since it is on an arterial
Hamblen Elementary School	Not city owned Relatively small school yard School district is not supportive of this idea (but has not given a firm no)

**Wasn't the city going to construct a tank at about 31<sup>st</sup> & Napa? What became of that plan?**

The original plan was to construct this tank at about 31<sup>st</sup> & Napa, just east of Touchmark retirement home. As we proceeded with design and permitting, it became apparent that that site had significant disadvantages including the need to remove large amounts of rock to create a level construction site and inadequate area for construction staging both of which would have resulted in substantial cost to the City water customers. In addition, this site from the outset had the disadvantage of being very close to existing homes.

**Is this tank necessary now because of the proposed Greenstone housing development in the vicinity of 34<sup>th</sup> & Crestline?**

No. The need for this tank was identified several years ago before the Greenstone development was proposed. The Greenstone development, if constructed, will create a tiny demand for water compared to demand created by the tens of thousands of homes that already exist and would be served by the proposed tank.

**We have plenty of water and good pressure. Why do we need another tank?**

Additional storage capacity is need for the high system pressure zone to supply emergency water in the event of a power outage or fire event as well as for normal high demand summer operations. In

# South Hill/Lincoln Heights Water Tank FAQs

In addition, the Washington State Department of Health has confirmed the City's determination that additional tank volume is required.

## **Has this tank been discussed with Hamblen Elementary School representatives?**

Yes, school officials are aware of this proposal.

## **Will Hamblen Park still be open during construction?**

As seen elsewhere on this website, the proposed tank would be located on the south side of Hamblen Park. The north side of Hamblen Park would still be open during construction.

## **How would this tank affect Hamblen Park following construction?**

Construction of the proposed tank would have the following impacts on the park.

- The tank itself would have minimal impacts on the park. Its ground-level footprint is a single 50- to 60-foot diameter column, centered on the south side of the park.
- The tank's construction staging area would result in the removal of a majority of the trees within an approximately 200-foot square but note depending on the exact location of the tank, there are ways to reduce tree removals that the City will implement to the maximum extent possible. Trees removed would be replaced with new trees using at least a 1:1 replacement ratio.

## **Wouldn't this tank tower over nearby homes on Napa St. and Crestline St.?**

A 100-foot tall tank is going to be noticed no matter where it is located. However, the size of the park (approx. 625-foot square) and its existing trees makes Hamblen Park an ideal tank location to reduce visual impacts. Situating a tank approximately centered between Napa St. and Crestline St. means that the tank would be approximately 350 feet from the nearest residence which is equal to about an entire city block. Additionally, the park provides an undisturbed 200-foot buffer of existing trees that would screen out the existing tank for nearby homeowners. That makes Hamblen Park an ideal location to minimize the impacts of this needed tank. See also the views of the tank from ground level from homes near Hamblen Park elsewhere on this website.

## **Can this tank be buried?**

To function correctly, the needed reservoir must be at the same top elevation as the other two reservoirs in this pressure zone at 33<sup>rd</sup> & Lamont and Garden Park (37<sup>th</sup> & Stone). In general, buried tanks are feasible only when they can be located on the top of a hill.

## **Will there be any noise associated with this tank following construction?**

No. This tank will operate entirely on gravity.

## **Will this tank cause traffic to increase in the area?**

No. The proposed tank would be visited by a single water department pickup truck about once every day or two.

## **Will the tank have blinking lights or cell phone antennae on top?**

Yes, to provide proper warning to aircraft, there will be blinking red lights on top. Such lights will be difficult to see from ground level due to the shape of the tank. Regarding cell phone antennae, there likely will be cell phone antennae installed on this tank to provide better cell phone service for area residents and travelers.

# South Hill/Lincoln Heights Water Tank FAQs

## **What do I do if my question isn't answered above?**

Questions/comments received in the public comment area of this webpage will be added to this list. Please check back periodically.

## **Update #1 9-15-20**

## **What about other tank sites such as the South Sports Complex, Hamblen Elementary School, Thorton Murphy Park, Lincoln Park or other vacant properties on the south hill?**

See additional information under "What other locations were considered and why weren't they selected?" question above. See [Appendix A: Location Selection](#) for a graphical depiction of these requirements.