



DATE: April 26, 2018 JOB #: 17042-0026  
TO: City of Spokane Planning and Development  
CC: \_\_\_\_\_  
FROM: Scott Rivas, P.E. – DCI Engineers  
SUBJECT: VCI Office Preliminary Plat – Narrative

This short plat application is regarding an existing property at 608 East Holland Avenue in Spokane, Washington 99218. The existing lot contains an office building on the north side of the lot along with a warehouse building on the south side of the lot. The intent of this short plat application is to segregate a single existing lot into two separate lots with one for each of the two buildings. This segregation will maintain the property zoning of General Commercial and adhere to all existing zoning requirements. This complies with the comprehensive zoning plan for the area.

The property will remain as existing other than the segregation into two lots. All criteria, requirements, and policies that are currently met by the site will continue to be met by the site. The project site has proven to be suitable for its existing General Commercial use and will continue as such. This project will not have an impact on public health, open spaces, drainage ways, transit stops, parks, or schools.

Access to the site exists through the north half of the lot. Upon the proposed segregation, an existing driveway approach in Dakota Street will be used for the southern lot. Additionally, an unused driveway approach on Dakota Street will be removed.

The existing buildings share service for sewer and water. Stormwater on the site generally runs to the north and is treated in swales. For sanitary sewer service, both buildings are served by a single line that ties into the sanitary sewer main in Holland Avenue. Upon segregation of the property, this sewer service will remain and a shared-use agreement will be made between the two properties. Similarly, the existing stormwater from the south half of the site flows to a swale near the center of the site. Upon segregation of the property, an agreement will be created to make this a shared-use swale. The water service for the southern building comes directly from the northern building. Upon segregation of the property, this existing service will be abandoned and a new water service will be constructed for the southern property from the existing water main in Dakota Street.