



Whipple Consulting Engineers, Inc.

WCE No. 22-3345

March 15, 2023

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

Attn: Donna deBit, Associate Planner

Re: **Red Band Short Plat – a commercial and residential development
Development narrative**

Dear Ms. deBit:

Whipple Consulting Engineers on behalf of RR7 Properties, LLC respectfully submits for your review a preliminary short plat application related to the proposed Red Band Short Plat. The attached project proposes a short subdivision of parcel number 25116.0077, a 13.05 ac +/- property, into 7 lots split zoned as the Residential High-Density 35 (RHD-35) and Community Business 55 (CB-55) zones. The project site is an irregularly shaped parcel. Parcel number 25113.0061 is not a part of this project. The project site is located at 1620 N River Ridge Blvd, generally south of and adjacent to Whistalks Way, east of River Ridge Boulevard and west of the SFCC parking lot 17 (adjacent to the SFCC log cabin lodge) in Section 11, Township 25 N., Range 42 E., W.M. The property is currently a vacant parcel with trees, shrubs, natural grasses, and weeds as well as fill pile grading remnants. The intended use will be as an extension of the proposed River Run Apartment complex along with residential type townhomes across from Spokane Falls Community College. The site is also near to Fairchild Air Force base, the Amazon distribution center, and downtown Spokane.

As the parcel is split-zoned between CB-55 and RHD-35. As per Spokane Municipal Code Section 17C.120.030 Characteristics of Commercial Zones (CB-55): *The community business zoning category is located in areas designated general commercial on the land use plan map of the [City of Spokane's]3 comprehensive plan. These areas are already predominantly developed with auto-accommodating commercial uses. A full range of retail and service businesses with a local or regional market are allowed.* Additionally in SMC Section 17C.110.030 Characteristics of Residential Zones: *the RHD is a high-density residential zone that allows the highest density of dwelling units in the residential zones. The allowed housing developments are characterized by high amount of building coverage. The major types of new housing development will be attached and detached single-family residential, duplexes, medium and high-rise apartments, condominiums (often with allowed accessory uses). The minimum density is fifteen units per acre; the maximum is limited by other code provisions (i.e., setbacks, height, parking, etc.).* Therefore, the project as proposed meets the current zoning code characteristics.

Topographically, the site is perched on a shelf between Whistalks Way and a historic excavation pit wherein the existing River Run Subdivision is located. The property slopes to the south

toward an HOA tract that drops quickly to N. River Ridge Boulevard and a portion of the River Run subdivision that fronts N. Sandbrook Street. Stormwater for the project will be treated per the SRSM on site with no offsite discharges anticipated.

Traffic

The proposed main access to the site lies at the signalized intersection of Whistalks Way and Elliott Drive. Whistalks Way is a major arterial. A trip generation and distribution letter has been provided. It should be expected that during the PM Peak Hour the site will generate 123 PM Peak trips and during the AM Peak Hour the site will generate 101 AM Peak Trips. Overall, the site would add a total of 1,409 Average Daily Trips (ADT) to the City's transportation system.

Connectivity

The project proposes to connect a new driveway entrance at W. Whistalks Way and Elliott Avenue near the east-west center of the short plat to take advantage of the new signal at that location. This location will be advantageous to the overall short plat and development by providing a signalized access and will provide relief to the existing approach at N. River Ridge Blvd and Whistalks Way. Currently there are no pedestrian sidewalks or trails along the south side of Whistalks Way, which presents a safety hazard to pedestrians who wish to enter the SFCC Institute for Extended Learning (Log Cabin) building from the Fort Wright Apartments. This proposal will add pedestrian sidewalks or trails along Whistalks Way and/or within the development for pedestrians to traverse through the site and exit at the signalized intersection at Elliott Avenue or move east/west along Whistalks Way to/from the other signalized crossing point by the SFCC Institute for Extended Learning (Log Cabin) building. No connection to the south toward the River Run subdivision is proposed at this time, and connection to River Ridge Blvd will be maintained.

The proposed development will add a drive aisle across the proposed lots to serve the proposed structures. Residents will have access to an internal network of drive aisles and will be able to exit on River Ridge Boulevard, and Whistalks Way at either Elliott Drive or across the street from the SFCC access. The ease of access to/from SFCC and the project will benefit both students and teachers living within the development.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.040 as follows:

Predevelopment Meeting – A pre-development meeting was held on November 3, 2022. The pre-development comments and notes are included with this application for reference.

Preliminary Short Plat Application and Map Requirements – The preliminary plat application includes the following required documents: a general application, a preliminary short plat application, a title report, a preliminary plat map containing all requirements outlined in SMC 17G.080.040(B)(2), a written narrative, pre-development conference notes and a notification map application. Filing fees will be paid when requested.

Review of Preliminary Short Plat – The preliminary short plat will be subject to review as a Type II application.

Public Notice – The project intends to give appropriate notice as requested by the City of Spokane.

Preliminary Short Plat Approval Criteria – The project intends to comply with all Land Use Application Procedures as listed in 17G.060.

Final Short Plat Review Procedure – After construction of required roadways, connection to sewer and water services, and other constructions as required in the decision, a final plat application containing a final plat, title report, associated applications and appropriate fees will be submitted.

Final Short Plat Requirements – The final short plat map will contain all elements contained within SMC 17G.080.040 (G).

Filing – WCE will file the final short plat with the county auditor within ten days of final approval of the short plat.

Redivision – No land within the boundaries of the short subdivision will be further divided into additional lots within a five-year period, except by subdivision.

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

Thank you,



Austin J. Fuller, assistant planner
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner