



Whipple Consulting Engineers, Inc.

WCE No. 22-3185

August 24, 2023

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201
ATTN: Donna deBit, associate planner

Re: Victory Heights – A 1,003-lot Preliminary Subdivision and PUD
Supplemental Information and Development Narrative

Dear Ms. deBit:

This letter is intended to provide an updated 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 177.27 acres of land into a 1,003-lot subdivision with a PUD overlay located on and in the vicinity of 2747 W. Thorpe Ave. The project site is located on 18 parcels in the RSF zone: 25253.0005, 25253.0006, 25253.0008, 25253.0009, 25351.0001, 25351.0004, 25351.0005, 25351.0026, 25351.0601, 25351.0602, 25351.0603, 25354.0029, 25354.0030, 25354.0031, 25354.0032, 25354.0033, 25354.0034 and 25354.0101. The project site is in the southwest $\frac{1}{4}$ of Section 25 and the east $\frac{1}{2}$ of Section 35, Township 25 N., Range 42 E., W.M. The property is mostly undeveloped meadow/forest land with steep slopes and rock outcrops. A portion of the site has six single-family residences and several outbuildings which are anticipated to be demolished as part of this project.

This project will access the public road system via Thorpe Road and 41st Avenue. In addition to the existing street system, this project proposes to construct or extend eight north-south roads, nine alleys and 19 east-west roads. As a part of development and due to the nature of underlying soils, blasting for roads, utilities and other constructed elements will be required.

Sewer System

The City of Spokane has a 24-inch sewer line in Thorpe Road. Gravity sewer services are expected to connect to the manholes at Thorpe Road and continue throughout the development. This project is anticipated to generate approximately (1,003 units * 2.5 capita * 100 gal/cap/day * 2.0 (peak factor (2,500 population))) 501,500 gpd of effluent, or 348 gpm at full buildout.

Water System

In addition to sewer services, the City of Spokane has an 8-inch ductile iron distribution main along Thorpe Road that serves eight lots to the northwest, a 12-inch ductile iron distribution main in Westview Lane, as well as a 30-inch ductile iron transmission main along Thorpe Road. Water services for this project are expected to connect to the existing distribution main and loop

through the development; however, additional connections to the transmission main may be utilized if required due to pressure zone requirements. This project is anticipated to require approximately $(1,003 \text{ units} * 2.5 \text{ capita} * 261 \text{ gal/cap/day} * 2.6 * 1.7 \text{ (peak hour demand)})$ 2,892,702 gpd of potable water, or 2,008 gpm at full buildout.

Storm Drainage

Thorpe Road has a stormwater structure (drywell) adjacent to the property; however, the site is not connected/adjacent to a centralized stormwater disposal system. The concept stormwater system for the project will divert stormwater into roadside swales, tract ponds as well as the existing wetland buffers to the northeast for additional treatment in accordance with the Spokane Regional Stormwater Manual.

Because the development is located at the top of a hill, the project proposes catch basins at key points within the roadways, which will pipe stormwater into bioretention ponds or swales. The bioretention ponds are proposed to be located within tracts maintained by a homeowner's association. Stormwater from the new public streets would be held and treated within the ponds. A drywell structure and infiltration gallery will be installed in each pond that will discharge excess clean stormwater underground during frozen ground conditions that limit the volume of stormwater infiltration through the pond bottom.

A simplified SCS review for the 25-year storm indicates that approximately 5.2 ac/ft of storage in total will be required onsite and placed where either existing overland discharge can occur via evaporation and/or infiltration.

Legal Description

Please see the attached document including legal descriptions for each of the 18 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, October 5, 2021, and facilitated by Patty Kells.

Community Meeting and Public Notice – A public community meeting was held on April 20, 2022, and a second community meeting was held on August 30, 2022. Both meetings were noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations. A third community meeting is scheduled for January 30, 2023.

Preliminary Plat Application and Map Requirements – The preliminary plat and PUD applications as submitted contain 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.

Planned Unit Development (PUD) Application

The Spokane Municipal Code (SMC) Section 17C.110.200 Development Standard Table 17C.110-3 will be altered regarding lot width, frontage and minimum lot area. As proposed, approximately 317 lots intended for single-family detached residences will have a minimum frontage and width of 35 feet and a minimum lot size of approximately 2,972.54 sf. Additionally, approximately 142 single-family residences are proposed to have a minimum frontage of 40 sf and a minimum lot size of approximately 4,000 sf. The townhome lots will utilize alley-loaded townhomes with a front access along a public Right of Way.

In addition to lot dimensions and lot size, the project proposes to alter the following standards:

- **Maximum building coverage:** The project proposes to increase the building footprint to 65% for townhomes and compact lots.

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

Thank you,



Todd R. Whipple, P.E.
Whipple Consulting Engineers, Inc.

TRW/ajf

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

Victory Heights

Owner names, owner addresses, parcel numbers and legal descriptions from SCOUT

TRUE, STEPHEN N
PO BOX 649, SPOKANE, WA, 99210

25253.0005

252542PTN OF NW1/4 OF SW1/4 S OF THORP RD &W OF SP&S R /W

25253.0006

25-25-42 PTN OF SW1/4 OF SW1/4 BTWN SLY R/W OF SP&S RY AN DLN BEG ON N LN OF SW1/4 OF SW1/4 839.9FT E OF NW COR TH S31DEG E TO INT WITH SLY R/W OF SP & S RY EXC RD

25253.0008 (TRUE, THOMAS N & STEPHEN N)

252542PT OF SW1/4 OF SW1/4 LYG SELY OF THORP RD &W OF LNWHICH MEAS 492.5FT W OF SECOR OF SW1/4 OF SW1/4 TH N AT R/ATO SL OF SEC 25 TO PT OF INTER WITH SWLY LN OF TR CONV TOSPO PORTLAND CEMENT CO BY DEED 486/499 TH N31DEG W ALG SD LNTO PT ON NL OF SW1/4 OF SW1/4 WHICH MEAS 839.9FT E OF NWCOROF SW1/4 OF SW1/4

25253.0009

25-25-42 PTN OF SW1/4 DAF; BEG AT INT OF W SP & S RY R/W LNAND S SEC LN TH W TO PT 492.5FT W OF SE COR OF SW1/4 OFSW1/4 TH N TO INT W/LN RUN S31DEG E FRM PT 839.9FT E OF NWCOR OF SW1/4 OF SW1/4 TH S31DEG E TO WSP & S RY R/W LN THSLY ALG SD LN TO POB

25351.0001

352542SE1/4 OF NE1/4

25351.0004

352542PT OF NE1/4 OF NE1/4;BEG AT NECOR OF SEC S80R W 80RNELY TO POB

25351.0005

35-25-42, PTN OF NE1/4 OF NE1/4: BEG 380 FT S OF N LN OF SEC ON LN DRN FROM NE COR OF SEC TO CTR OF NE 1/4; TH W TO CO RD; TH SWLY ALG CO RD TO N & S CTR LN OF NE1/4; TH S TO CTR OF NE1/4; TH NELYTO POB

25351.0026

35-25-42 PTN OF NE1/4 OF NE1/4 DAF; BEG 293.5FT W & 100FT SOF NE COR OF SEC TH S193.5FT TH SWLY 125FT TO A PT 380FT SOF N LN TH W TO THORPE RD TH NLY ALG SD RD TO POB EXC RD

25354.0101

STUDEBAKER ADD L1TO24 IN B1TO8

CHARNESKI, LANCE & SHERRI
PO BOX 1747, Airway Hgts, WA, 99001-1747

25351.0601
CITY OF SPOKANE SP 2006-12 PARCEL "A" (AFN# 5464007)

25351.0603
CITY OF SPOKANE SP 2006-12 PARCEL "C" (AFN# 5464007)

GOODWIN, BRIAN K & STACIA
PO BOX 31106, SPOKANE, WA, 99223

25351.0602
CITY OF SPOKANE SP 2006-12 PARCEL "B" (AFN# 5464007)

GHAN, JEFFREY D & ROCHELLE E
3515 W 41ST AVE, SPOKANE, WA, 99224

25354.0029
35-25-42 TRACT "A" PER ROS FILED IN AUDITORS OFFICE IN BK 58 PG
16THRU 18

LOVE, MELISSA J
3507 W 41ST AVE, SPOKANE, WA, 99224-4917

25354.0030
35-25-42 TRACT "B" PER ROS FILED IN AUDITORS OFFICE IN BK 58 PG
16THRU 18

LARSON, LESTER J & CAROL J
PO BOX 4535, SPOKANE, WA, 99202-0535

25354.0031
35-25-42 TRACT "C" PER ROS FILED IN AUDITORS OFFICE IN BK 58 PG
16THRU 18

DEGUIRE, GREGORY & MARTHA
18116 PALMETTO CIR, FOUNTAIN VALLEY, CA, 92708

25354.0032
35-25-42 TRACT "D" PER ROS FILED IN AUDITORS OFFICE IN BK 58 PG
16THRU 18

WUNSCH ETAL, MICHAEL
3507 W 41ST AVE, SPOKANE, WA, 99224-4917

25354.0033
35-25-42 N 20FT OF SE1/4 OF SE1/4

25354.0034
35-25-42 BEG AT NW COR OF SE1/4 OF SE1/4 TH S 0DEG 19MIN 34SDS
E,990.09FT TO POB TH S 89DEG 33MIN 53SDS E, 657.98FT; TH S0DEG 38MIN
57SDS E, 41.08FT; TH N 89DEG 25MIN 37SDS W,TO A PT ON W LN SE1/4 OF
SE1/4 TH N TO POB