



Whipple Consulting Engineers, Inc.

March 25, 2019

WCE No. 2015-1409

City of Spokane  
808 W. Spokane Falls Boulevard  
Spokane WA, 99201

Attn: Ali Brast

**Re: Woodridge 3<sup>rd</sup> Addition– A Residential Subdivision  
Project Narrative**

Dear Ms. Brast,

This letter is intended to serve as the project development narrative

The project proposes to develop 53.69 acres +/- into a 138-lot subdivision. The project is on the southwest face of the five-mile plateau above the extension of Wieber Drive constructed with the Woodridge 2<sup>nd</sup> Addition Plat. The site is covered with field grass, Pine and Deciduous small trees, shrubs and weeds. On the site is a City of Spokane Water Tower known as the Woodridge tank. The Woodridge water tower is proposed to remain and will be placed on a lot in the subdivision at time of platting. The project proposes to extend and build a mix of public and private roads up the slope of the hillside to the top of the plateau. A new access road is proposed under the high voltage power lines; this road will be in an easement on this undeveloped land. These undevelopable and encumbered tracts are along the northern property line and are encumbered by Avista and BPA powerlines, storm drainage tracts and other public amenities.

The site is currently zoned as RSF . The subject property is located in a portion of NE ¼ of Section 15, T 26 N., R 42 E., W.M. The parcel number for the project is 26155.0001. The surrounding areas are single family residential land uses to the west and south, and large lot residential to the north and the east.

#### **Sewer System**

The site lies within the City of Spokane Sewer Department service boundary and will provide service to the project site. Sewer is proposed to gravity flow from the upper portion of the development to the existing sewer in Wieber Drive.

#### **Water System**

The project lies within the City of Spokane retail service area, therefore service will be by the City of Spokane Water Department. Water is proposed to be connected into the existing system along Wieber Drive and Shawnee Lane. In addition to these connections the project anticipates the connection of the Woodridge Water Tank to the Kempe Water Tank. A water system analysis is anticipated to be completed for this project. An easement has been granted to the City of Spokane for the Kempe tank connection, which is expected to be constructed in 2019. This

connection will provide additional source and storage for the existing and expanding Woodridge area.

### **Power and Dry Utilities**

Electricity and gas service will be provided by Avista. Comcast, and Centurylink, are available for phone and cable connections.

### **Stormwater**

For this project stormwater is anticipated to sheet flow from the road surface and the impervious surfaces of each lot with the majority of the stormwater being captured by catch basins and piped downhill to the Northwest where the stormwater will be discharged into the existing and expanded storm ponds under the power lines. These ponds, as discussed in the preliminary storm analysis, were constructed in earlier Woodridge phases. Stormwater will be conveyed overland to these ponds where the project stormwater will be treated and disposed of per the SRSB guidelines, essentially via a combination of infiltration, evaporation and/or direct discharge to the underlying soils.

This request is consistent with the following Comprehensive Plan Goals and Policies.

A. Goal LU2. Encourage the enhancement of the public realm.

***Development and expansion of public infrastructure, investment and residential opportunities will implement this goal.***

- a. LU- 2.1 Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

***Development of this project will include the removal of vacant land as well as provide living and limited recreational opportunities for the existing and new residents.***

- b. LU-2.2 Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

***Specific standards will be provided for home construction to be sure that the land use changes requiring additional density will provide a compact development, generally keeping with the quality of construction, finish and landscape standards of previous developments.***

- B. Goal LU3. Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work and transportation systems.

***Development to City standards with the Urban environment, thus fulfilling the overall goal of the City's Comp plan, inherently meets this goal.***

- a. LU-3.1 Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

***This project is an infill project within the Urban area which, under the Growth Management Act, facilitates and meets this goal.***

- C. Goal LU 3.7. Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.

***This project strives to be at the lower end of the density standard to both meet the standard and not be too much of a change to the existing Woodridge area.***

- D. Goal LU4. Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

***Development of this project brings the overall area that much closer to a second connection to North Five Mile Road, thereby implementing a much needed strategy for the North Indian Trail neighborhood.***

- a. LU-4.1 Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

***This project, inside the Urban Growth Boundary with compact lots compared to previous developments, provides an overall reduction in sprawl, makes transportation solutions more cost effective and reduces drive time and while increasing carpooling opportunities to potentially have a positive impact on air quality.***

- E. Goal LU5. Promote development in a manner that is attractive, complementary, and compatible with other land uses.

***As noted above, we believe we have met this standard.***

- a. LU-5.1 Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

***This project will have minimal impacts and encourage efficient use of land and reduction of sprawl.***

- b. LU-5.2 Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

***Development of this property will set aside nearly 20 acres of open space for the continual use of Avista and BPA, which will be managed by the Home Owners Association.***

- c. LU-5.5 Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

***As an infill project as well as an upslope project, we would expect to have little incompatibility with the lower neighborhoods, if only due to limited sight lines.***

- F. Goal LU8. Maintain an Urban Growth Area that includes areas and densities sufficient to accommodate the city's allocated population, housing and employment growth for the succeeding twenty-year period, including the accommodation of the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, but that does not exceed the area necessary to accommodate such growth.

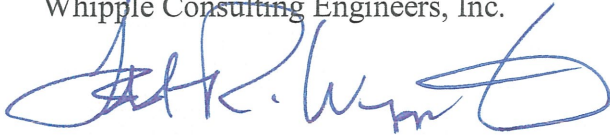
***As an infill project that meets the City's identify density ranges established to meet OFM 20 year population increases, this project meets this goal.***

- a. Goal LU-8.1 Limit urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided.

***This is an infill project, within the Urban Growth Area where public facilities are adjacent on our property with no requirement for unnecessary extensions therefore, "efficiently," available.***

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

Sincerely,  
Whipple Consulting Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Todd R. Whipple", with a stylized flourish at the end.

Todd R. Whipple, P.E.

Encl:

CC: Sponsor  
File