

September 13, 2011

City Council Members
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Re: Minority Report Related to Comprehensive Plan Amendment # 1000058

Dear Council President Shogan & City Council Members,

This minority report is being submitted to address our concerns with the Plan Commission majority vote to recommend approval of the Comprehensive Plan Amendment located at 2727 E. 35th Avenue.

There are several issues for your consideration as you review this amendment.

First, we don't believe that this proposal is consistent with the Comprehensive Plan. Policy LU 1.4 states "direct higher density residential uses to centers and corridors designated on the land use map." Although this neighborhood has yet to do neighborhood planning, we agree with planning staff that "the subject parcel is located on the south side of Southeast Blvd which may be considered a natural boundary between higher intensity land uses and lower intensity land uses."

Planning staff also stated that there is historical support in the repealed Lincoln Heights Neighborhood Plan for more intense uses north of Southeast Blvd and single-family uses to the south of Southeast Blvd. Staff actually recommended a land use category of Residential 10-20 instead of Residential 15-30, that wasn't supported by the majority of the Plan Commission.

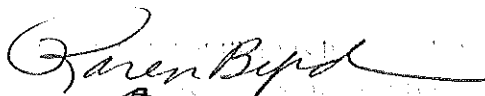
Second, a traffic engineering letter dated December 8, 2010 questioned the appropriateness of allowing access to Southeast Blvd should this amendment be approved. Specifically, the letter states "any proposed apartment or commercial access to Southeast Blvd. is in conflict with the intended design, construction, and right-of-way acquisition for the Southeast Blvd arterial." There wasn't a letter of support from traffic engineering in favor of this proposal at the time of the Plan Commission hearing.

Third, just because the subject parcel sits adjacent to a multifamily development doesn't warrant approval of this proposal.

In order to be consistent with the Comprehensive Plan and in light of traffic engineering concerns, we don't recommend approval of Comprehensive Plan Amendment # 1000058.

Sincerely,

Karen Byrd



Bob Mansfield

