



Development Services Center
Attn: Tami Palmquist, Principal Planner
808 West Spokane Falls Boulevard Spokane, WA 99201-3329
Phone: (509) 625-6157
Email: tpalmquist@spokanecity.org

January 16, 2019

Dear Ms. Palmquist,

Thank you for the opportunity to express our concerns regarding the proposal to develop Deep Pine PUD on a 48 acre parcel west of High Drive Bluff Park.

Friends of the Bluff is a 501(c)(3) non-profit dedicated to the enhancement and protection of the Spokane High Drive Bluff park system (the "Bluff"). We engage the Spokane community and Bluff lovers through outreach efforts and events. Bluff users are passionate about protecting access to the Bluff's 500 acres of forested hillside crisscrossed by over 30 miles of trails.

The Deep Pine development could forever block access to the park from the west. The Latah/Hangman neighborhood is a stone's throw from the Bluff, but cannot access it without commuting distances to established trailheads elsewhere. More than a century ago, city planner Aubrey White engaged the Olmsted Brothers to create a plan that would locate parks within walking distance of all city residents' homes. Now is our chance to honor that vision and look ahead to the next hundred years as well, when we consider the grand scheme and layout of all of Spokane's parks and the connectivity between them. This parcel's importance as an east-west connector and an ecological gem is shown in the current ranking of 5th of 29 potential Conservation Futures properties.

We strongly support public acquisition and conservation of this property, but if that is not possible, it is critical that public access to the High Drive Bluff is provided in perpetuity. This property could provide access for the Latah/Hangman neighborhood and to all residents west of Highway 195.

Friends of the Bluff respectfully requests that this development comply with the law (SMC 17G.080.070(B)(C)):

Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.(1)

Review of application documents shows the applicant understood this and intended to make provisions for public access as indicated in several early filings applicant made. However this language was dropped in subsequent filings. In effect, the current application is a **reduction** of public access to the Bluff which is unacceptable and contrary to not only the applicant's prior filings but the law. The current application shows a trail strictly for private use and excluding public access to the public park land.

Access could be provided along the shoreline. A publicly accessible trail from the bridge to the city park would be an amenity for the PUD and the public. This would be a mutually beneficial outcome. In order to achieve this and conform with city code, Friends of the Bluff respectfully requests the applicant:

- 1) Grant a pedestrian public access easement to bridge and area shown on Exhibit A, in perpetuity.**
- 2) Connect planned sidewalk to path leading to Latah/Hangman neighborhood. See Exhibit B.**
- 3) Provide space nearby for a small parking lot.**

Thank you for considering our recommendations. Please keep us informed of additional opportunities to review or comment as this development proposal is considered

Sincerely,

The Friends of the Bluff Board, 1/1/2019

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Citation:

(1) <https://my.spokanecity.org/smc/?Section=17G.080.070>