

July 12, 2006

Leroy Eadie, Current Planning Manager
Planning Services Department – City of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329

Dear Mr. Eadie,

We are residents of the West Central Neighborhood and are enthusiastic about many of the elements of the Kendall Yards development. At the same time, we have some concerns about the preliminary plat and have suggestions for ways the development could be improved. Due to the short public-comment period, this document focuses only on our concerns with the preliminary plat (File # Z2006-06-PP/PUD). We hope to spend more time with the developers on our suggestions for improvement at a later date.

- 1) The City of Spokane should consider the repercussions of vacating Summit, Ohio, and Ide. Reasons and Concerns:
 - These rights of way are currently owned by the city and are used for pedestrian and vehicle access (including parking) to the river bluff including the Sandifur Bridge and open space/parkland.
 - Based on the current plat, Kendall Yards has not dedicated public space within the development comparable to what is being vacated, in size or value.
 - Although we are not proposing the space remain a road, we are proposing the space remain within the City's control. The City could then decide the most appropriate use of that space given the entire neighborhood and City's needs. We do think the Centennial Trail is a priority for the space including public parking.
- 2) During a transportation meeting Kendall Yards (Tom Reese) stated that north-south roads would be re-established in the development. The plat shows that Cannon, Elm, and Ash will be vacated south of Bridge (in the development), and there will be no new right of way created to link existing neighborhood north-south streets to Ohio within the development. Reasons and Concerns:
 - Vacating these streets limits connectivity between the existing neighborhood and the development. It also increases traffic on north-south roads that have *not* been vacated, for example, Chestnut, which is a very narrow and highly pedestrian utilized road.
 - Vacating these streets creates mega-blocks within the development and does not follow the street grid system encouraged in the Comprehensive Plan. Looking at the plat, the longest blocks within the existing neighborhood are roughly 1,200 feet long. These are too long at 1,200 feet. Vacating Cannon and Elm would result in a block roughly **2,500 feet long**. This is not pedestrian friendly and does not encourage connectivity.
 - Limiting connectivity will also impact all residents' ability to access commercial centers – both within Kendall Yards and on West Broadway (east of Elm). A successful project would promote access for residents within the development and in the existing neighborhood to any commercial center.
- 3) The plat should include more increased City-dedicated public space. This is also important for connectivity. Without City-dedicated public space there is no way to guarantee this will be provided by the developer in the future.
- 4) We are concerned about 12-story buildings west of Maple. The underlying zone for that area is currently medium density residential (4-stories/35 feet).

Thank you for considering our comments. If you have questions, please contact us at (509) 532-8859.

Sincerely,

Lisa Capoccia and Gideon Schreiber
2007 W. Dean Avenue; Spokane, WA 99201