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July 17, 2006

Leroy Eadie  
City of Spokane Planning Dep't  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

Re: Kendall Yards

Dear Mr. Eadie,

Please accept these comments regarding the Kendall Yards development proposal on behalf of myself and my husband, John Osborn. We have several concerns regarding the proposed PUD.

- **Impacts on the Spokane River urban wilderness.** Kendall Yards is located on a 78-acre parcel directly adjacent to the Spokane River. The PUD application states several times that the developer intends to take advantage of the great views afforded by its proximity to the river. But, the developer asserts that KY will cause no impacts to the unique urban wilderness next door, even though 2600 homes and 5,000 new residents will be moving in. The City needs to include conditions that protect the Spokane River, water quality, riparian areas and wildlife – valuable public assets that will be adversely affected by the Kendall Yards development.
- **Neighborhood Traffic Impacts.** Many thousands of cars will access and leave Kendall Yards each day. Traffic impacts will be widespread. Of particular concern are traffic impacts in the West Central neighborhood, where bicycles, pedestrians, kids and pets abound. Despite the proximity to West Central and the clear intent in the PUD that traffic flow between Kendall Yards and West Central, neighborhood traffic impacts were not studied. This is unacceptable. The City must study traffic impacts to establish a baseline. Then, the City must require Kendall yards to mitigate West Central traffic impacts before the development begins to affect the neighborhood. We especially support traffic calming strategies to reduce speeding and preserve the quiet character of our neighborhood.
- **High-Density Development Is Not Appropriate West of Maple.** The developer intends to build condo towers from 8 to 12 stories high along the ridge above the Spokane River. Such intensive development is inappropriate at any point that is adjacent to the Spokane River corridor and natural areas. The underlying zoning for the site should not be changed.

No amount of mitigation or public benefit can offset sore thumb-condominiums towering over the River.

- **Pedestrian Friendly Development.** The developer's documents state repeatedly that Kendall Yards is intended to be a bicycle and pedestrian-friendly development. But the plans are vague and make few commitments to specific traffic calming and foot friendly elements, including transit infrastructure. The City needs to impose specific requirements to ensure that alternative transportation predominates and is served within the development.
- **Low Income Housing.** Kendall Yards claims it will enhance the City Comp Plan goal to encourage the affordable housing by "providing moderate to higher income housing that would provide balance to the low to moderate income housing that comprises West Central." But, speculative buying is occurring in the neighborhood and housing prices are rising quickly. We ask that the City take steps to preserve low income housing in the West Central neighborhood.
- **Air Quality.** We are very concerned about the potential for significant particular matter air pollution blowing off the site during the proposed lengthy build-out period. While SCAPCA outlined basic requirements in its EIS comment letter, it appears that no conditions are in place to prevent dust and dirt from blowing into the neighborhoods. The City needs to require cover planting and other pro-active measures to prevent air pollution through the construction period, beginning now.

Yours very truly,

Rachael Paschal Osborn

cc: Mayor Dennis Hession