

## **Rockwood Neighborhood Council Meeting**

**April 9, 2013**

### **Hutton Elementary School Cafeteria**

**Call to Order:** 7:05

**Quorum:** Yes

**Approval of Minutes:** Minutes approved as presented. One clarification – the Heritage Church’s single service is not causing traffic problems, but there is concern that the proposed three services will.

#### **Treasurers Report:**

No change since last report

Balances:

- Total: \$2,270.00
- General: \$30.65
- Pillar: \$1,537.56
- Charity: \$40.00
- Planter: \$70.00
- Traffic: \$591.79
- Benches: \$0.00

**Exec Board actions:** None

#### **Hutton School update:**

**Jodi Kittel (Spokane Public Schools)** - The first phase of the school rehabilitation plan is almost complete. Two committees working on external and internal plans have one more meeting. There will be an open house the end of May to discuss the plans. Construction is due to begin the summer of 2014. The new facility will honor the historic nature of the existing structure and neighborhood and will house 550 students. One of the challenges will be to include onsite parking to relieve traffic congestion while maintaining play areas.

#### **Guests:**

- **Jon Snyder, District 2 City Councilman**  
Councilman Snyder was in attendance and indicated he was here to hear the concerns of RNC neighbors.

- **Mike Allen, District 2 City Councilman**  
Not in attendance called in ill
- **Ben Stuckart, City Council President**  
Council President Stuckart was in attendance to hear concerns on the Denver St proposed development.
- **Jonathan Mallahan, Office of Neighborhood Services**, representing the Mayor's office was in attendance to hear concerns on the Denver St proposed development.
- **Captain Frank Scalise, Spokane Police Department**  
Captain Scalise provided the neighborhood incident map, indicating that ours is a low crime neighborhood. To report incidences, call Crime Check at 456-2233. Noise is a quality of life issue, but is low on the response priority list. The graffiti initiative is going forward. Neighborhoods are being asked to consider forming volunteer groups to participate in the abatement program. The department will have a graffiti coordinator and will need a group point of contact.
- **Melissa Nystrom Spokane Police Ombudsman**  
The office has moved to the 1<sup>st</sup> floor of City Hall. Please stop in or call with any questions. The 2012 Annual Report is available on the website, [www.spdombudsman.org](http://www.spdombudsman.org). Reports can also be filed online. The most common complaints are inadequate response and demeanor. The Department of Justice is doing a review of the 2011 recommendations and responses.

#### **South Hill Coalition Planning update: Terry Warrick/Don Lamp**

Terry Warrick reported that the consultant has been selected, MIG, and the budget has been submitted to the City for approval. Each neighborhood was allotted \$21,000 which has been pooled with five neighboring councils for neighborhood planning. (Cliff/Cannon, Manito, Lincoln Heights, Comstock & Rockwood) The kick-off committee meeting for this next phase is being held in May and a stakeholders meeting in June.

#### **Community Assembly Rep: Julie Banks**

A F.A.Q. sheet is being put together on graffiti. On 4-27-13 the anti-graffiti "cleaning up the core" event is being held. Sign up to participate at [www.spokaneneighborhood.org](http://www.spokaneneighborhood.org).

On 4-24-13 the planning committee is taking public comment on an "outdoor storage" ordinance at 4:00pm in the Council briefing room at City Hall.

The traffic calming project applications funded by photo red are being considered. RNC submitted a proposal for a traffic island at the intersection of Arthur and Rockwood. Next year we plan to submit a proposal for both an arterial street and a residential street traffic calming feature.

**Unfinished Business:** None

**Announcements:**

Carol Cunningham is coordinating the annual dump pass distribution. Passes will be available May 4<sup>th</sup> between 10:00am and noon at the South side of Hutton Elementary and are good for two weeks. Present the passes at weigh-in.

Radar speed feedback signs:

April 18-29 - 1100 block of E Rockwood Blvd.

May 28-June 10 – 500 block of E 17<sup>th</sup>

July 29-Aug 12 – 1900 block of S Hatch

Spokane Transit Corridor planning open house is April 10<sup>th</sup> at 4:30pm-7:00pm. Lincoln Center 1316 N Lincoln St. STA is currently planning a High Performance Transit network. The proposal for our neighborhood would be 6-15 minute frequency. For more details visit [www.stamovingforward.com](http://www.stamovingforward.com).

Manito/Cannon Hill Neighborhood Council is meeting April 23<sup>rd</sup> at 7:00pm, Wilson Elementary, 911 W 25<sup>th</sup> (use SW gym entrance). They are presenting a program, Social Media 101

**New Business: 2607 S Denver proposed development**

Chairperson Lynch set the tone for the discussion by stating this topic was placed on the agenda at the request of RNC residents of the area around 2607 S Denver St. This is not a formal hearing but is an opportunity for those involved and/or impacted by the proposed development to express their thoughts in an open public arena. Members of the City Council and a representative of the Mayor's Office are present to hear firsthand the concerns of neighbors regarding infill development in distinct neighborhoods. Neighborhood residents as well as developer Dave Parsons and Architect Matthew Collins are in attendance.

**Spokane Planning Department statement:**

Scott Chesney, Spokane Planning Director provided a written response to three questions presented to him in advance by Dean Lynch regarding this proposed development.

**How can a single tax parcel as identified by county records actually be 3 separate lots?**

The existing tax parcel is 20,0333 square feet in area. The legal description shown on the Spokane County Assessors website is MANITO PK MCCREA & PER L6-7-8 B5. There are three 50' wide platted lots of record within this tax parcel. The zoning code allows each lot to be developed with a single family dwelling.

**What is the process the developer needs to follow to develop the land?**

They need a boundary line adjustment (BLA) to reestablish the lot lines for the three underlying platted lots and create three separate parcels. They have already made application for the BLA. Once the BLA is approved and recorded at Spokane County they may make application for a building permit.

**What is the existing land use designation and what can be built per existing code?**

The site is zoned RSF, Residential Single Family. In the RSF zone, the owner could make application for a short plat and request a minimum lot area of 4,350 square feet and a lot width of 40' wide. A type II application which includes public notice is required for a short plat application. Attached houses are also permitted in the RSF zone. The maximum number of attached house is two. These must still be on separate lots, so for three parcels, only three units can be built, but two of them can be connected with a common wall. They may not build upper and lower units in the RSF zone, so the height limit is somewhat moot. In any case for RSF it is 35' to the peak of the roof.

**Developer, Dave Parsons, statement:**

Parsons Construction has been in business for 32 years providing high quality custom products. More information can be obtained at [www.parsoncustombuilders.com](http://www.parsoncustombuilders.com). The architect for this project is Matthew Collins of UPTIC Studios, who is planning to purchase and live in one of the houses. Mr. Parsons feels that the end product will increase the value of the neighborhood. He responded to four questions that had been submitted to him prior to the meeting from neighbors.

**Why was the existing home “taken down”?** The original intent was to remodel the existing home, but it was built in the 40's and had numerous costly defects including heaving floors, cracking ceiling, asbestos, single pane windows, the decks were rotted and four different siding products were used on the structure. Additionally there was no way to modify the floor plan to appeal to today's consumer.

**Given the fact that the existing architectural styles are a mix of older ranch, craftsman, colonial, Nantucket and Northwest designs, why is the proposed development a new ultra-modern design?**

Mr. Parsons believes the Pacific NW modern design will complement the neighborhood. These homes will be custom designed and built and will sell in the \$450,000 range.

**Neighbors are concerned with the density of the project in a neighborhood where homes tend to be on large treed pieces of property. Why replace one home with three houses, two driveways and a swimming pool?**

The three single family residences will be built on three lots as currently zoned. The pool is a conceptual idea. The plans are to maintain as many trees as possible for shade and privacy.

**Neighbors are concerned about the effect this dense development will have on the Woodloch Pond. How will potential runoff issues be addressed?**

Parsons Construction has experience with waterfront development and understands the concerns. They will meet all City requirements and work with neighbors to make sure concerns are addressed and met.

**Greer Bacon** spoke on behalf of her and husband Rod Bacon. They have initiated legal action against the development. The premise of the legal action is that even though the property in question was platted as three lots in 1907 the city and county have treated it as one parcel. In 1947 the city approved construction of the prior house across property lines. There are multiple houses that cross the original plat lines, in fact there are 16 properties with eight houses (now 7) on the block. They believe that the

developer should be required to do a short plat, which is a public process allowing public testimony, to reestablish the three lots rather than a BLA which is an administrative process. She also indicated that the typical lot in the neighborhood is approximately 14,500sf with a 1850sf home, covering 13% of the lot. The remainder of the lot is green space. The new construction would cover 30% of the lots.

**Open discussion:**

**John Reinhardt** on behalf of the Woodloch Pond Association expressed concerns about the health and preservation of Woodloch Pond. Drainage, runoff, storm sewers, flooding basements and underground streams are an issue now and the new more dense construction will likely exacerbate the problems. More asphalt (two driveways) will mean more runoff. Mr. Parsons responded that density doesn't increase runoff problems and that they will follow code and manage any potential water issues caused by their construction.

Neighbors are concerned that the modern architecture and dense development is not in keeping with the present neighborhood esthetic.

Neighbors opposing this development stated that they think the City should look at land use policies. Urban infill should not go against neighborhood wishes. The City should not rubber stamp development without regard for "social factors".

Two neighbors said they were in favor of the proposed development. Urban density/infill will protect against sprawl. We need to open up and trust.....look to the future. One person said they could vouch for Parson Construction as a quality developer that respects the importance of architecture correctly designed to suit the site.

A neighbor who recently built a house in the area described the problem his developer had when they hit an underground spring. This occurred even after extensive geological testing for water.

One neighbor indicated that 99% of his trepidation was alleviated by the fact that these homes will sell in the range of \$450,000. Change can be "good or cheesy" and this development appears to be of good quality.

Mr. Parsons ended the discussion by saying that the neighborhood concerns were warranted, that his development is not a mass produced product, is architecturally designed and will be sited correctly

**Adjournment:** 9:30pm

Respectfully submitted,

Linda McHenry, Secretary

Rockwood Neighborhood Council

