



Whipple Consulting Engineers



Community & Traffic Study Scoping Meeting

Needham Hill Addition at West Terrace
August 27, 2020

Time for questions and comments will be available at the end of this presentation.
This meeting is being recorded and will be summarized and submitted to Spokane County and WSDOT.

Meeting Description and Rules

- The Community meeting portion of this meeting is being held per Spokane County Code.
- The Traffic Scoping portion of this meeting is being held per Spokane County Road Standards, Appendix A.
- A general project overview will be given at the meeting which may include appropriate land use, other pending land use decisions and other aspects of the project. This portion of the meeting will include our presentation and then a Question and Answer period
- Following the project overview portion of the meeting, the traffic scoping process will occur. This process is a conversation with the community to discuss existing or potential traffic issues. We will take the information collected to Spokane County, the City of Spokane and WSDOT to finalize the scope of the traffic study.
- Meeting Rules:
 - The meeting will be recorded.
 - Questions/comments may be submitted either by email to info@WhippleCE.com or through the zoom chat function.
 - Please do not abuse the chat function, this prevents others from having their questions answered. If you are found to be abusing the chat function, you will be removed from the meeting.
 - The meeting will end promptly at 6 PM. We will attempt to answer all questions within that timeframe; however, it is possible that we will not get to all questions before the end of the meeting.

WCE

Whipple Consulting Engineers, Inc
A Civil and Transportation Engineering Company
21 S. Pines Road, Spokane Valley, WA 99216

NOTICE

OF

VIRTUAL COMMUNITY AND TRAFFIC STUDY SCOPING MEETING FOR THE PROPOSED NEEDHAM HILL ADDITION AT WEST TERRACE

Notice is hereby given that a **Virtual Community and Traffic Study Scoping Meeting** will be held on **Thursday, August 27th** from **5:00 PM to promptly 6:00PM**. The purpose of this meeting is for discussing the proposed project and the **SCOPING** of a Traffic Study for **Needham Hill Addition at West Terrace** a proposed Preliminary Plat and P.U.D.

Proposed Project: This project proposes to subdivide approximately 55.59 +/- acres of a 73.03 +/- acre site into 270 lots for single family homes. A copy of the proposal is included in this mailing. Updates and more information can be found at: WhippleCE.com/virtual-meetings.

Proposed Project Location: The property is located on parcel number 24182.9040 located at on W. Melville Rd near S. Hayford Rd in Spokane County, WA.

Purpose of Meeting: This meeting is being held to fulfill the requirements of Spokane County to provide a community and traffic scoping meeting for the above referenced project. A general project overview will be given as this is also a meeting to discuss other elements of the project. Items such as appropriate land use, other pending Land Use decisions, plats or ancillary issues can be discussed at this meeting. This scoping process is a conversation with the Community to discuss existing or potential traffic issues that currently exist or that may exist as a result of this project. Once this meeting is complete, a scoping meeting will be held with Spokane County and WSDOT to finalize the scope of this traffic study prior to implementation of the traffic counts and the acquisition of other extraneous information needed to perform the traffic study.

Proponent: Agent/Representative: Ben Goodmansen, E.I.T., Whipple Consulting Engineers. (509)893-2617

PLEASE SEE THE REVERSE OF THIS PAGE FOR INSTRUCTIONS ON HOW TO ATTEND THE VIRTUAL MEETING

Virtual Meeting Instructions

REGISTRATION LINK: Go to Zoom.us/join and enter 894 8648 2213 as the meeting ID

Or scan the following with your cell phone camera:



Please register for this meeting in advance. After your registration is approved, you will receive a confirmation email containing a link to join the meeting.

Any specific questions you would like discussed at the meeting may be submitted prior to or during the meeting to: info@WhippleCE.com

Call-In Instructions

As an alternative, if you do not have access to an internet device you may also call in to the meeting:

Dial: [+1 253 215 8782](tel:+12532158782) or [+1 669 900 6833](tel:+16699006833) or [+1 346 248 7799](tel:+13462487799) or [+1 408 638 0968](tel:+14086380968) or [+1 646 876 9923](tel:+16468769923) or [+1 301 715 8592](tel:+13017158592) or [+1 312 626 6799](tel:+13126266799)

When prompted, enter the Meeting ID: **894 8648 2213**

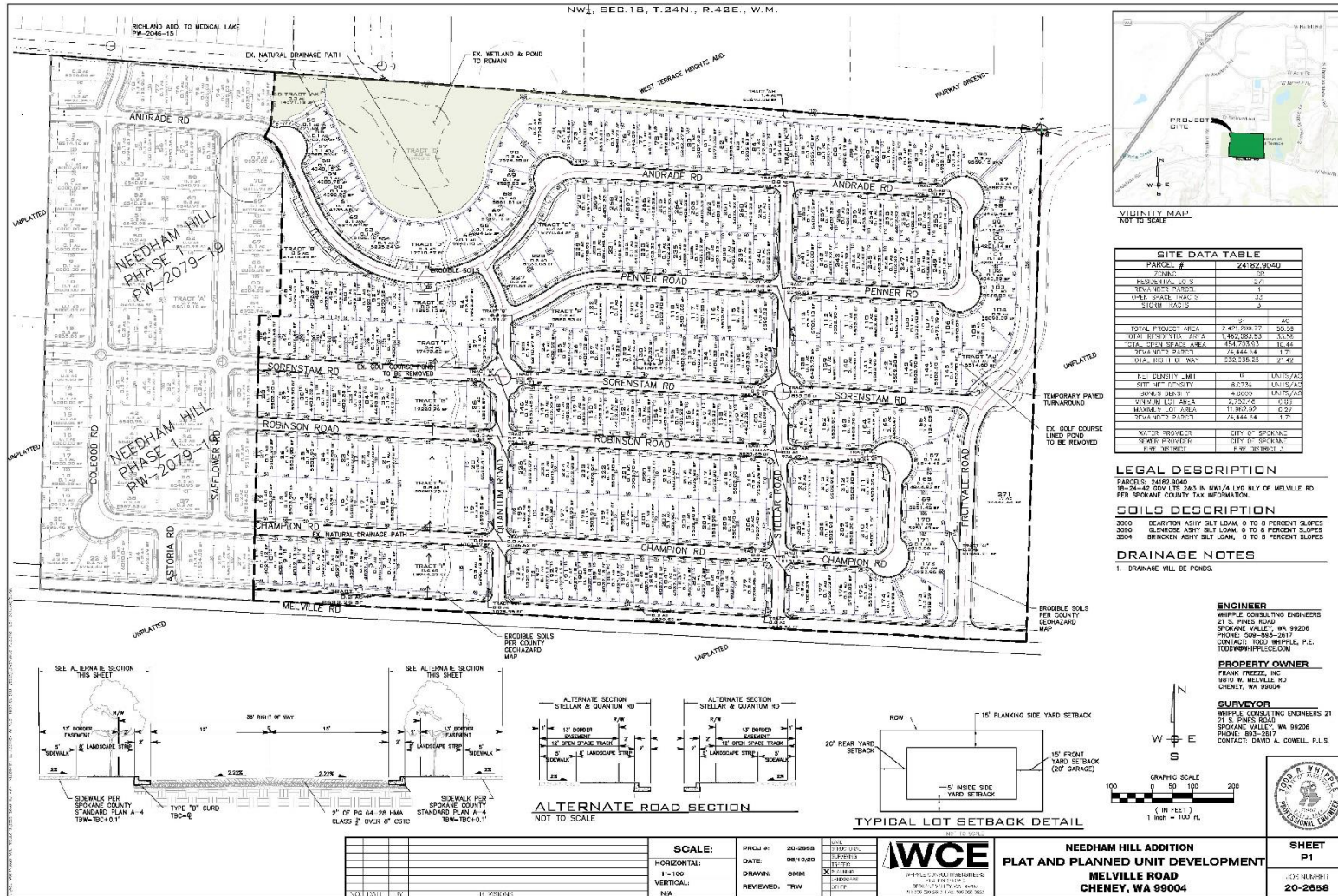
Should you choose to dial in to the meeting, you *will not* have the ability to comment/ask questions during the meeting. If you have any questions or comments- in particular, specific comments related to the traffic study- please send them in advance to info@WhippleCE.com or 21 S Pines Rd, Spokane Valley, WA 99206.



Traffic Scoping Meeting Outline

- A. Overview of the Project
- B. Project Zoning
- C. Overview of Trip Generation
- D. Public Traffic Comments

Preliminary Site Plan



SITE DATA TABLE

PARCEL #	24182 (9040)
TOTAL AREA AC	224
AREA WITH POND	1
AREA WITH ROAD	25
STORM ROAD	3
TOTAL PROJECT AREA AC	247,794.77
TOTAL IMPROVEMENT AREA AC	1,452,983.53
AREA WITH ROAD AREA AC	154,700.03
AREA WITH POND AC	24,444.24
TOTAL PROJECT AREA AC	232,335.25
AREA WITH ROAD AC	0
AREA WITH POND AC	0
AREA WITH ROAD AC	4,000.00
AREA WITH POND AC	2,755.78
AREA WITH ROAD AC	15,992.09
AREA WITH POND AC	24,444.24
AREA WITH ROAD AC	0
AREA WITH POND AC	0
AREA WITH ROAD AC	4,000.00
AREA WITH POND AC	2,755.78
AREA WITH ROAD AC	15,992.09
AREA WITH POND AC	24,444.24

LEGAL DESCRIPTION
PARCELS 1-185 (9040)
18-24-42 DEV LOTS 2&3 IN NW 1/4 LYS RLY OF MELVILLE RD
PER SPOKANE COUNTY TAX INFORMATION.

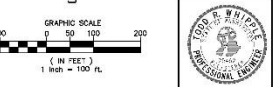
SOILS DESCRIPTION
3090 OLIGOMERE ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES
3090 OLIGOMERE ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES
3504 BRACKEN ASHY SILT LOAM, 0 TO 8 PERCENT SLOPES

DRAINAGE NOTES
1. DRAINAGE WILL BE PONDS.

ENGINEER
WHIPPLE CONSULTING ENGINEERS
21 S. PINE ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-365-2817
CONTACT: SALLY A. CORWELL, P.L.S.
1000@WHIPPLEENGINEERS.COM

PROPERTY OWNER
FRANK FREZZE, INC.
8910 W. MELVILLE RD
CHENEY, WA 99004

SURVEYOR
WHIPPLE CONSULTING ENGINEERS 21
21 S. PINE ROAD
SPOKANE VALLEY, WA 99206
PHONE: 509-365-2817
CONTACT: SALLY A. CORWELL, P.L.S.



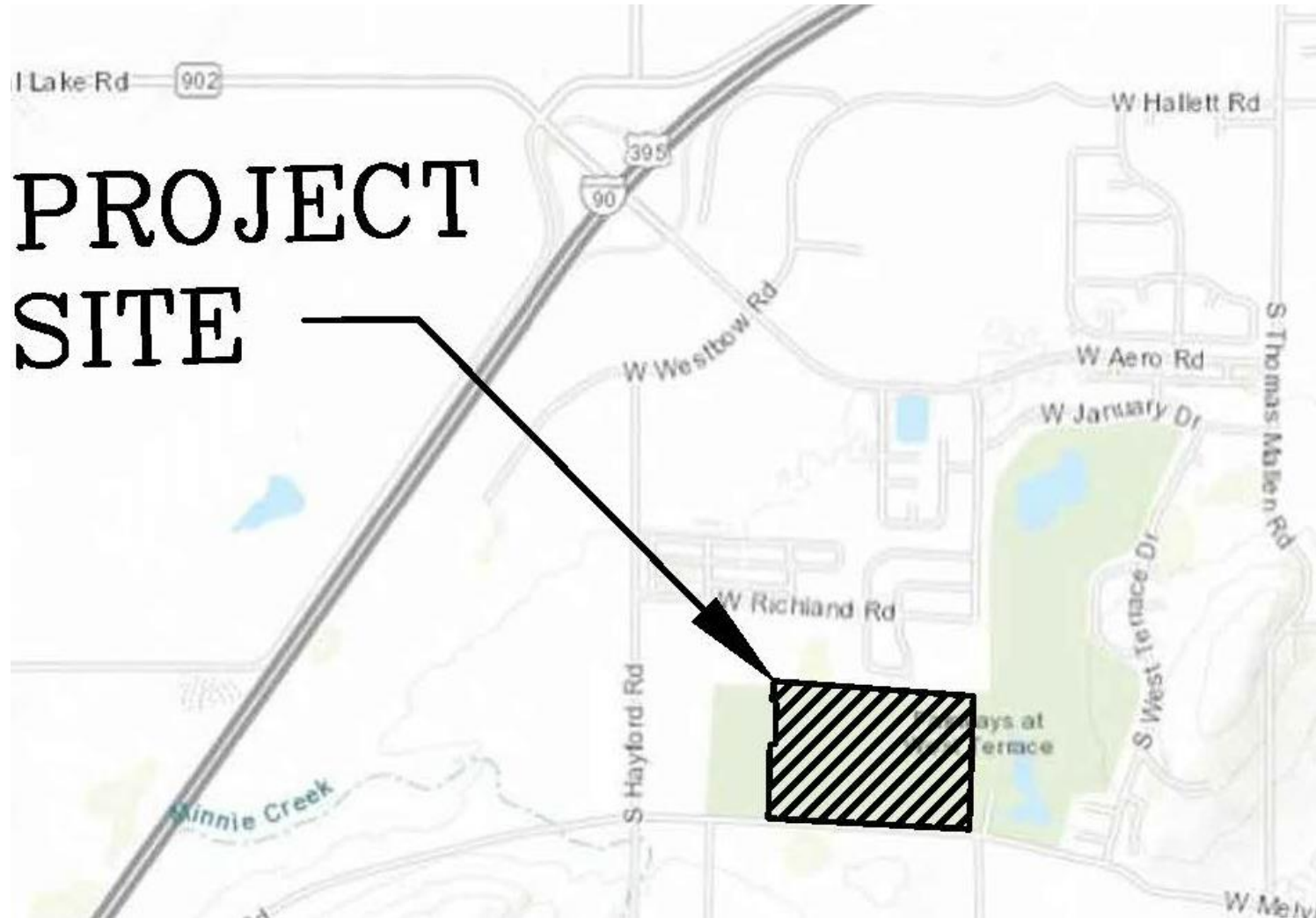
**NEEDHAM HILL ADDITION
PLAT AND PLANNED UNIT DEVELOPMENT
MELVILLE ROAD
CHENEY, WA 99004**

SHEET P1
DATE: 08/10/20
20-2858

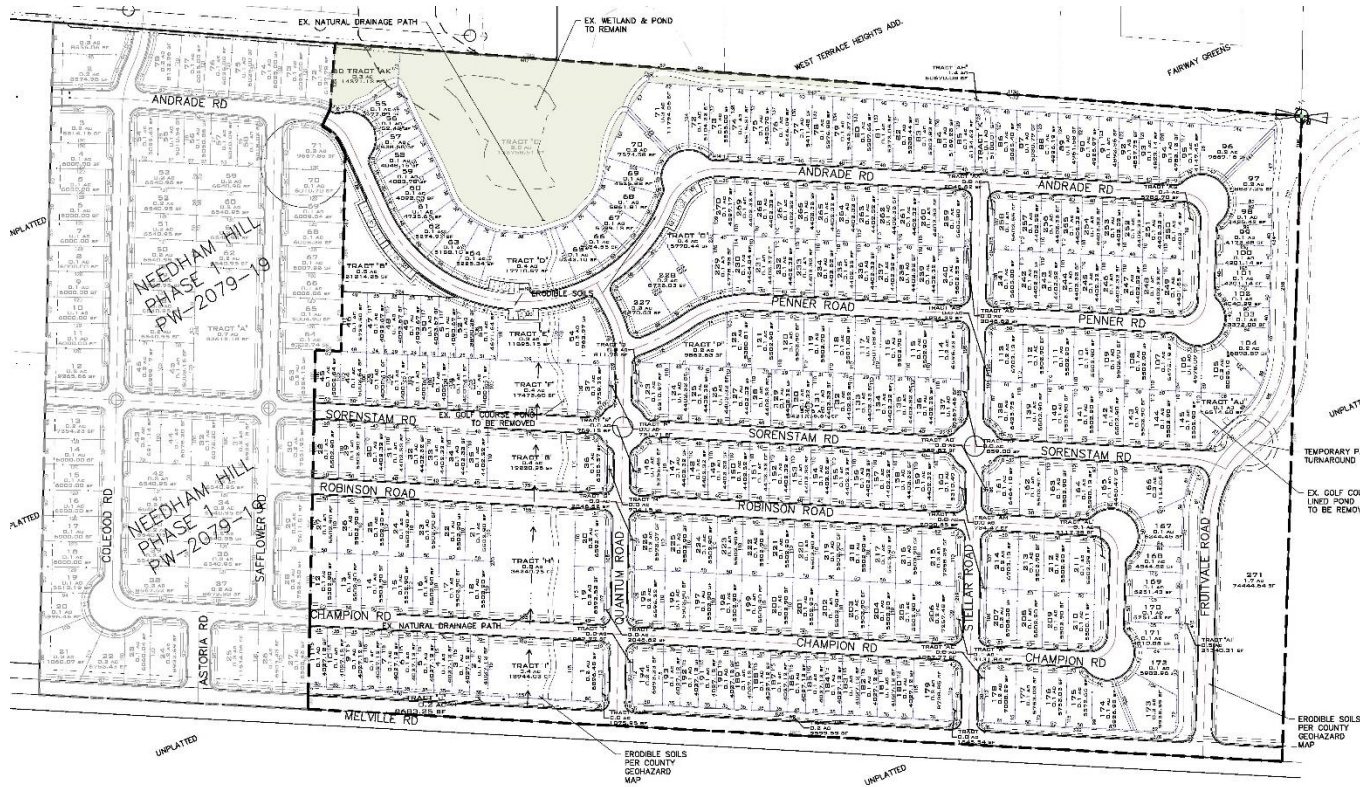
Current Proposal as Compared to Approved Proposal



Vicinity Map



Project Description



- 55.59 Acres +/-
- Residential Single Family
- 270 Single-Family lots
- Density: 8.07 Units/Acre
 - LDR: 1-6 Units/Acre
 - Bonus Density: 4 Units/Acre

Bonus Density

- Allowable Density (without bonus density): 1-6 Units/Acre
- Total Bonus Density Earned: **4 Units/Acre**
 - At least 50% of the dry, common open space has a slope of 10% or less: **0.3 Units/Acre**
 - Nonresidential Parking areas are kept small and interspersed with landscaping: **0.2 Units/Acre**
 - Internal bike and pedestrian system physically separated from roadways: **0.5 Units/Acre**
 - Interconnected roadway system without cul-de-sacs: **1.0 Units/Acre**
 - Un-gated development allowing through access to the public: **0.5 Units/Acre**
 - All required parking is covered: **1.0 Units/Acre**
 - Development features a mix of at least three housing types: **0.5 Units/Acre**

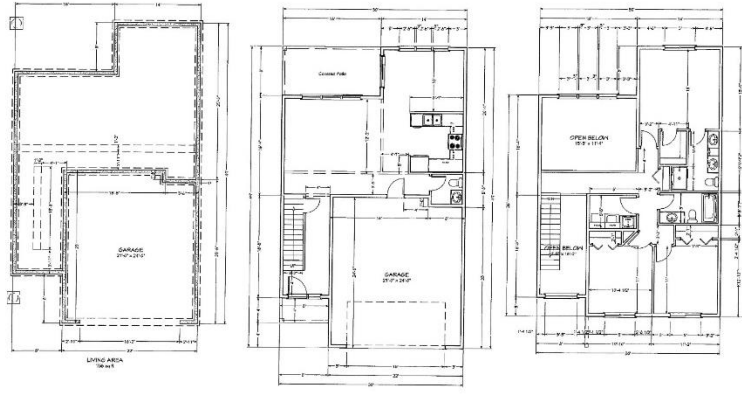
Bonus Density- Housing Types

- Allowable Density (without bonus density): 1-6 Units/Acre
- Total Bonus Density Earned: **4 Units/Acre**
 - Development features a mix of at least three housing types: **0.5 Units/Acre**





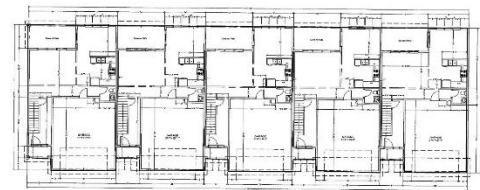
SINGLE-FAMILY ELEVATIONS



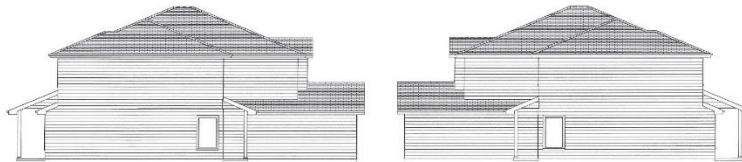
SINGLE-FAMILY FLOOR PLAN VIEW



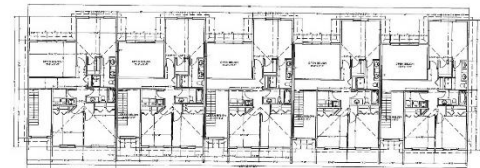
ROWHOUSE ELEVATIONS



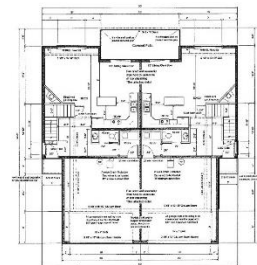
ROWHOUSE MAIN FLOOR PLAN VIEW



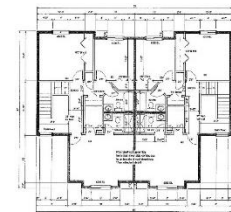
DUPLEX ELEVATIONS



ROWHOUSE SECOND FLOOR PLAN VIEW



DUPLEX MAIN FLOOR PLAN VIEW



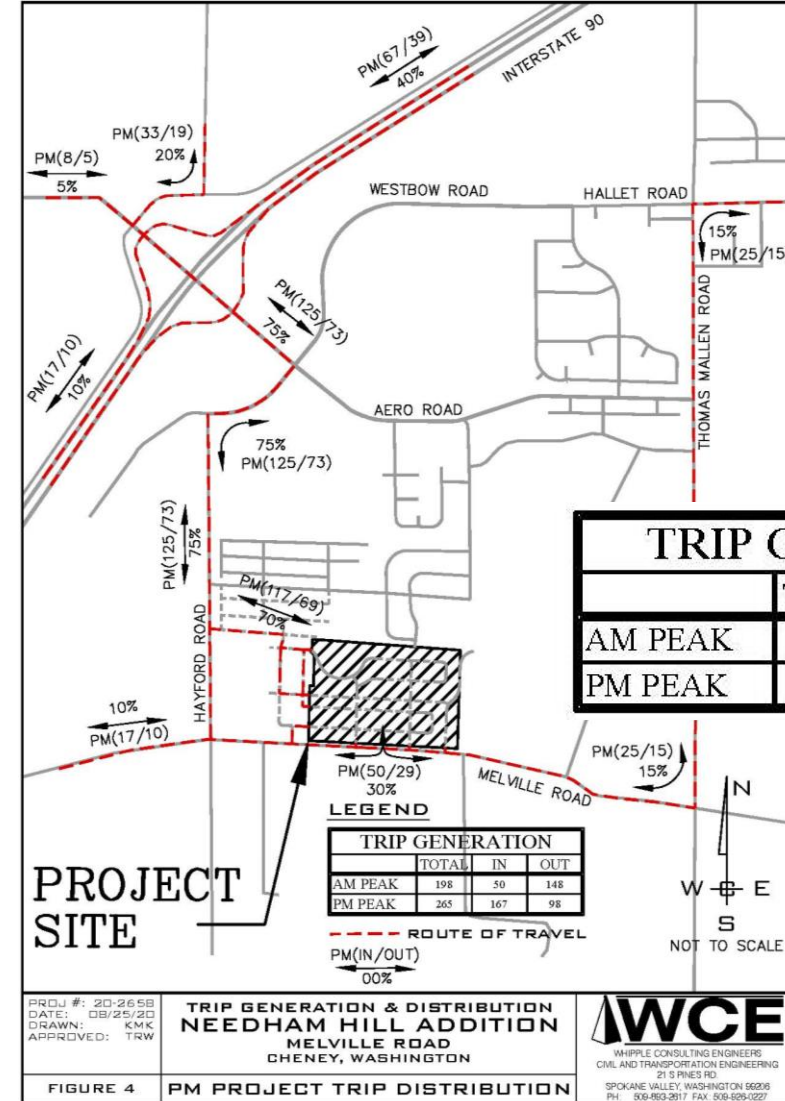
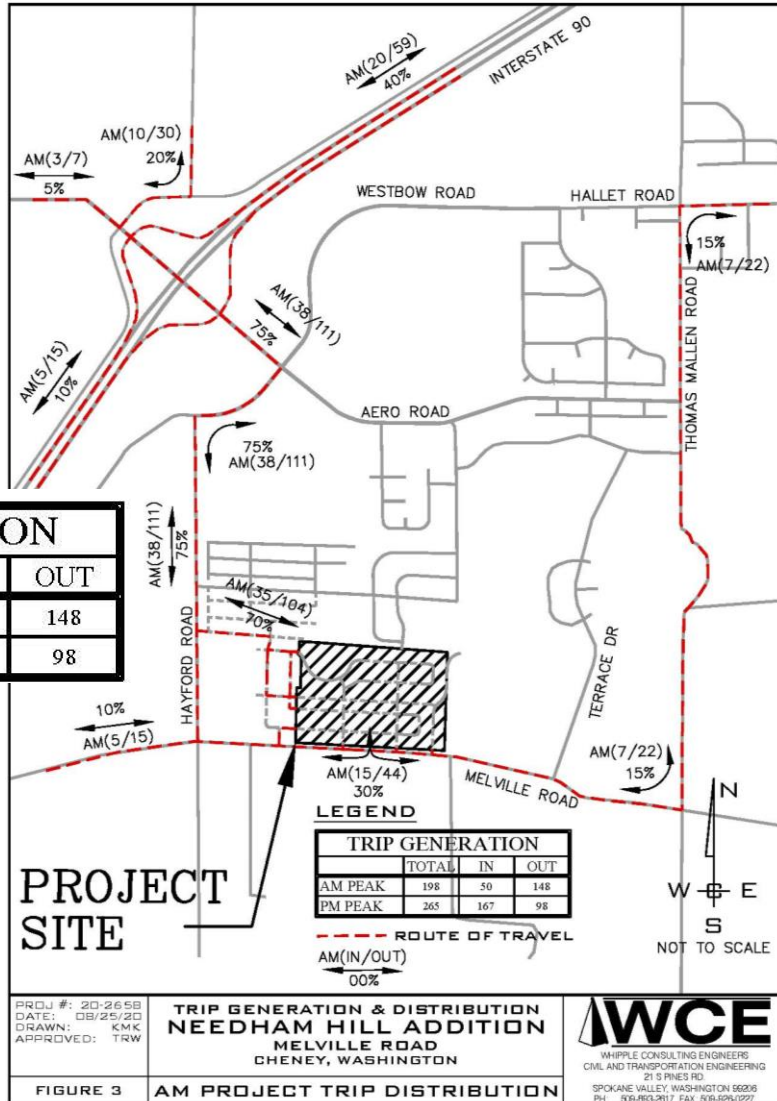
DUPLEX SECOND FLOOR PLAN VIEW

Development Zoning- Spokane County (Low Density Residential)

Zoning	Industrial	Other Features	
Residential	LI	Municipalities	Urban Growth Boundary
LDR-P	HI	PLS Townships	Interstate Highway
LDR	Rural	Sections	State Highway
MDR	RT	Joint Planning Boundary	Other Road
HDR	R-5	Airfield Overlay Zones	
Commercial	RCV	Runway	
LDAC	UR	Primary Surface	
NC	RAC	Runway Protection Zone- 1	
CC	Resource Lands	Clear Zone	
RC	LTA	APZ I	
Mixed Use	STA	APZ II	
MU	FZ	Traffic Pattern Zone- 5	
	MZ	Inner Approach/Departure Zone- 2	
		Inner Turning Zone-Outer Approach/Departure Zone- 3	
		Sideline Zone- 4	



Trip Distribution

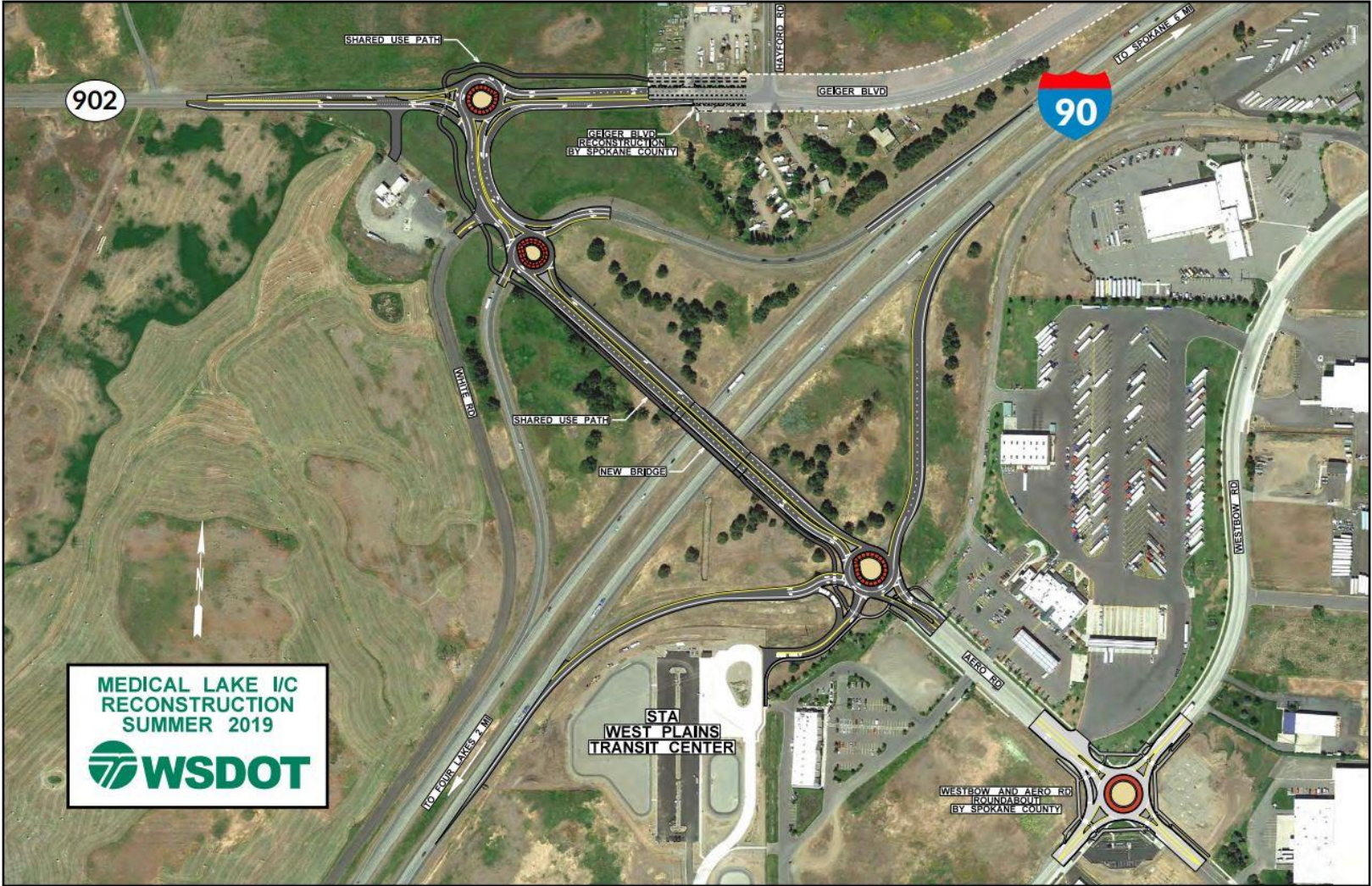


Current Scope of Work



- **Trip Generation – Per Trip Gen Memo**
- **Level of Service Analysis Scenarios:**
 - 2019 Existing
 - 2024 Without Project
 - 2024 With Project
- **At Intersections**
 - Hayford & Westbow
 - Hayford & Melville
 - Hayford & Richland
- **Background Growth Rate TBD**
- **Background Projects**
 - Beau West Apartments
 - West Terrace 6th
 - Needham Hill

WSDOT Concept Interchange



Public Comments

- Please provide examples of traffic concerns in this area that have not been included in the Traffic Impact Analysis Scope.
 - Your comments are being recorded and will be summarized and submitted to Spokane County and WSDOT.
- Please provide examples of other concerns in this area.
 - Your comments are being recorded and will be summarized and submitted to Spokane County and WSDOT.