

NOTICE OF COMMUNITY MEETING

Proposed Long Plat – *Grandview Planned Unit Development/Preliminary Plat*

Notice is hereby given that Whipple Consulting Engineers, on behalf of Greenstone Corporation, will conduct a community meeting to discuss the proposal for a 107-Lot Preliminary Planned Unit Development/ Long Plat for future residential development. This preliminary long plat application will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on **April 14, 2026** at **6:30 PM** at the Holiday Inn Express located at **1616 S Windsor Dr. Spokane, WA 99224.**

The applicant and/or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please contact the applicant at:

Applicant/Agent: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
509-893-2617 or info@whipplece.com

Property Owner: Greenstone Corporation

File Number: None Assigned Yet

Location Description: 3201 W 19th Ave (multiple addresses) – Parcel no. 25261.3101 (multiple parcels)

Description of Proposal: The applicant is proposing to subdivide 15 parcels (approximately 22 acres) into 107lots for the residential development, to include single family homes and middle housing. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: Will be required

Current Zoning: Residential 1 (R1)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City Planning staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will be forwarded to the Hearing Examiner when the application is

forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

Public Hearing Process: Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the application and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. A public hearing will be held, and the Hearing Examiner will make their decision in writing within 10 days after the hearing.

Staff Contact:

Planning and Development Services
Attn: Donna deBit, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6637
Email: ddebit@spokanecity.org

Grandview Community: Update on the Grandview Commons Project

Background

In 2005 the City of Spokane put the 22.3-acre site up for sale. Based on a review of our offer, the City selected Greenstone and we closed on the property in August 2005. As part of our purchase agreement we agreed to fund and construct the park improvements you see in Grandview Park today. We also agreed to fund the realignment of 17th and Grandview and to correct the hazardous intersection at 16th. We provided that funding in 2024, and the City is in the process of designing and constructing the new road alignment.

In 2006 Greenstone was granted preliminary plat and PUD approval for the development of 83 large single-family lots on the property. The housing recession that followed curtailed development and that approval expired. The city imposed two moratoriums which delayed the development of the property.

In June 2025 Greenstone renewed an application for a preliminary plat for the development of the site. Our current vision places more emphasis on middle housing, and a wider range of housing prices and includes features that could support more affordable housing. Because of this, we added a Planned Unit Development (PUD) overlay to our plat application. The plat and the PUD will now be processed concurrently.

Development Plan

A copy of our preliminary development plan is attached. It provides for the construction of “F” Street as a public street connection between 21st and “H” Street at the newly aligned Grandview. The plan provides for 107 lots that will include a range of middle-housing types permitted in the low-density R-1 zone. This will include typical single-family homes and townhomes (as included in our original 2006 PUD approval). We also intend to provide some small multi-family buildings (two stories and six or fewer units) for condominium ownership as well as rental. The buildings are clustered along the “F” Street right-of-way, allowing a significant portion of the site to remain open space. This open space will provide a buffer around Grandview Park and preserve a significant amount of native flora and habitat along the western boundary of the site.

Infrastructure

The project, in coordination with other developments in the area, is providing significant upgrades to neighborhood infrastructure. The neighborhood is currently served by the

Highland water tank and pressure zone. This is a very small tank that provides low water pressure in parts of the neighborhood and may be inadequate in the event of a wildfire. We are extending a major upgraded water line in 21st that will connect the project and a portion of the neighborhood to the Spokane International Airport water tank and pressure zone. This is a significant benefit to the neighborhood and provides added capacity.

In addition to the construction of “F” Street connecting 21st to “H” Street and Grandview, the Grandview realignment and the extension of 21st west to Grandview together will provide significant improvements to neighborhood accessibility and traffic safety. Greenstone has also worked with the City and will provide funding for reconstruction of the complicated intersection at 13th and Lindeke.

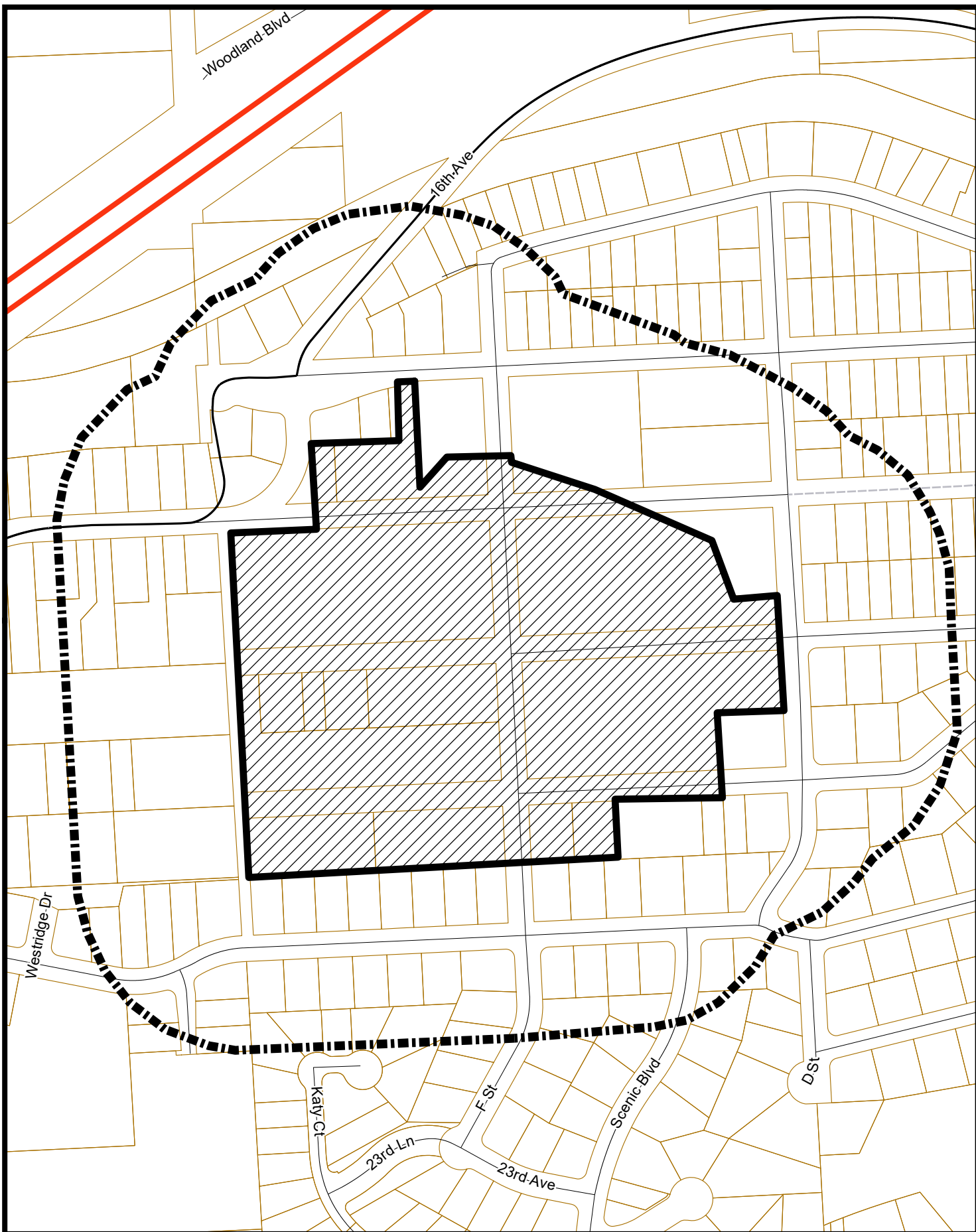
We will provide new public sewer service to “F” Street, and the Grandview realignment will extend sewer along 17th to Grandview and eventually remove several homes that have relied on septic tanks.

Conclusion

We look forward to sharing more details at the upcoming community meeting and to hearing your feedback. If you have immediate questions, please contact:

Jim Frank

Jfrank@greenstonehomes.com



	Legend		Notification district
	Parcels		Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: Preliminary PUD/Long Plat for 107 Residential lots

26-25-42

Prepared by: DKd
 Date prepared: 3/16/26

107 total lots

