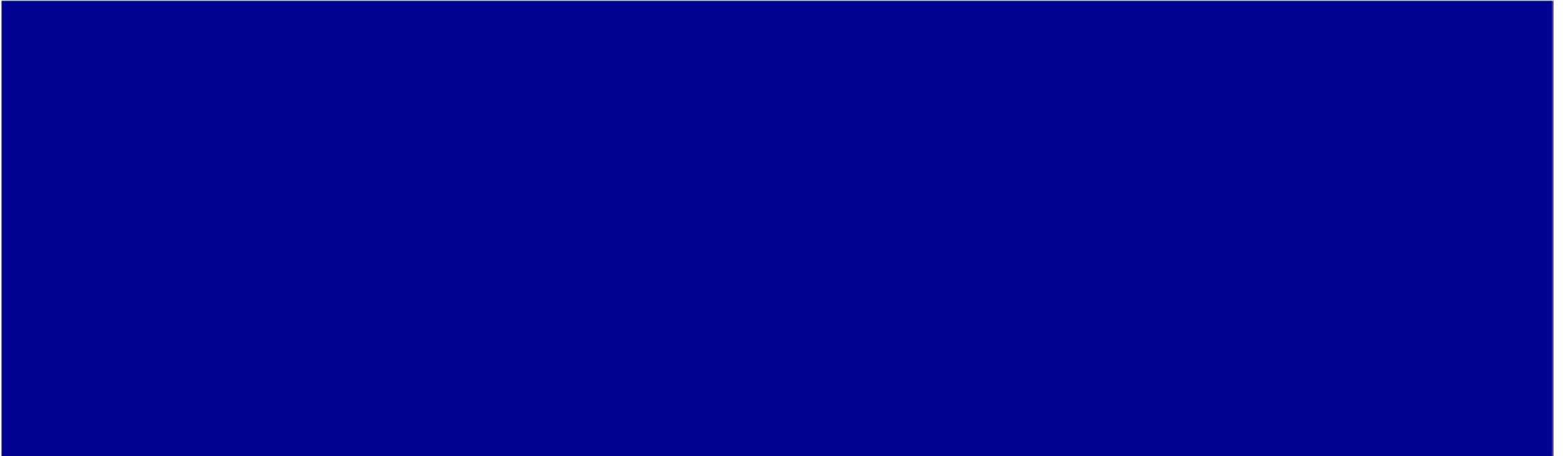




Whipple Consulting Engineers



Community Meeting

Ben Burr Townhomes
September 15th, 2026

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 the City of Spokane.

NOTICE OF COMMUNITY MEETING

Proposed Unit Lot Long Plat (Subdivision) – Ben Burr Townhomes Preliminary Plat

Notice is hereby given that Whipple Consulting Engineers will conduct a community meeting to discuss the proposal for an 11 lot and 4 common area tracts Preliminary Unit Lot 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 **Tuesday September 15, 2026** at 6pm at Grant Elementary, 1300 E 9th Ave, Spokane, WA 99202 in their multipurpose room.

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
c/o Austin Fuller
21 S. Pines Rd.
Spokane Valley, WA 99206

Property Owner: 1727 E Hartson LLC
113 Cherry St. #74869
Seattle, WA 98104

File Number: None Assigned Yet

Location Description: 580 S. Pittsburg St. (1727 E. Hartson Ave.) – Parcel No. 35212.2920

Description of Proposal: The applicant is proposing to subdivide the above project parcel into 11 residential lots and 4 common area tracts for the development of townhouse residential homes. This proposal will use the City's Unit Lot Subdivision process to create the townhome unit lots. The site is approximately 0.65 acres (28346 sq.ft.) in size. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: TBD

Current Zoning: Residential Multi Family (RMF)

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.

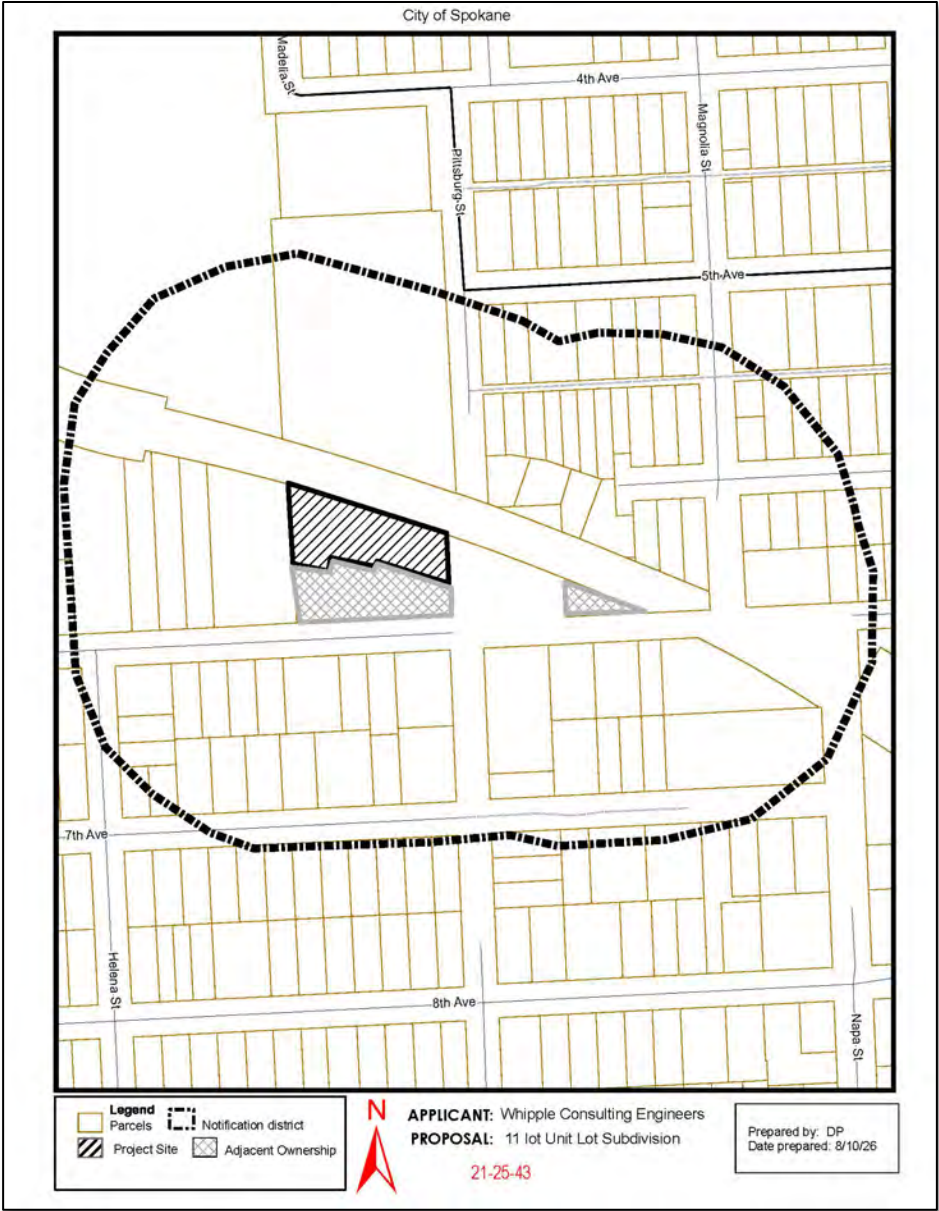
The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will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

Development Services Center
Attn: Tavis Schmidt, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6646
Email: tschmidt@spokanecity.org

Mailer

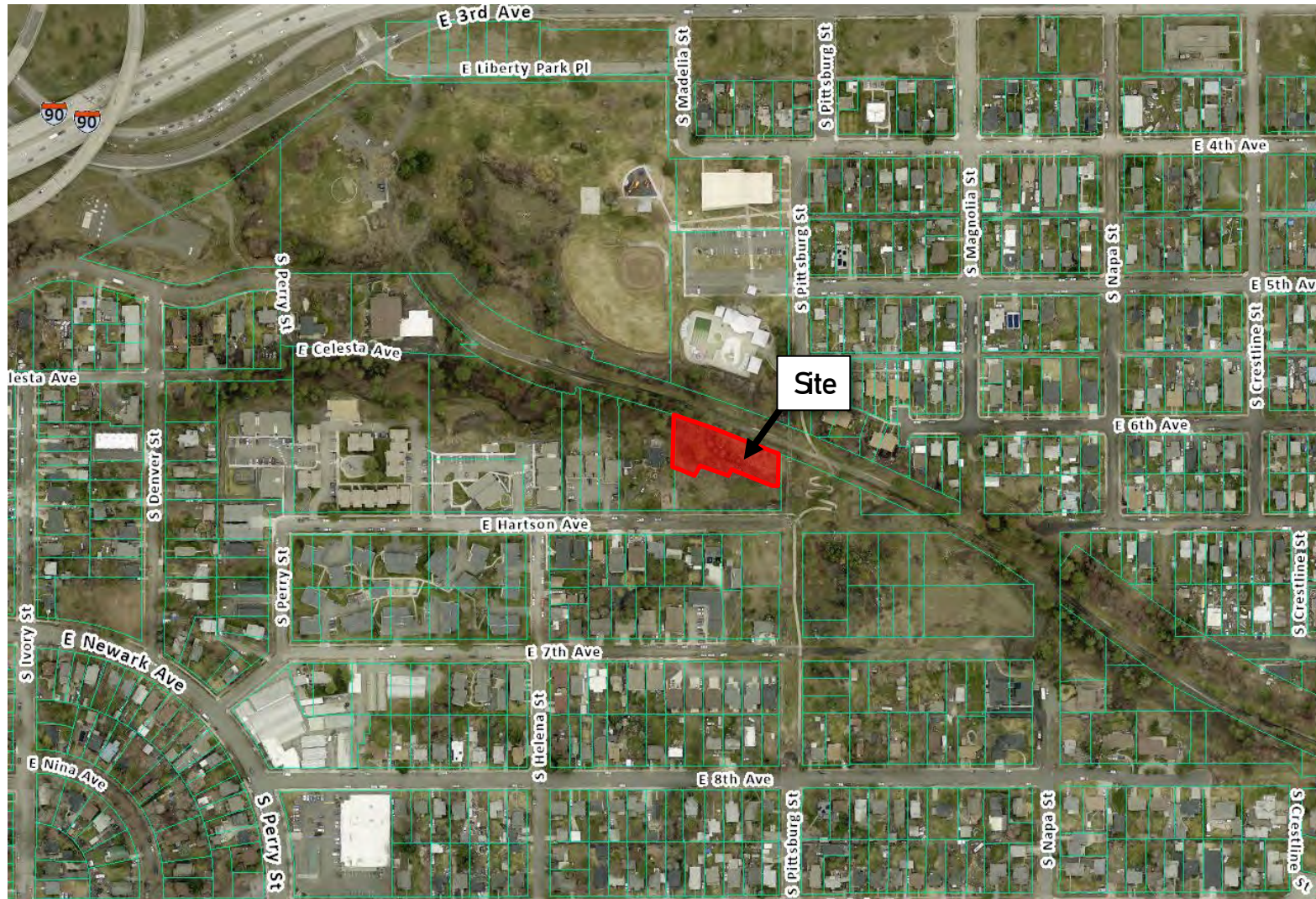


Gender	Percentage
Male	50%
Female	50%
Other	0%

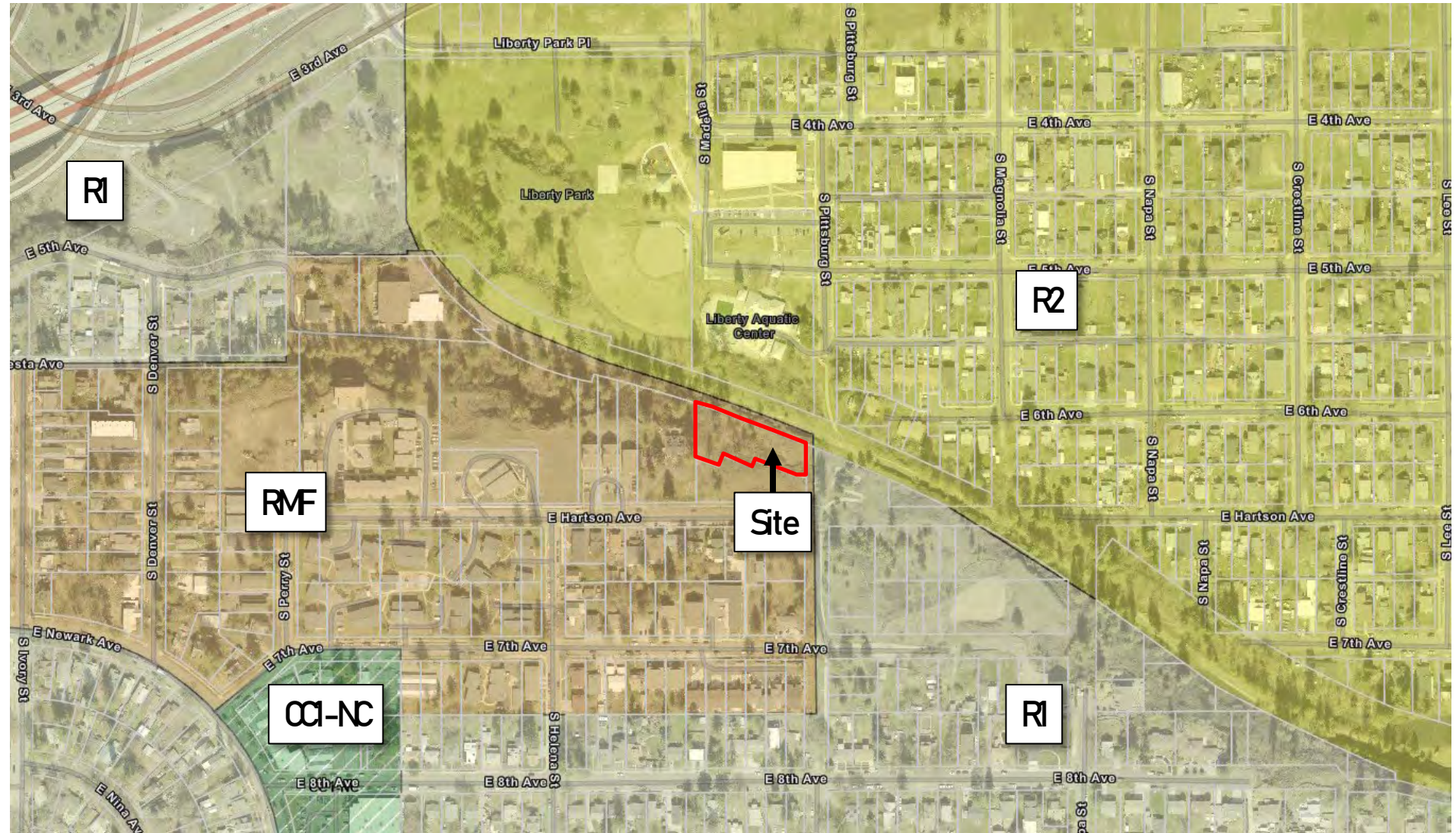
Community Meeting Outline

- A. Overview of the Project
- B. Project Zoning & Comprehensive Plan
- C. Overview of Trip Generation

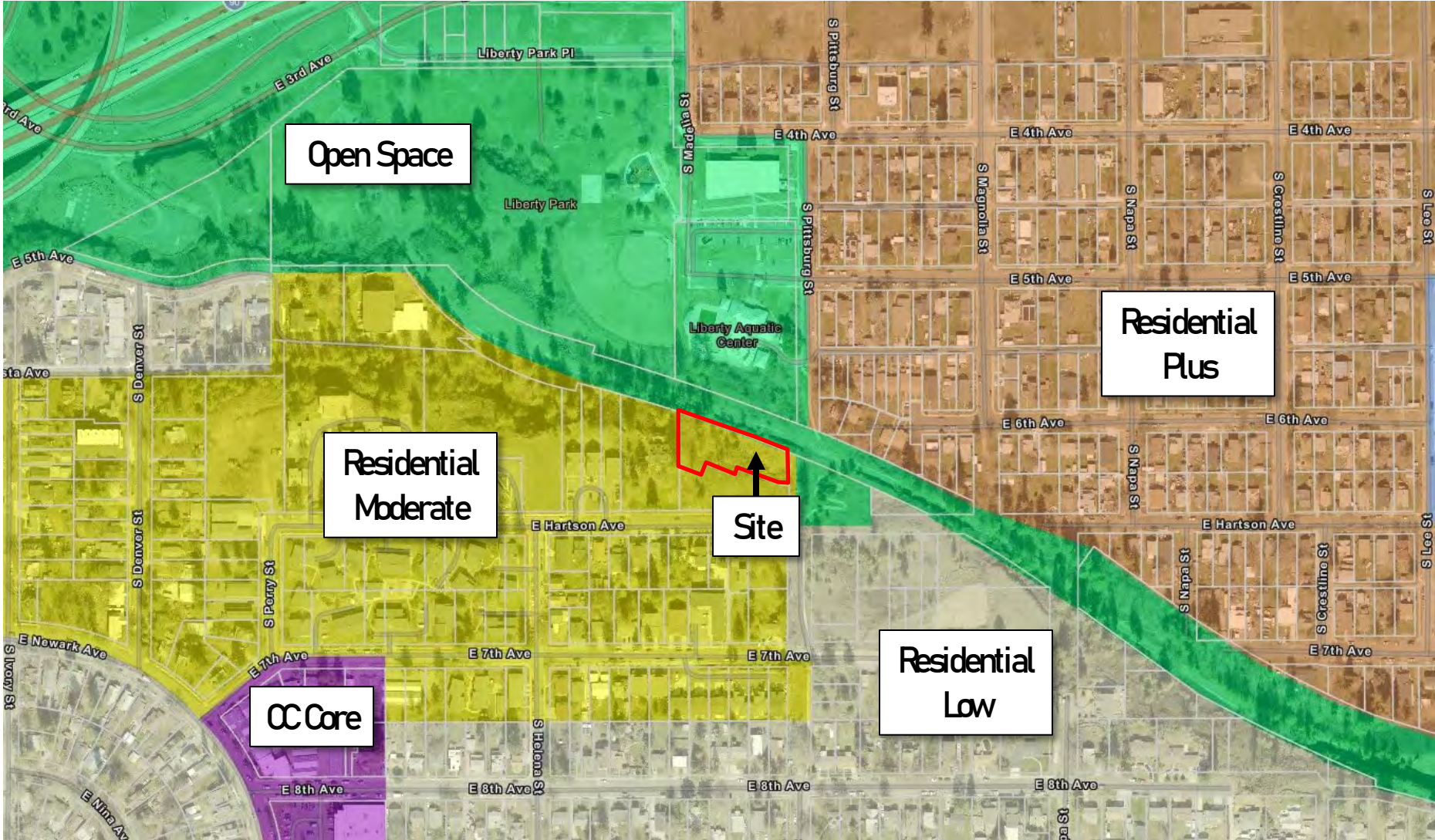
Vicinity Map



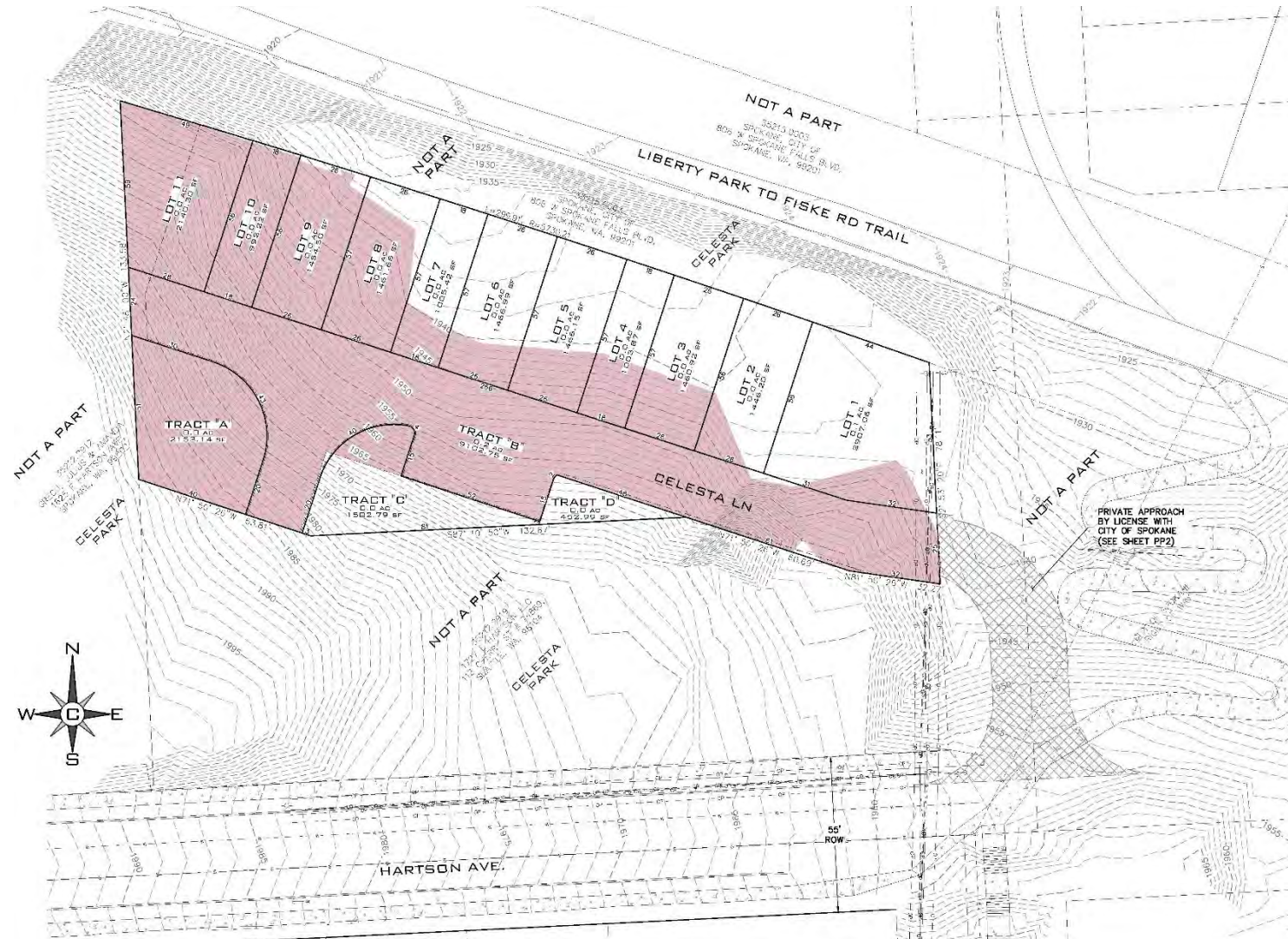
Development Zoning- City of Spokane (RMF) (15+ Units/Acre)



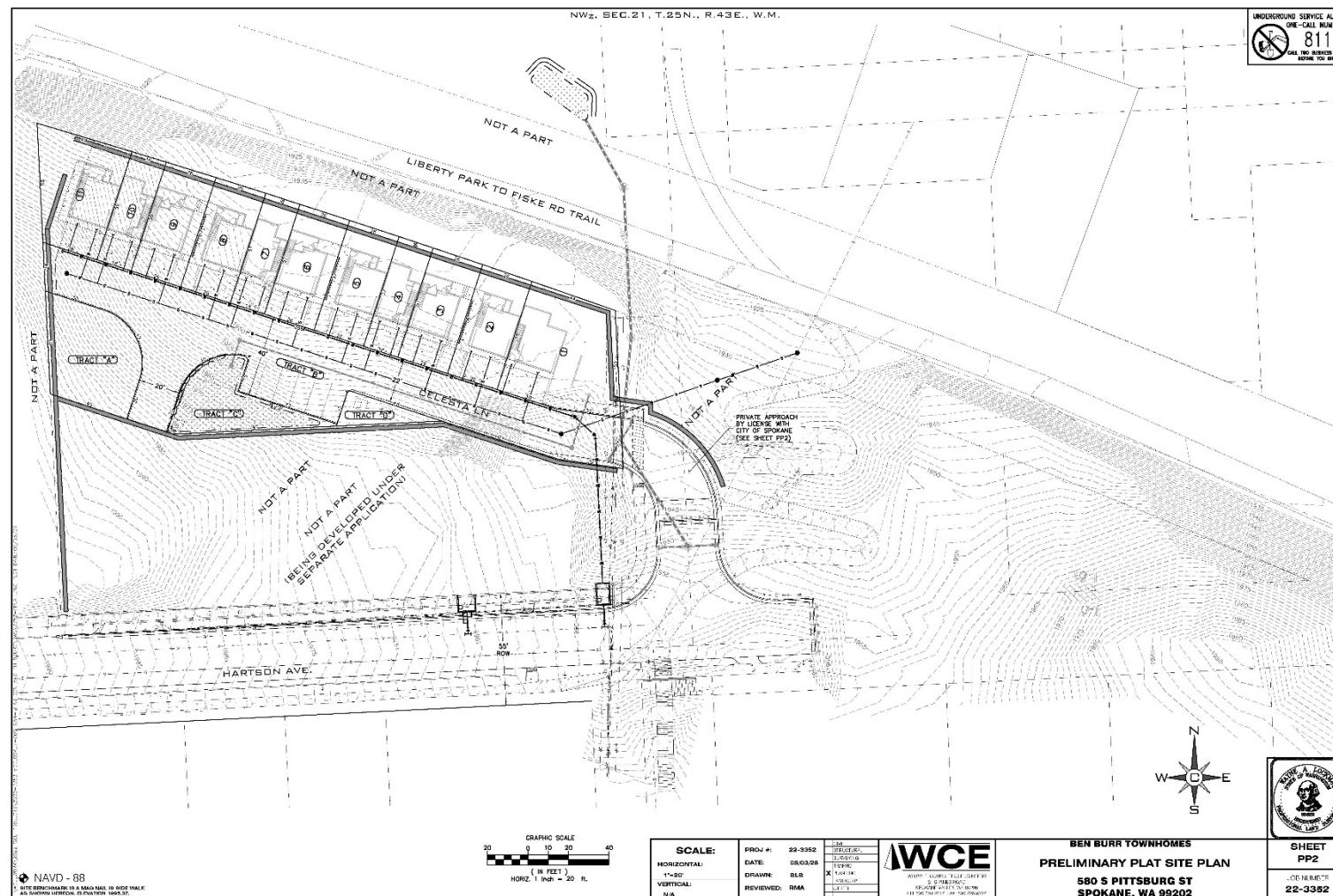
Comprehensive
Plan-
City of Spokane
(Residential
Moderate)



Preliminary Site Plan



Preliminary Site Plan



Trip Generation

Table 1-Trip Generation Rates for LUC # 215 – Single-Family Attached Housing (Townhomes)

No. of Dwelling Units	AM Peak Hour			PM Peak Hour		
	Vol. per Average Rate	Directional Distribution		Vol. per Average Rate	Directional Distribution	
		25% In	75% Out		59% In	41% Out
11	5	1	4	6	3	3
Average Daily Trip Ends (ADT)		Average Rate Equations (Adj. Street): AM: $T = 0.48 * x = 5$ PM: $T = 0.51 * x = 6$ ADT: $T = 7.20 * x = 72$ $T = \text{Trips/units, } x = \text{Dwelling Units}$			Fitted Curve Equations (Adj. Street): AM: $T = 0.52(x) - 5.70 = \text{N/A}$ PM: $T = 0.60(x) - 3.93 = \text{N/A}$ ADT: $T = 7.62(x) - 50.48 = 75$ $T = \text{Trips/units, } x = \text{Dwelling Units}$	
Units	ADT					
11	72					

*Trip Generation Equations from Institute of Transportation Engineers (ITE) publication *Trip Generation Handbook 11th edition*

Townhome Rendering



Townhome Elevation A

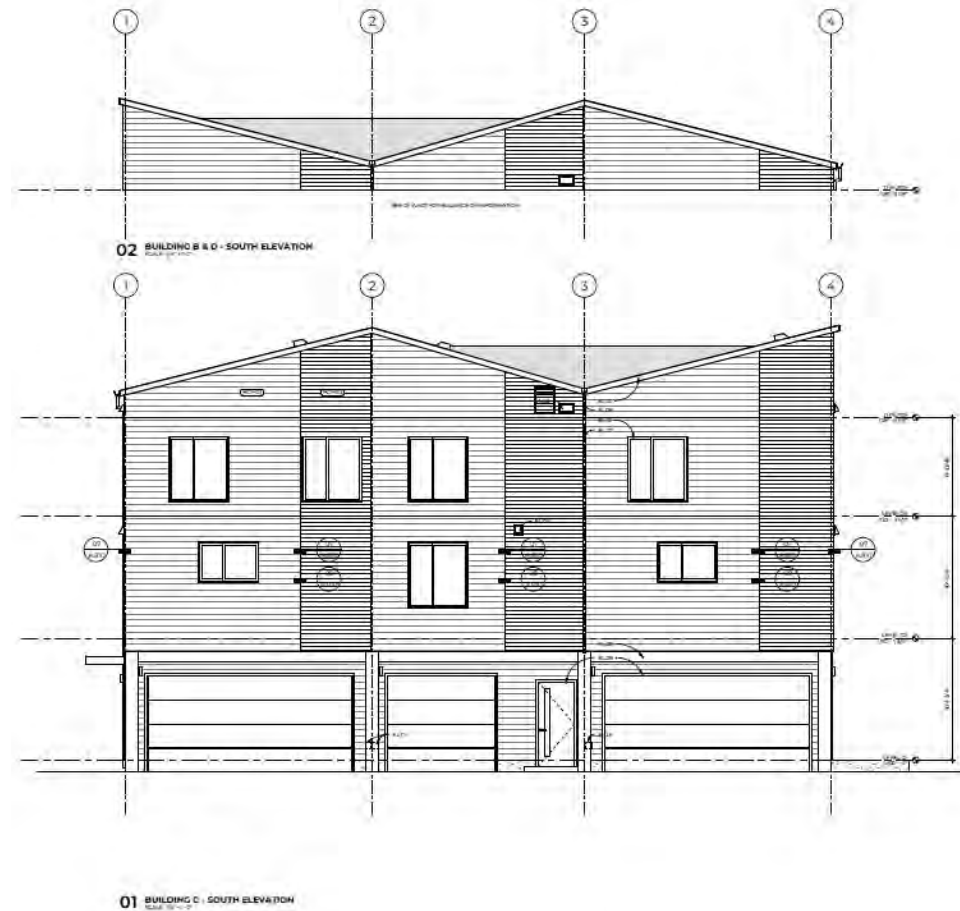


01 BUILDING A - NORTH ELEVATION

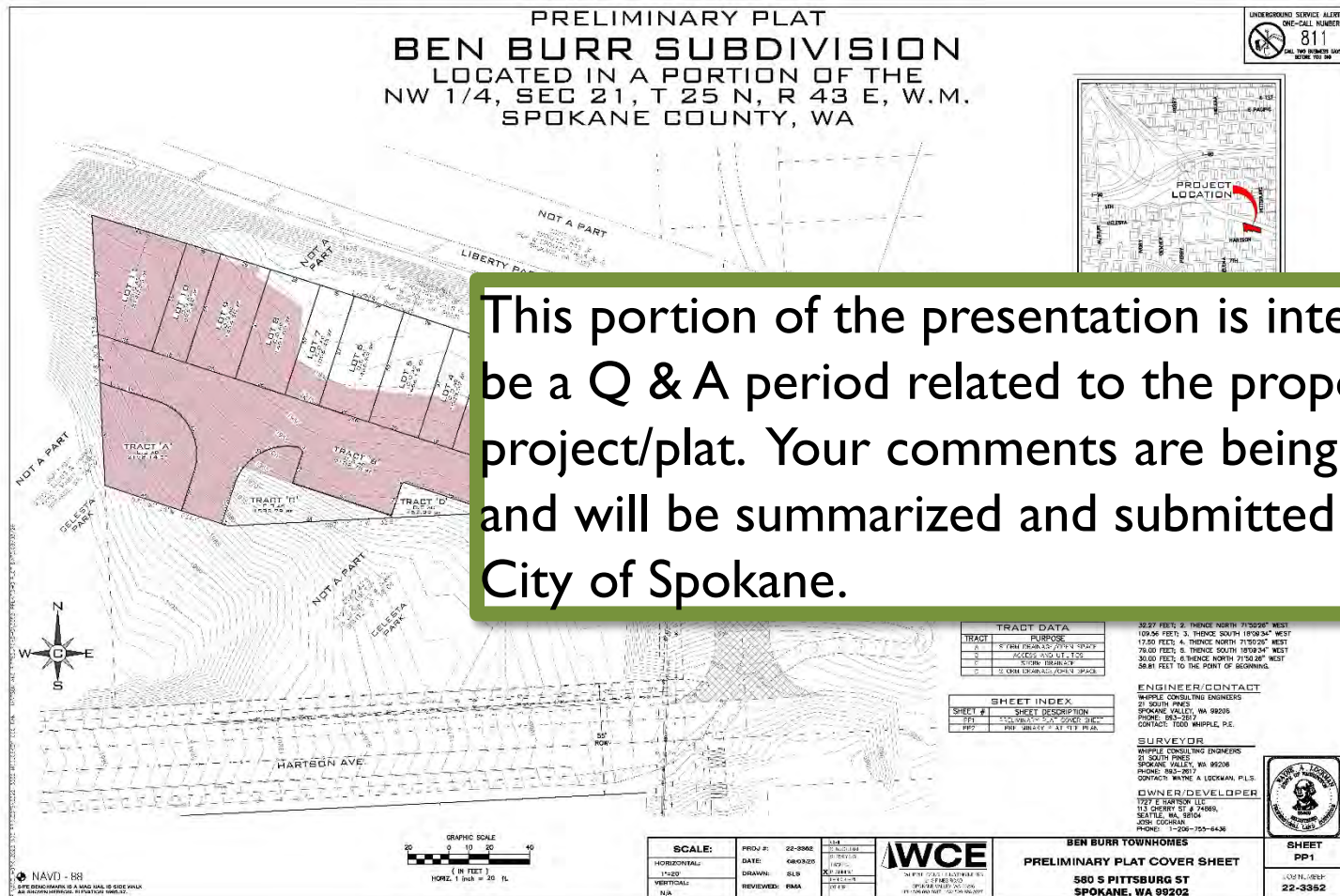


01 BUILDING A - SOUTH ELEVATION

Townhome Elevation B, C & D



Public Comments



This portion of the presentation is intended to be a Q & A period related to the proposed project/plat. Your comments are being recorded and will be summarized and submitted to the City of Spokane.