

May 26, 2020

Ali Brast
Assistant Planner II
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA, 99201
Phone: (509) 625-6638

Re: Pacific Northwest Technology Park- West
Preliminary BSP Application Narrative

Dear Ali:

The subject property in this Preliminary Binding Site Plan (BSP) application consists of the separate and adjacent tax parcel lots currently zoned LI (Light Industrial) located west of Flint Road at Granite Boulevard in the West Plains area of the City of Spokane (North Half of Section 30, Township 25, Range 42 East W.M). The 3 properties are tax parcel nos. 25301.0303, 25305.9035, and 25305.9043, the first 2 being owned by West Plains Investments, LLC and the last being owned by Granite Investments, LLC. The property areas are 5.24 acres, 13.19 acres, and 69.87 acres in area, respectively (for a total project land area of 88.30 acres). The properties in this proposal are currently vacant and undeveloped.

The intent of this BSP application is to ultimately create 19 separate lots from the subject parcels for the purposes of attracting development of the area consistent with the regulations of the Spokane Municipal Code (17G.080.060 Binding Site Plans; 17C.130 Industrial Zones). Each lot will be developed as prospective tenants or buyers can be found in accordance with the local/jurisdictional rules and regulations in effect at the time of permitting. Access to each lot will be provided via new public dedicated street right-of-way dedicated as part of this BSP proposal (for 21st Avenue, Deer Heights Road, and Lucas Road). Driveways are subject to review and approval from the City of Spokane during permitting review of each individual lot.

This BSP will likely be completed in 3 Phases depending on the city requirements associated with this application including construction of street and utility infrastructure. Existing City of Spokane water and sanitary sewer mains are available at Flint Road and Granite Boulevard, as is Avista Utilities power and natural gas, telephone, and cable facilities. Utility services will be provided to each lot.

Sincerely,

DCI Engineers



Wade M. Gelhausen, P.E.
Associate Principal