

# Marshall Creek Estates- Housekeeping Items

- Meeting documents are available at <http://www.whipplece.com/marshall-creek-estates-july-7th-2020>
- You may submit questions and comments either by using the chat function or by emailing us at [info@WhippleCE.com](mailto:info@WhippleCE.com).
- While your questions are important, please do not abuse the chat function for this meeting. Abusing the chat function keeps others from having their questions answered and their concerns heard. If we find you to be using the chat function improperly, we will remove you from the meeting.
- This meeting is being recorded. A recording of the meeting and a transcript of the chat box will be submitted to the City of Spokane.
- If you are listening in via phone and do not have access to email, you may mail your Comments and concerns to Tami Palmquist at the City of Spokane, or to us at 21 S. Pines in Spokane Valley, WA 99216.
- The meeting will end promptly at 6 PM.
- As with in-person meetings, we may not get to all questions. Thank you for your patience as we navigate this new format for virtual meetings.

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# Community & Traffic Study Scoping Meeting

Marshall Creek Estates, A Residential Development  
July 7, 2020

**Community Meeting Portion**

# Mailer

## 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 MARSHALL CREEK ESTATES

Notice is hereby given that a **Virtual Community and Traffic Study Scoping Meeting** will be held on **Tuesday, July 7<sup>th</sup>** from **5:00 PM to promptly 6:00PM**. The purpose of this meeting is for discussing the proposed project and **SCOPING** a Traffic Study for **Marshall Creek Estates** a proposed Preliminary Plat.

**Proposed Project:** This project proposes to subdivide a 122 +/- acre site into 425 lots for single family homes. A copy of the proposal is included in this mailing.

**Proposed Project Location:** The property is located on parcel number 24015.0041 and a portion of 2405.0040 located at 6321 S Cheney-Spokane Rd in Spokane County, WA.

**Purpose of Meeting:** This meeting is being held to fulfill the requirements of the City of Spokane 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 the City of Spokane 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. This is the second meeting for this project, under City of Spokane regulations, the first meeting has expired. A summary of the first meeting is available at <http://www.whipplece.com/marshall-creek-estates-july-7th-2020>

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

**FOR MORE INFORMATION CALL:** [Tami Palmquist, City of Spokane \(509\)625-6157](mailto:Tami.Palmquist@cityofspokane.com)  
[808 W Spokane Falls Blvd, Spokane, WA 99201](http://www.cityofspokane.com/808-W-Spokane-Falls-Blvd-Spokane-WA-99201)

**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](https://zoom.us/join) and enter 818 9695 3773 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](mailto: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: **818 9695 3773**

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](mailto:info@WhippleCE.com) or 21 S Pines Rd, Spokane Valley, WA 99206.

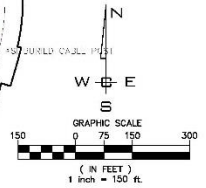
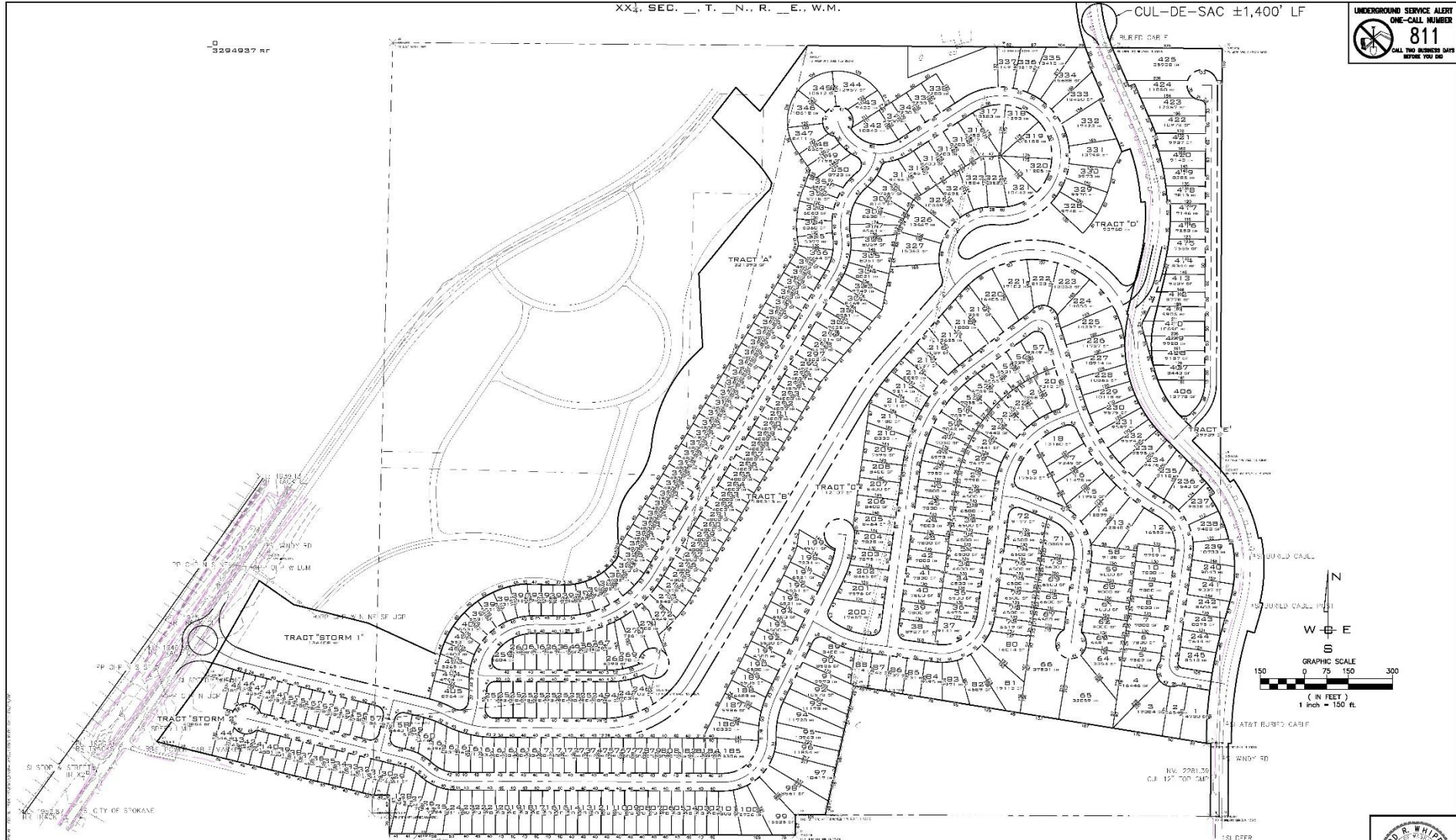


# Mailer

XX<sub>1</sub>, SEC. \_\_, T. \_\_N., R. \_\_E., W.M.

CUL-DE-SAC ±1,400' LF

3224937.RT



NAVD - 88

NO.	DATE	BY	REVISIONS

**SCALE:**  
HORIZONTAL:  
1" = 150'  
VERTICAL:  
1" = 150'

**PROJ #:** XX-XXXX  
**DATE:** 01/2/20  
**DRAWN:** XXX  
**REVIEWED:** XXX

DESIGNED BY  
SURFACING  
TRAFFIC  
UTILITIES  
LANDSCAPE  
OTHER



**PROJECT**  
**BASE/OVER DRAWING**  
**ADDRESS**  
**CITY, STATE**

**PLANS**  
**NOT APPROVED**  
**BY AGENCY**



**SHEET**  
**1 OF 1**  
**JOB NUMBER**  
**XX-XXXX**



## Community and Traffic Scoping Meeting Outline

- A. Overview of the Project- Community Meeting
- B. Project Location and Zoning
- C. Project Introduction
- D. Community Meeting Public Comments**
- E. Overview of Trip Generation
- F. TIA Scope
- G. Traffic Meeting Public Comments**

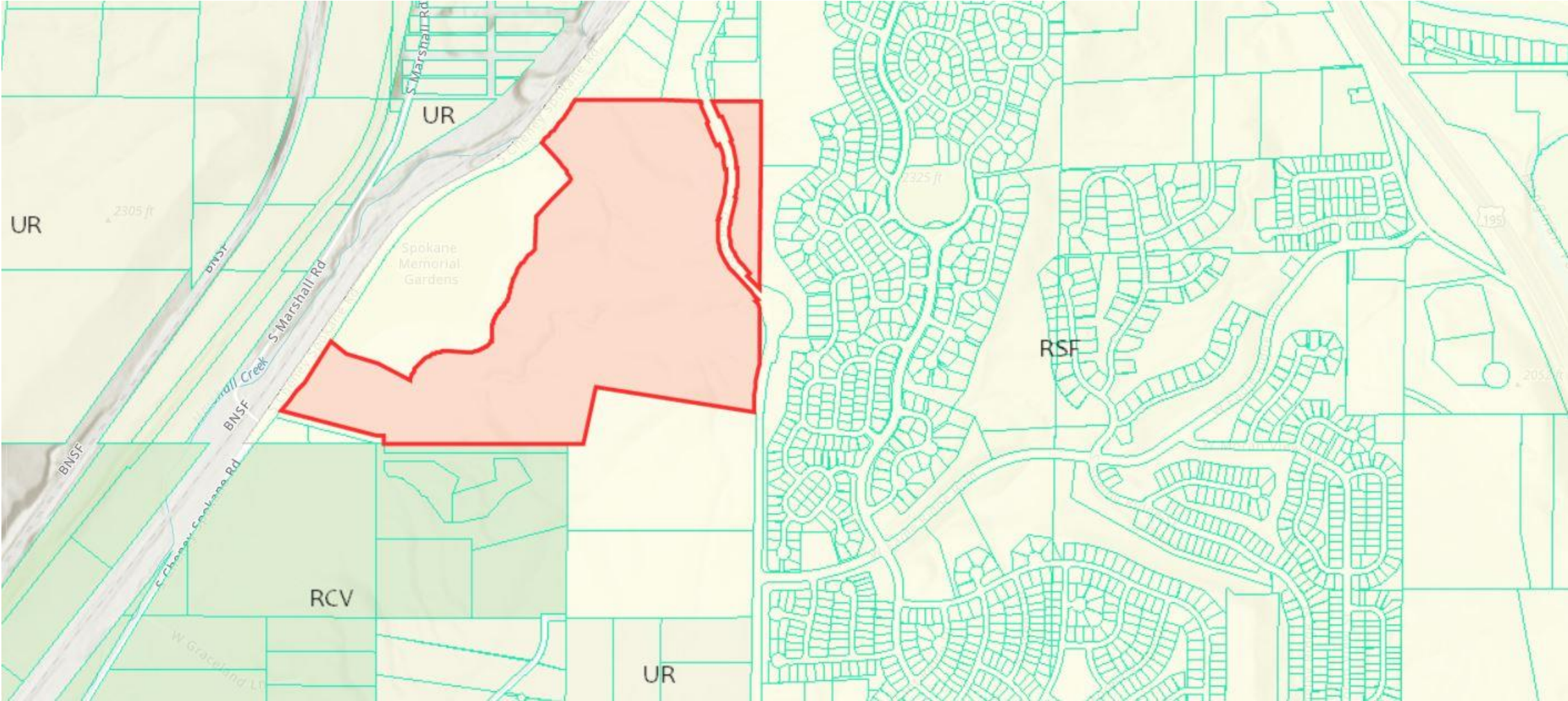


# Vicinity Map



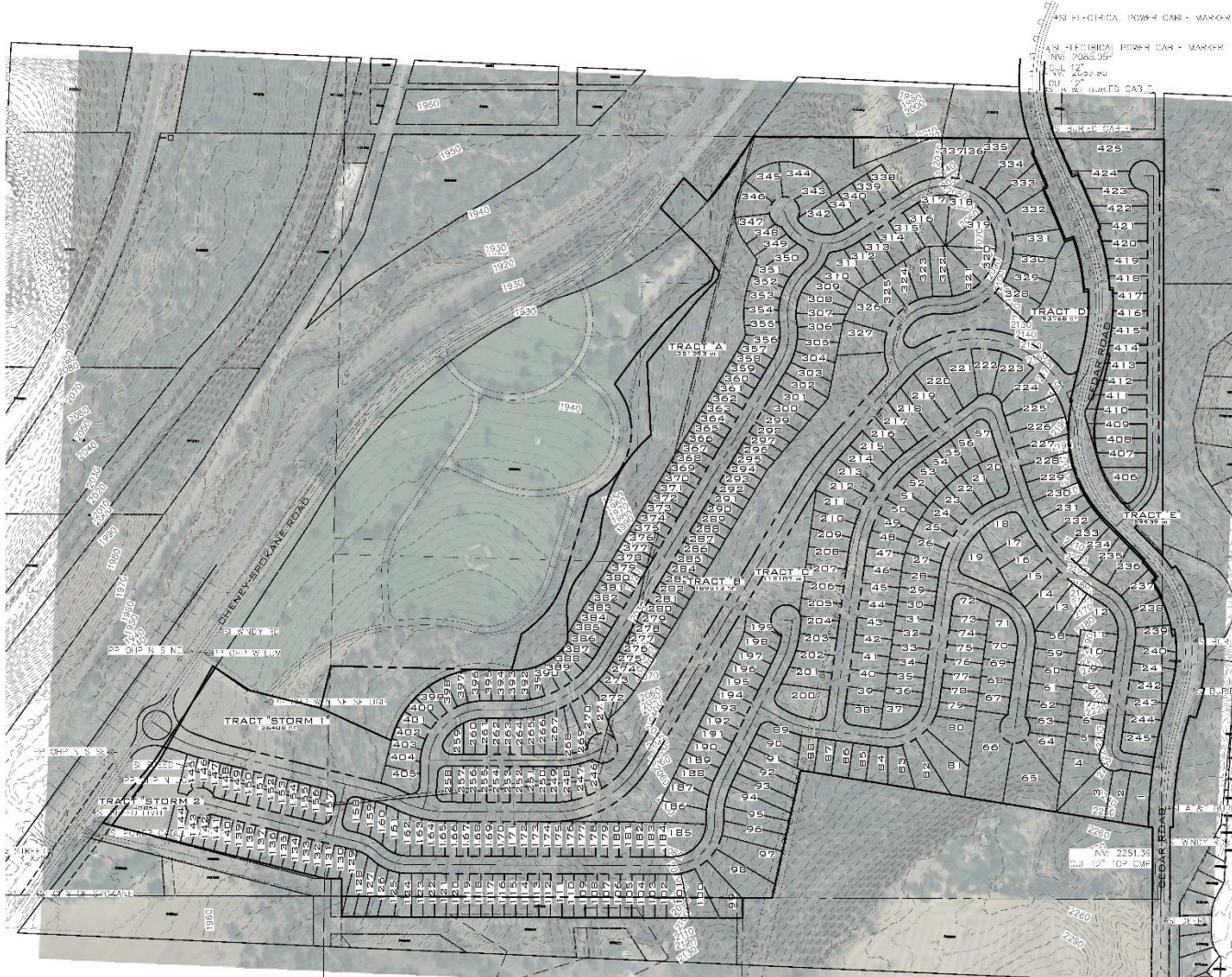


# Development Zoning- City of Spokane (Residential Single Family)





# Project Description



SITE DATA TABLE		
PARCEL NUMBERS	24015.0038 24015.0039	
EXISTING ZONING	RSF	
	MIN	MAX
ALLOWABLE DENSITY (MIN:4/MAX:10)	302.57	756.41
	SF	AC
PROJECT AREA	5318240	122.09
LOT AREA	3294937	75.64
RIGHT OF WAY AREA	1,099,522	25.24
TOTAL TRACT AREA	923781	21.21
TOTAL NET AREA	3,294,937	75.64
NUMBER OF LOTS	425	
NUMBER OF TRACTS	7	
MAXIMUM LOT AREA (ac)	37,501	0.86
MINIMUM LOT AREA (ac)	4,054	0.09
AVERAGE LOT AREA (ac)	7,753	0.18
Net Density (unit/ac)	5.62	
DOMESTIC WATER	CITY OF SPOKANE	
SANITARY SEWER DISPOSAL	CITY OF SPOKANE	
FIRE DEPARTMENT	SPOKANE FIRE DEPT.	
DATUM	NAVD-88	
ELECTRIC PROVIDER	AVISTA	
GAS PROVIDER	AVISTA	
OTHER PURVEYORS	TO BE DETERMINED	



## Public Comments

- General Project related questions for Marshall Creek Preliminary Plat.
- Please refrain from traffic related concerns at this point as we will discuss those concerns in the traffic portion of the meeting.
- Your comments and our responses are being recorded and will be summarized and submitted to the City of Spokane.

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# Community & Traffic Study Scoping Meeting

Marshall Creek Estates, A Residential Development  
July 7, 2020

**Traffic Scoping Meeting Portion**



# Traffic Scoping Meeting Portion Outline

## A. WCE Overview

- Anticipated Trip Generation AM/PM

## B. **Community Questions and Concerns**

# Trip Distribution

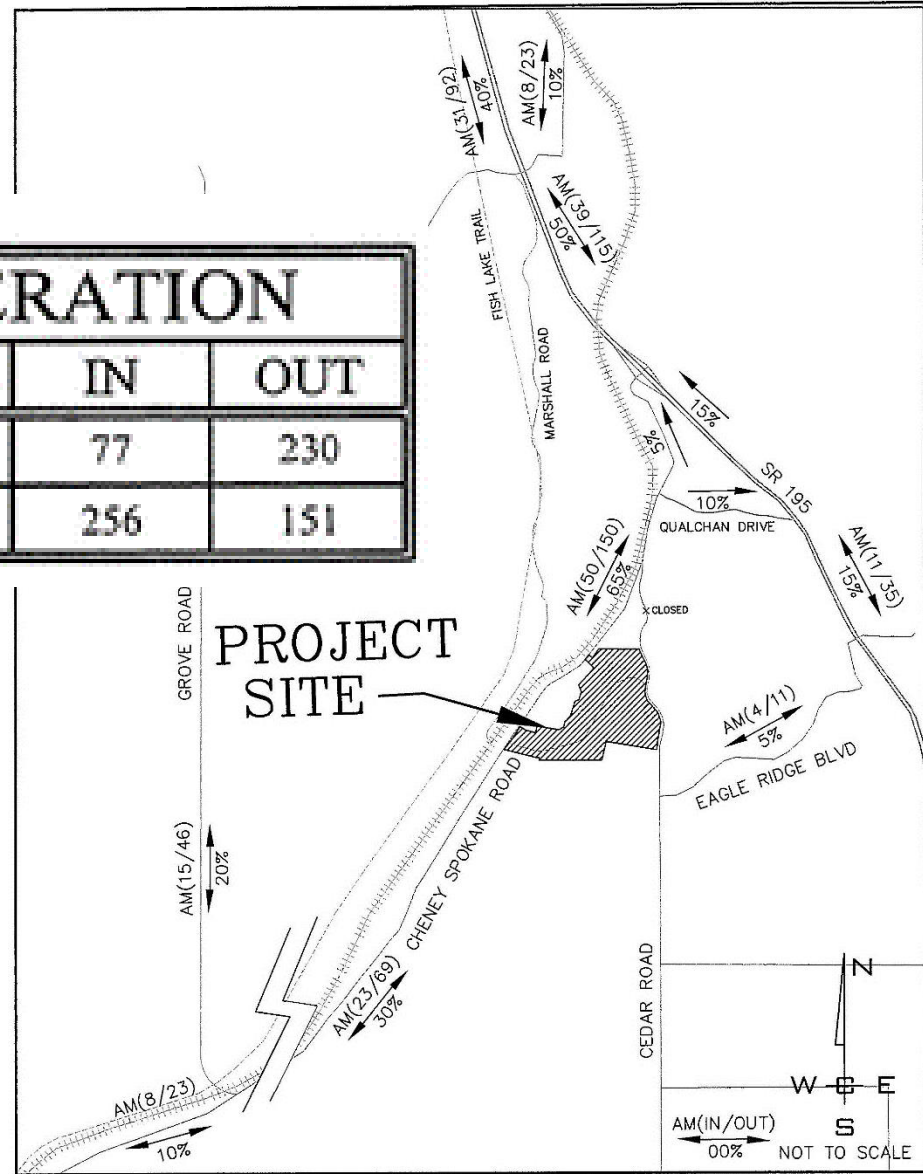
**Table 1-Trip Generation Rates for LUC # 210 – Single Family Detached Housing (Fig. 3&4)**

Dwelling Units	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ Fitted Curve Equation / Unit	Directional Distribution		Vol. @ Fitted Curve Equation / Unit	Directional Distribution	
		25% In	75% Out		63% In	37% Out
425	307	77	230	407	256	151
Average Daily Trip Ends (ADT)				Fitted Curve Equation		
Units	Fitted Curve		ADT	AM - $T = 0.71(x) + 4.80$ PM - $\ln(T) = 0.96 \ln(x) + 0.20$ ADT - $\ln(T) = 0.92 \ln(x) + 2.71$ T = Trips/units, x = Dwelling Units		
425	-		3,936			



# AM Project Trip Distribution

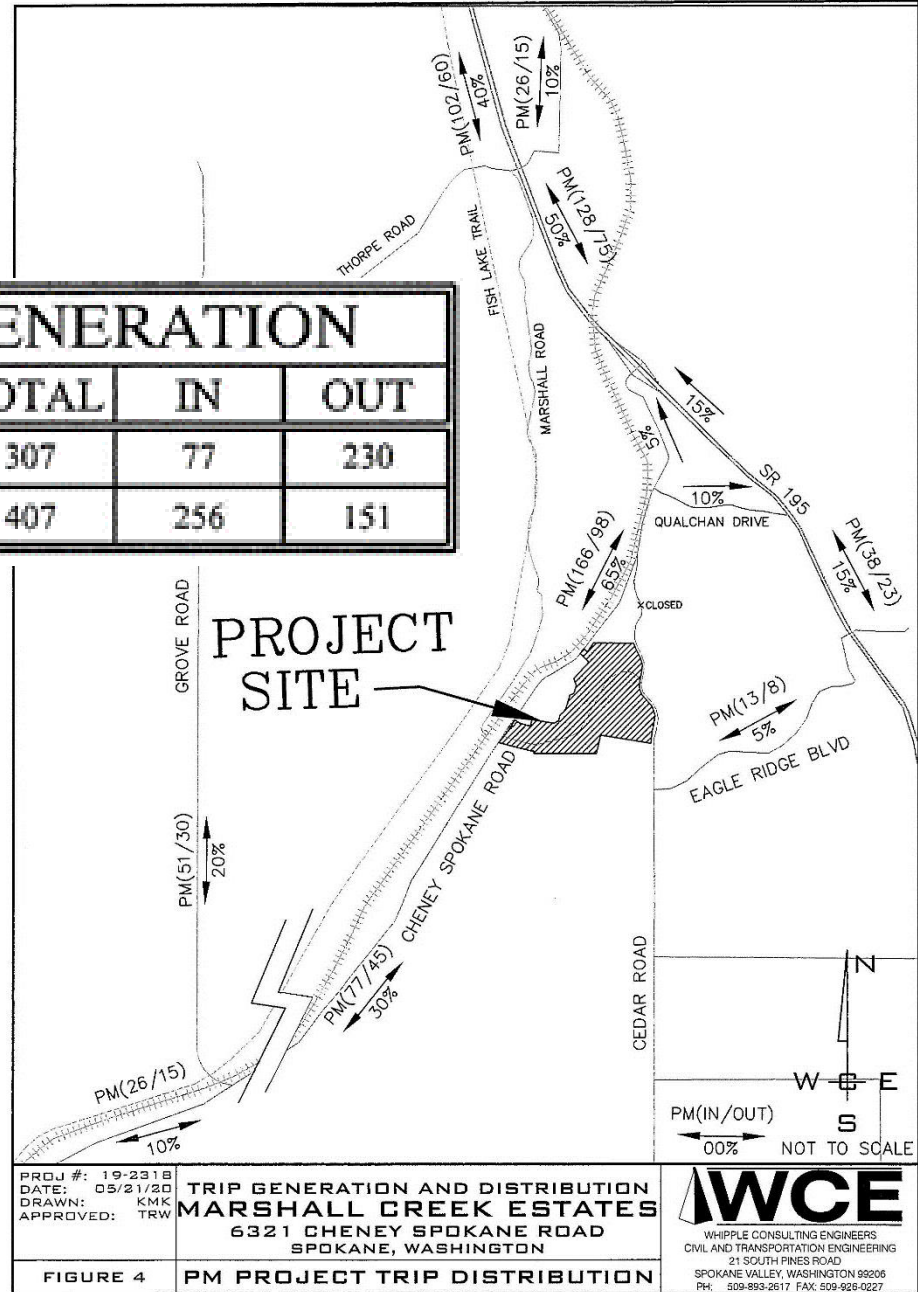
TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	307	77	230
PM PEAK	407	256	151



PROJ #: 19-2318 DATE: 05/21/20 DRAWN: KMK APPROVED: TRW	<b>TRIP GENERATION AND DISTRIBUTION</b> <b>MARSHALL CREEK ESTATES</b> 6321 CHENEY SPOKANE ROAD SPOKANE, WASHINGTON	<b>WCE</b> WHIPPLE CONSULTING ENGINEERS CIVIL AND TRANSPORTATION ENGINEERING 21 SOUTH PINES ROAD SPOKANE VALLEY, WASHINGTON 99206 PH: 509-893-2617 FAX: 509-926-0227
<b>FIGURE 3</b>	<b>AM PROJECT TRIP DISTRIBUTION</b>	

# PM Project Trip Distribution

TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	307	77	230
PM PEAK	407	256	151

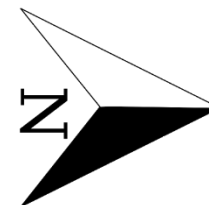




## Current Scope of Work



- **Early Identified Intersections:**
  - 195 & I-90
  - 195 & 16<sup>th</sup>
  - 195 & Thorpe
  - 195 & Cheney-Spokane
  - 195 & Meadow Lane
  - 195 & Hatch
  - Cheney Spokane & Marshall
  - Cheney Spokane & Cedar



## Public Comments

- Please provide areas of traffic concerns in this vicinity that have not been included in the current scope.
- Your comments are being recorded and will be summarized and submitted to the City of Spokane and WSDOT.



# WCE

Whipple Consulting Engineers, Inc

21 S. Pines Rd.  
Spokane Valley, WA 99206  
Ph 509-893-2617 Fax 509-926-0227

## MEMORANDUM

<b>TO:</b>	Ali Brast		
<b>FROM:</b>	Todd Whipple, P.E.		
<b>DATE:</b>	8/7/2019		
<b>PROJECT NO:</b>	2018-2318	<b>NAME:</b>	Marshall Creek Estates
<b>REGARDING:</b>	Community Meeting 8/1/19		

Mr. Whipple opens the meeting at 6:05 p.m. and gives a brief background of subdivision meetings he's done in the area. He explains that the meeting is being recorded and the recording will go on record with the City of Spokane and WSDOT. He explains that this meeting is valid for 120 days and that WCE will hold another meeting if the application hasn't been submitted at that time. He gives an overview of the meeting, starting with a summary of the project in general before opening up the floor to general questions about the projects. Then he explains how a community traffic scoping meeting works. Mr. Whipple talks of proposing to reconnect Cedar Road from Cheney-Spokane Road and bring a collector road down through the project to Cheney Spokane Road to create a new T-Intersection. He explains where the cemetery lies in conjunction to the new road. Mr. Whipple explains the City of Spokane's Comprehensive Plan and how, due to these guidelines, the code says you must have 4 units per acre or else the plat won't be approved. Mr. Whipple then explains that the proposal has more dense lots at the bottom of the hill and the bigger lots at the top of the hill. The purpose is to bring in 3 different lot types, one considered to be a, "Starter Home", with larger homes near the top. Community members begin to ask questions.

Mr. Whipple opens up the floor for questions, explaining the water and sewer situations, meetings with the city, and how there might be a required sewer lift station.

Citizen Question: Do the 400 lots meet the minimum lot standard?

Mr. Whipple: Yes

Citizen Questions: Then how is it you brought a 240 house plat to us last year?

Mr. Whipple: I did not bring that proposal to you and it did not meet the 4-unit per acre standard by the City as I understand it.

Citizen Question: Where are you in the SEPA Process?

Mr. Whipple: We are in the 1<sup>st</sup> step, scoping with agencies and the public and finalizing the traffic study.

Memorandum  
June 15, 2020  
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Citizen Question: Have you done a soils report yet?

Mr. Whipple: We have not.

Citizen Question: What about the electricity and the transmission lines along Marshall creek/Cheney-Spokane Road?

Mr. Whipple: The plat requirement us to bury lines through the property. We don't have a solution yet as we are still early in the process.

Citizen Question: Are you the engineer or the developer?

Mr. Whipple: I am the engineer.

Citizen Question: Who is the developer?

Mr. Whipple: I am not allowed to disclose it at this time.

Citizen Question: Can the electrical lines handle the load of 400 new houses?

Mr. Whipple: Yes. Avista will handle this issue, they install lines that are sufficient for the power supply.

Citizen Question: Will the City or County require a growth boundary buffer?

Mr. Whipple: No.

Citizen Question: Are you pulling from Eagle Ridge Reservoir or are you drilling a new well? Would there be a new pumping station?

Mr. Whipple: We will not be pulling from Eagle Ridge Reservoir and we will not be drilling a new well. We will be solving this problem.

Citizen Question: Is the excess use of water in Eagle Ridge because you don't allow for any green spaces in your neighborhood? (This was from a comment by Whipple that the Eagle Ridge community uses approximately 3 times the normal rate for ERU's)

Mr. Whipple: That could be correct.

Citizen Question: Are there any green spaces in this new development?

Mr. Whipple: The only green spaces we have are for cut slopes. There isn't much green space

Citizen Question: Has anyone read the title report?

Mr. Whipple: I have read the title report.



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June 15, 2020  
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Citizen Question: Can you make the title report public?  
Mr. Whipple: I'll check to see if they'll let me.

Citizen Question: Did you scope the school district?

Mr. Whipple: We have only scoped traffic thus far and have not yet scoped the school district. It will likely be in the Cheney School District.

Citizen Question: Regarding traffic, at the Summit meeting there was no mention of scoping Hatch Road and White Road. Have you included it in this scoping?

Mr. Whipple: Now that you have made a comment about it, it is on record and we will address that with the agencies.

Citizen Question: What roads will provide initial access for construction purposes?

Mr. Whipple: Cheney-Spokane Road will serve as construction access.

Citizen Question: Where will the water come from to serve this community? Will it come from local wells?

Mr. Whipple: All of your water comes from wells in the City of Spokane's jurisdiction, water will be pumped from wells located on the valley floor that are pumped through the City to a 12" water line that runs to the top of the hill. The current pumps weren't built for this capacity and we will need to build more pumps.

Citizen Question: Was the traffic study done while school was in session?

Mr. Whipple: The traffic counts were completed from last fall to the end of this school year, as we get more intersection studies we will include those, and ensure the counts are made during the school year.

Citizen Question: Within the Growth Management plan, could green space be included in the proposal?

Mr. Whipple: Yes we can include green space in the proposal as long as the 4-units per acre density is maintained.

Citizen Question: What is the maximum housing unit density allowed in an acre?

Mr. Whipple: The maximum is 10-units per acre.

Citizen Question: What will happen to the stormwater?

Mr. Whipple: The stormwater will go to stormwater ponds at the bottom of the hill totaling 4 acres.

Citizen Question: Where will the Cedar Road rerouted access be on Cheney-Spokane Road?

Mr. Whipple: The new Cedar/Cheney-Spokane intersection will be just North of the memorial gardens.

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Citizen Comment: This property doesn't have to be houses, we should build trails there instead.  
Mr. Whipple: It is 6:30 so we are moving into traffic questions. We have met with agencies and showed the intersections that were the primary points of interest.

Citizen Question: When Cheney-Spokane Road and Cedar are mitigated to the new intersection will the old road be closed?

Mr. Whipple: Yes, the road will be closed and the new road will go through the plat.

Citizen Question: If the road is rerouted will there be a new fire evacuation plan?

Mr. Whipple: Yes, we will have a discussion with the fire department and the new road will serve the same purpose as the old road.

Citizen Question: What are the specs on the new Cheney-Spokane collector road? Will there be a bike lane?

Mr. Whipple: The road will be 42'-48' feet, there is no bike lane striping planned.

Citizen Comment: I'd like to propose a recreation area, kids going to play will cross Cheney-Spokane Road and the residents of the subdivision will recreate on my land.

Citizen Question: What is the median price of a starter home?

Mr. Whipple: A starter home in the city of Spokane is listed at around \$269,000, the larger homes will be listed around \$660,000.

Citizen Question: What are you going to do about the congestion near the on-ramp from SR 195 to Interstate 90?

Mr. Whipple: We will be looking into the congestion caused by the new ramp metering.

Citizen Question: What's the proposed grade of Cedar Road?

Mr. Whipple: The proposed grade of Cedar Road is 8%.

Citizen Question: How are we managing the new Cedar/Cheney-Spokane Road intersection?

Mr. Whipple: There will most likely be a stop sign at Cedar Road and allow Cheney-Spokane traffic to pass through. We will remeasure the Level of Service to see if we need to add something more.

Citizen Question: How can we make sure that Hatch Road becomes part of the study?

Mr. Whipple: It is now on the record. In the previous meeting it was mentioned to the City of Spokane, who did not include it in their traffic study.

Citizen Question: What is the distance increase on Cedar Road?

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Mr. Whipple: I do not know the increased length, the speed limit is proposed to be 25 MPH.

Citizen Comment: People go way faster on Cedar than they should, there will be kids in that area when Cedar cuts through the plat.

Citizen Question: I live in Sunny-Creek and turn onto Qualchan and Cheney-Spokane Road, I am concerned about the intersection of Cheney-Spokane and Qualchan intersection.

Mr. Whipple: We will look into that intersection.

Mr. Whipple discusses how the ITE Trip Generation Manual determines project trip generations and how it will affect the intersections.

Citizen Question: What's your solution to the extra congestion on the meter ramp? How will you prevent accidents here?

Mr. Whipple: I don't have a solution right now, we won't have a project until we figure it out. Because the roads haven't been updated as projects are completed in the area, it puts a strain on the system. The ramp metering was completed as a safety improvement but it is causing extra congestion.

Citizen Question: Will Cedar have street lights?

Mr. Whipple: Cedar Road will have street lights through the subdivision (at intersections).

Citizen Comment: Developers only want to build as many homes as they can, we need to talk to elected officials and WSDOT to solve this problem and change the code.

Citizen Question: My well has dropped over the past few years, will the project drop the water level?

Mr. Whipple: The project will not affect your well, the project will not be building any new wells.

Citizen Question: Is the developer required to make improvements on the highway?

Mr. Whipple: The developer is not allowed to impact the level of service with the project, we will have to make a fix before the project can continue. On Meadowlane Road the implementation of J-Turns will make the system safer.

Citizen Question: Where in the process are we to drive the density level down?

Mr. Whipple: We are not that far in the development process, impacts on traffic, sewer, and water will have an impact on the system. The growth management plan requires that Spokane plan for growth, instead of creating sprawl in Spokane they are densifying and building up instead of out.

Citizen Question: What is the projects' impact on the fire, police and school systems in the area?

Mr. Whipple: Because it is a 10-15 year project, these agencies will get notice on the project and will be able to voice concerns. They recognize that this is a phased project and will consider it throughout the process.

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Citizen Question: Where is the Summit project in the permitting process?

Mr. Whipple: The Summit project is waiting on the traffic study.

Citizen Question: Does the developer pay for the infrastructure improvement?

Mr. Whipple: In the State of Washington, the project cannot impact the current level of traffic.

Mr. Whipple then encourages community members to sign the sign-in sheet to receive direct mailing about the project and further meetings.

The meeting ends at 7:10.



# Site

