

Painted Hills Planned Residential Development Phasing Plan

May 30, 2017

A. INTRODUCTION - PHASING

The Painted Hills Planned Residential Development (the “Project”) submitted by Black Realty, Inc., (the “Applicant”) will be phased. Construction will begin in each housing area at the same time after approval of the Project by the City of Spokane Valley with the other components constructed as set forth herein. The timing and size of phases within each housing area will depend on market conditions. The duration of the plat build-out is expected to be 7 years.

Below is the phasing plan for submission under SVMC 20.40.050. The number and location of lots within the Project is subject to revision based upon the receipt of approval of the preliminary plat. The Applicant will modify this Phasing Plan in the future if circumstances require revision.

B. INFRASTRUCTURE IMPROVEMENTS

The Applicant is separately seeking a Conditional Letter of Map Revision and Letter of Map Revision from the Federal Emergency Management Agency (“FEMA”) to amend the Flood Insurance Rate Map for the property apart from the approval of the Project by the City. As part of the CLOMR/LOMR process, the Applicant will need to relocate the compensatory storage through levee construction and improvements to Dishman-Mica Road, Thorpe Road and Madison Road. Assuming approval is received from FEMA, this would occur immediately after the approval of the Project. This would include making water and sewer connections within these roads and stubbing the utilities into the site at the local access road locations.

The disposal of sewerage from the Project depends on use of a sewer lift station to be built near Dishman-Mica Road and Sundown Drive. Sewer mains will be extended from the lift station location to the cottage and the estate type housing areas (as discussed below) within the future street right of ways and open space areas/access easements. This work will be completed in year one.

C. HOUSING

The project will consist of five housing types identified as Estate, Single Family, Cottage, Multi-Family and Mixed Use as depicted on the phasing map accompanying this narrative.

1. Estate (The Reserve @ Painted Hills). On the south end of the Project will be an area of 42 lots that are larger, estate type lots ranging in the quarter acre size. The access to this area will be from Madison Road and consists of a loop street and a cul-de-sac.
 - The southern half of this area fronting 44th Avenue will be constructed during years 1-3 along with water, sewer and dry utilities. This will consist of 23 lots. Sewer lines will be extended through the next phase to connect into the line to the lift station.
 - Whipple Street, Alvarez Drive and Pines Road will be constructed during years 3-5 along with water, sewer and dry utilities. This will consist of 19 lots.
 - The secondary emergency vehicle access will connect to the north during years 3-5 or earlier if needed due to the progress the Project.

2. Single Family (Meadows @ Painted Hills). The majority of the middle of the site will be standard single family lots ranging in size from 5500 to 7700 square feet, consisting of 206 lots.
 - Sundown Drive from Dishman-Mica Road to the residential area along with water, sewer and dry utilities will be constructed during year one.
 - Water, sewer and dry utilities will be extended through each phase below as they are constructed.
 - The area fronting 41st Avenue and Cimarron Drive east of Whipple Street will be constructed during years 1-3. This will consist of 43 lots.
 - The area fronting 41st Avenue and Cimarron Drive west of Whipple Street will be constructed during years 5-7. This will consist of 37 lots.
 - The area fronting 42nd Avenue will be constructed during years 4-6. This will consist of 44 lots.
 - The area fronting 43rd Avenue and Darcy Drive east of Whipple Street will be constructed during years 2-4. This will consist of 43 lots.
 - The area fronting 43rd Avenue and Darcy Drive west of Whipple Street will be constructed during years 3-5. This will consist of 39 lots.

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3. Cottage (Whispers @ Painted Hills). At the north end is an area of cottage or townhouse type units on 52 lots ranging in the size of 1800 to 3600 square feet. The access to this area consists of a single street running west from Madison Road ending in a cul-de-sac.
 - The eastern half of Painted Hills Avenue with water, sewer and dry utilities will be constructed during years 1-2. There will be 23 units.
 - A sewer line will be extended through the next phase to connect into the line to the lift station.
 - The completion of Painted Hills Ave along with water and dry utilities will be completed during years 3-4. There will be 29 units.
 - The secondary emergency vehicle access will connect to the south from the west end of the street during years 3-4 or earlier if needed due to the progress the Project.

4. Multi-Family (M. Family @ Painted Hills). In the northwest area of the project are the multi-family units. The multi-family area will have direct access off Dishman-Mica Road and another access, Yony Lane., connected to Sundown Drive. There are 228 units, an office and a recreation building planned for this area. Construction will be completed during years 1-3. All utilities will be extended through each portion of the site as it is constructed.

5. Mixed Use (The Lofts @ Painted Hills). Finally, the proposal is for 52 mixed use units to be built in combination with commercial/retail facilities. See description below for phasing of commercial areas and the residential area will be developed concurrently therewith.

C. COMMERCIAL AND MIXED USE

The existing golf course buildings and parking lot (Shops @ Painted Hills) at the corner of Dishman-Mica Road and Thorpe Road will be retained as a commercial use. The former clubhouse is currently leased as restaurant space. Additional commercial space is anticipated to be constructed in years 3-5.

A mixed use area (The Lofts @ Painted Hills) is planned for along Dishman-Mica Road adjacent to the main project entrance with business at ground level and housing above. This area will develop once there are existing residential construction within the Project to support the commercial development. This construction is anticipated to be further phased during years 1-3 (one-third) and years 3-5 (remaining two-thirds).

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D. ACCESS – Vehicular and Pedestrian

Phasing of vehicular access to the various housing elements is described above under the housing section.

Vehicular access to the park within the Project will be off Thorpe Road at the existing parking area. The southern commercial area will also use the existing driveway off of Thorpe Road into its parking lot. The northern commercial area will use driveway access off Dishman-Mica Road. These accesses will be completed with the other road improvements during year one.

All housing areas will have pedestrian access via sidewalks along exterior and interior streets and by the trail system throughout the open space areas to occur with the development of the area including the improvements.

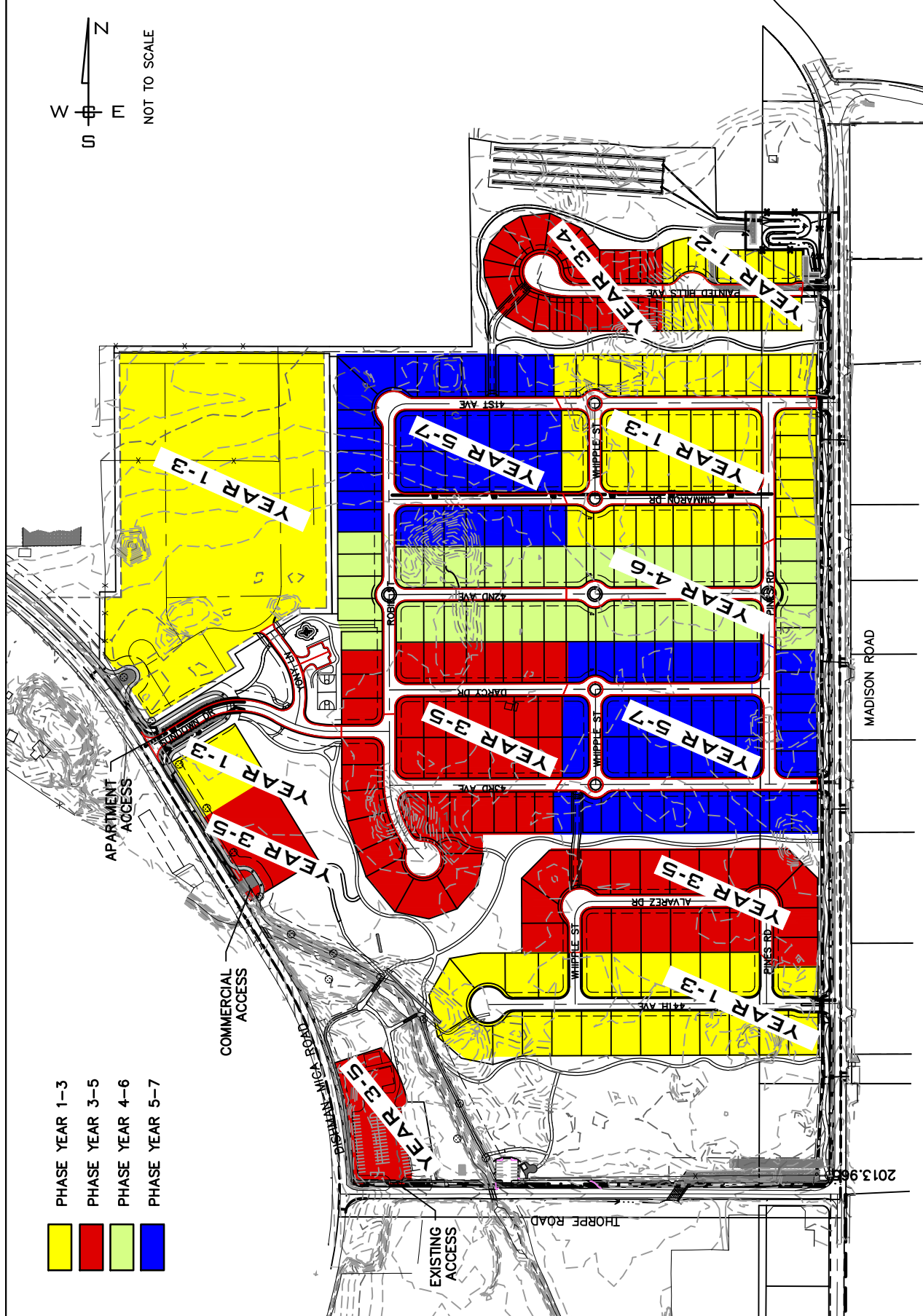
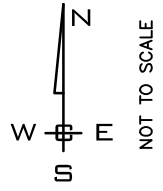
E. OPEN SPACE AND RECREATION

The project will contain over 30% open space. There is a large open space north of the cottage housing area. This will include a golf practice area which may include up to 3 chip and putt areas. This area will be developed in year one.

The Cottage, Single Family and Estate housing areas are separated by green belts. Open space separates the housing areas from the commercial areas and there will be a large passive park area on the south end of the site next to Thorpe Road. Open space areas will be connected by the trail system described above. These areas will be developed concurrently with the adjacent housing areas.

F. TRAIL SYSTEM

Additional pedestrian connectivity will be provided by a trail system throughout the Project open space. The trails will run across the larger open space areas, will run between the different housing type areas and will connect into the sidewalk system within the housing areas. The existing golf cart bridges across Chester Creek will be retained to provide pedestrian connections to the southwest commercial area. Trails will be developed at the time of the improvement of the open space.



- PHASE YEAR 1-3
- PHASE YEAR 3-5
- PHASE YEAR 4-6
- PHASE YEAR 5-7

2013.965

