

From: [Mark Purvine](#)
To: [Lori Barlow](#)
Cc: [Sally Purvine](#)
Subject: Information Request/Comment re: Painted Hills Planned Residential Development
Date: Friday, November 16, 2018 6:35:56 AM

Senior Planner Barlow,

I write you today for two purposes. First, I would like to know what information about the proposed Painted Hills Planned Residential Development might be available for my review and how I might gain access to same. I live in the near neighborhood and have more than passing interest in this proposal and any related decisions that may come to pass.

Second, I wish to share concerns about the proposed development based upon my limited understanding of the proposal. If what was reported in the Spokesman Review November 13 is accurate (not *always* the case, in my experience), the proposal made on behalf of owner/developers Black and Walker would eliminate issues of flooding a flood plain essentially by eliminating the flood plain. To be clear, I simply do not agree that altering the flood plain by covering it with 330,000 cubic yards of fill material, placing single and multi-family homes, some commercial development, roads and sidewalks would represent an "improvement" for the area. Such a proposal represents more than an insult to a fragile but important environment, it obliterates and alters forever what could and should be managed as a valued natural area for the benefit of the entire community, including the animals who currently inhabit/migrate through this open space. A flood plain is meant to do just that.

Longtime residents of the Spokane area, my wife and I lived 17 years in the Five Mile neighborhood of Northwest Spokane before moving to the Painted Hills neighborhood three years ago. We watched the aggressive "development" of the Indian Trail area and the Five Mile Prairie with horror as bit-by-bit, areas of open space similar to the Painted Hills flood plain were gobbled up in a fashion sickeningly familiar to that which, in this instance, you are required to consider. I'd hope neither you nor a hearing examiner would wish to replicate the rat's nest of practical issues the Dishman-Mica corridor would be primed to face given the scale of this proposed development-the kinds of issues residents in Northwest Spokane struggle with daily. Those issues were important factors for my wife and I in purchasing a home here in the neighborhood.

I agree with another notion expressed in the same article that encourages working toward transfer of the property from the developers to the city in order that the space be maintained and "developed" in a manner that will provide for the long-term health of the natural area. Lessons could/should be taken from work done to enhance Saltese Flats wetland areas and undo at least some of the damage done to this natural area through prior golf course and other development. Creation of a natural area or "park" on this property could add a significant enhancement to our community simply by providing another open space for all to enjoy, to learn from and about. A natural area so placed would provide a rich opportunity for the students and teachers of our community both through observation but also potentially through enhancement project development.

It is true that not a lot of 100 acre plots of land exist within the City of Spokane Valley. We ought to recognize that fact through protection of such a resource, not its destruction and complete alteration. Our goal should not be to cover every square foot of land with pavement and buildings. Such resources immeasurably enhance the quality of life for all those who live in and visit our community. This potential park area south would prove a tremendous

complement to Mirabeau Park and the Spokane River, north and Dishman Hills Natural Area, west. The city missed an opportunity to acquire this property at the time the current owners made their purchase. It would seem we have an opportunity to get it right at this juncture.

Simple ideas, perhaps. Doing the right thing need not be complex. Please let me know what and how I might be able to review any related materials. I appreciate your consideration.

Respectfully,
Mark Purvine

4730 S. Lapwai Lane
Spokane Valley, WA 99206
ph. 509.325.2166

spurvine@hotmail.com or through my workplace email mpurvine@sjeschools.org