

November 15, 2018

Mr. John Hohman, P.E.
Deputy City Manager
City of Spokane Valley
10210 E Sprague Avenue
Spokane Valley, WA 99206

RE: Black Realty PRD Proposal

Dear Mr. Hohman:

As voting residents of the City of Spokane Valley, my wife and I wish to respectfully voice our adamant opposition to the Black Realty PRD proposal and state for the record that we do not wish any such construction project to be permitted or pursued.

My wife and I decidedly moved to the Creek at Chester specifically to escape the overcrowding, traffic nuisances, and the increased accident and crime rates that resulted from the City of Liberty Lake's choice to build similar PRDs, especially multi-family housing. As a Marine Corps veteran, we relocated to this neighborhood of Spokane Valley specifically, so we could live out the remainder of our years in a quiet and peaceful area free from urbanized overcrowding.

We believe that serious, legitimate consideration should be given by city authorities to the practical impacts that will result to existing residents if approval of this project is granted and it undertaken. This is not to suggest the City has not, or is not, doing its legally required due diligence. What we are asserting, is that more than mere legal environmental concerns ought to be considered and that existing residents in the immediate vicinity be given a weighted voice on its approval, especially considering the potential impacts to the quality of their future daily lives should this project be approved.

It is obvious that significant changes will need to be made to the local environment to overcome flooding and environmental issues should this project be approved. Hundreds of thousands of tons of landfill – comprised of limitless unknown foreign materials – will need to be introduced into an area that has been an unmolested natural reserve for countless years. Thousands of loads of fill from oversized commercial trucks will not only have an adverse impact on local traffic and untold wear to our roads, but that level of commercial traffic, necessary for such a large scale commercial project, will also add an untold amount of pollutants to the air and local ground water supply, as well as immeasurable light and noise pollution. The negative impact on local wildlife – a reason many of us have chosen to live in this area – will be devastating, regardless of any gratuitously proposed so-called wildlife corridor.

Increased traffic congestion resulting from another 580 proposed residents, each with at least one vehicle, many with more than one, simply would not be adequately supported by existing local streets – already in need of repair – without a significant negative impact on existing residents. While traffic

modeling algorithms may suggest such an increase in traffic is possible, the practical impact on existing residents will result in substantially greater inconvenience and, more importantly, increased risk. What is more, a commercial project of this scope is certain to have a negative impact on the area's already overcrowded schools. What then would likely be the city's solution? More school levies to local homeowners? Black's profit at the expense of Valley citizens is not an appealing economic formula.

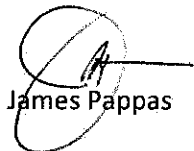
Black's PRD project proposes to create jobs. Are we to infer this will stimulate our local economy? Such an argument is as void as it is preposterous. It is commonly known that there is a shortage of construction labor. The builder of our sub-development, Hayden Homes, found the local labor pool so inadequate, it had to contract subpar labor from Richland, Washington. Out-of-town labor means that income earned is spent elsewhere and homeowners are ultimately left with the inability to utilize foreign subcontractors for warranty or repairs. Bringing in dozens of non-local laborer employees may stimulate sales at our corner food mart during lunch times, but the fact remains that doing so will not benefit the local population or create local jobs. It does not take an economics study to see that the ruse of creating jobs does not justify this project or outweigh the negative impacts to local residents.

The appeal of more tax revenue to the city is understandable. But, there are certainly more efficient, less invasive ways the city can employ to generate revenue than permitting another unnecessary mass housing project to be forced upon homeowners living in one of the last remaining natural spaces in our area. The point I am trying to make is that perhaps it's time a local city government – our city government – concern itself less with what it legally can do, and, instead, ask what it ought to do, if not right by its citizens.

Please know that as a former Marine, it is not my nature to be political nor am I an activist in any regard, or for any particular cause. I am, however, one willing to stand in defense of our freedoms, especially our right to be free from relentless commercial encroachment. As such, I am exercising my duty to be a voice of respectful protest and speak if called upon to represent the views of my community. I also realize that while my comments may be considered by some to be anecdotal, the absence of empirical data makes the points made in this letter no less true or these sentiments no less shared.

Thank you for reading this letter and considering our opinion on this issue. If you have any questions, or if I can elaborate on my remarks, please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'James Pappas', is written over a circular stamp or seal.

James & Amy Pappas
4616 S. Lapwai Lane
Spokane Valley, WA 99206
509.863.7023