



Whipple Consulting Engineers, Inc.

February 21, 2018

Mr. John Hohman
Deputy City Manager
City of Spokane Valley
10210 East Sprague Avenue
Spokane Valley, WA 992016

RE: Painted Hills Planned Residential Development

Dear Mr. Hohman:

This letter is in response to the City of Spokane Valley letters dated November 21, 2017, January 22, 2018 and February 15, 2018 requesting additional information on the qualifications of the consultants used for the purpose of preparing the Environmental Impact Statement (“EIS”) and asking for a proposed timeline for the completion of the draft EIS. In response, Whipple Consulting Engineers (“Whipple”), as project applicants of record, and Black Realty, Inc. (“Black Realty”), as property owner, provide the following:

A. Statement of Qualifications Environmental Impact Statement Preparation / Flood Risk Assessment

In response to the City’s request for additional information regarding the professionals employed for the purpose of preparing the EIS and flood risk assessment, Black Realty is employing a regional multi-disciplinary team that has expertise and experience in preparing EISs that includes the following:

- (i) DOWL has been retained for the purpose of drafting the EIS and coordinating various tasks associated with the EIS across all consultants. More specifically, F. Read Stapleton and Adrienne Stutes have been directly assisting on the preparation of the draft EIS. A brief narrative of their expertise and a listing of their relevant experience is included herewith as Attachment 1.
- (ii) WEST Consultants, Inc., has been retained for the purpose of assisting on CLOMR application development, hydraulic modeling, and FEMA floodplain mapping work. More specifically, Ken Puhn has been directly assisting the project team. A brief narrative of their expertise and a listing of their relevant experience is included herewith as Attachment 2.
- (iii) Whipple Consulting Engineers has been providing land use planning and engineering services on the Project, including land use planning, surveying, traffic engineering and hydraulic design. More specifically, Todd Whipple and Ben Goodmansen have been directly assisting the project team. A brief listing of their projects in the City of

Spokane, Spokane County and the City of Spokane Valley with flood plain review, mapping and alteration is included herewith as Attachment 3.

Complete biographies of the applicable technical personnel will be provided as an appendix to the EIS. Should you require additional qualifications for the project team, please let me know, otherwise we ask that the City confirm that the foregoing have the expertise and experience as required in the City's municipal code.

B. Timeline for the Preparation of the EIS and New Application Materials

The City asked for additional information on the timeline for the preparation of the EIS. Whipple and Black Realty are in the process of assembling a timeline, however the project team has been focused on addressing the City's comments in its February 15, 2018 letter. Once a revised plan and proposal has been assembled appropriate formal revisions to the application of record will be provided as required. Whipple and Black Realty proposes that once additional application materials, if any, are submitted there be a discussion regarding the required additional environmental review and a timeline for the preparation of the EIS.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Very Truly Yours,

WHIPPLE CONSULTING ENGINEERS



Todd Whipple

C: Brian Walker, Black Realty
F. Read Stapleton, DOWL
Ken Puhn, WEST
Nathan G. Smith, Kutak Rock LLP

Attachment 1 DOWL Qualifications

DOWL is a multi-disciplined consulting firm that has been providing environmental services to clients for more than 50 years. Our environmental services team is comprised of professionals who are experts in providing clear, concise, and legally defensible documents in accordance with the requirements of SEPA. DOWL's team for the Painted Hills Draft Environmental Impact Statement (DEIS) includes Read Stapleton and Adrienne Stutes. Read and Adrienne have provided Environmental Impact Statements and SEPA documentation for numerous public and private clients, including the City of Spokane Valley, as documented below. Work examples of DOWL's Painted Hills team include:

- **City Center Subarea Plan Environmental Impact Statement, Spokane Valley, Washington.** Read Stapleton, AICP, was involved in the preparation of the Environmental Impact Statement (EIS) for the City Center as envisioned in the Sprague and Appleway Corridors Plan. The DEIS evaluated varying levels of buildout intensity of a City Center proposed at the site of the former University Mall. EIS elements included air, transportation, land use, and public facilities.
- **West Vancouver Freight Access Project Environmental Documentation and Permitting, Vancouver, Washington.** Read Stapleton was the senior planner responsible for ensuring compliance with NEPA and SEPA for a \$137-million freight rail infrastructure expansion for the Port of Vancouver.
- **Port of Vancouver, SEPA Guidance Document, Vancouver, Washington.** On behalf of the Port of Vancouver, Read Stapleton provided a best practices manual for the Port of Vancouver to instruct Port consultants and Port tenants on how to craft technically accurate and defensible SEPA Checklist documents.
- **Millennium Bulk Terminals SEPA Environmental Impact Statement.** Read Stapleton was involved in the preparation of the affected environment sections and the scoping of the SEPA/NEPA EIS for the Millennium bulk export terminal in Cowlitz County, Washington. The project was managed by the cooperating agencies of Cowlitz County, Department of Ecology and US Army Corps of Engineers.
- **SEPA EIS, Oyster Growers Association, Willapa Bay, WA.** Adrienne Stutes prepared the SEPA EIS that involved an assessment of the environmental effects of chemical approaches to control burrowing shrimp that impact oyster aquaculture in Willapa Bay and Grays Harbor. It involved collaboration between the growers, their attorneys, and the Washington State Department of Ecology to determine the ecological impacts of chemical use on burrowing shrimp.
- **SEPA Supplemental EIS, Washington State Department of Ecology, Olympia, WA.** Adrienne Stutes prepared a Draft Supplemental Environmental Impact Statement (DSEIS) for the use of imidacloprid to control burrowing shrimp populations in Willapa Bay and Grays Harbor. The DSEIS was a supplement to the FEIS published in 2015.

Attachment 2 WEST Qualifications

WEST Consultants, Inc. (WEST) was founded in 1988 to provide public and private clients with expert water resource engineering consulting services. With over 25 years of experience, WEST offers services on a local, national, and international level to public and private clients. As a FEMA contractor, WEST has conducted numerous FEMA Flood Insurance Studies throughout the western United States. WEST has also conducted CLOMRS/LOMRS/LOMAs for a wide variety of clients including the U.S Army Corps of Engineers, Counties, Cities, and private clients. Additionally, WEST conducts floodplain development permit reviews for local communities, and also leads professional training courses on river hydraulics and hydrology. A selection of recent FEMA related project work is below:

- **Lone Pine Creek LOMR – City of Medford, OR.** This project was a Letter of Map Revision for the City of Medford, OR involving the development of a new detailed study of 2.5 miles of Lone Pine Creek. The detailed study included hydraulic modeling using HEC-RAS, floodplain and floodway mapping, and submittal of the Letter of Map Revision package to the Corps of Engineers.
- **Stark Street CLOMR – City of Gresham, OR.** This project was a Conditional Letter of Map Revision within the City of Gresham, OR involving a proposed residential development along Fairview Creek.
- **Crawford Crossing LOMR – City of Turner, OR.** This project was a Letter of Map revision for fill placed to construct a new residential development project within the City of Turner, OR.
- **Ahtanum Creek Basin Flood Insurance Study – Yakima Co., WA.** This project was a FEMA Flood Insurance Study (FIS) for the Ahtanum River in Yakima County, WA. The project involved 86 river miles of complicated RAS modeling of a bifurcated system with multiple channels, numerous flow splits and overbank flow paths. Upon completion of the RAS modeling WEST produced digital mapping of the 100-year and 500-year floodplain and floodway for this study.
- **Mill Creek Flood Insurance Study (LOMR) - City of Turner, OR.** This project was an update of an existing FEMA study and involved the development of a new detailed modeling and mapping for 4.8 miles along Mill Creek and the Turner Bypass Channel. The study included channel surveys, hydraulic modeling using HEC-RAS, floodplain and floodway mapping, and submittal of the Letter of Map Revision package to the Corps of Engineers.
- **Upper Sandy River Flood Insurance Study – Clackamas County, OR.** This project was an update to the existing Clackamas County FEMA study involving the development of new detailed studies for 19 miles along 5 streams. The detailed studies included hydraulic modeling using HEC-RAS, floodplain and floodway mapping, floodway data tables and flood profiles.

Attachment 3
WCE Qualifications

WCE has worked on the following projects in the City of Spokane, Spokane County and City of Spokane Valley that included flood plain review, mapping, and alteration:

City of Spokane:

Bellereve PUD
Regal Park Addition
Southridge (Hazels Creek Basin)

Spokane County / City of Spokane Valley:

Ponderosa East (Chester Creek/ Hwy 27)
Ponderosa East 2nd Addition
Shelly Lake PUD 1-5 Additions
Shelly Lake Apartments
Twin Bridges/ Meadowview Terrace (Saltese Creek)

Spokane County:

Belle Terre
Drake Estates (Forker Road)
Frazier Estates (Argonne – Upriver)
Pasadena Meadows
Piper Glen
Prairie Ridge
Sundown & Bowdish Short Plat
Sundown East
Taylor Cottages 3rd Edition (Park Road)
Taylor Pines Estates
Windsor Estates (Hatch Road)
Wellington Heights 3rd Addition