



SUPPORT APPROVED
FOR 2017 FASTLANE II

April 4, 2016

City Councilmembers
City of Spokane Valley
11707 E Sprague, Suite 106
Spokane Valley, WA 99206

RE: Pines Road and Barker Road/BNSF Grade Separation Projects for the 2016 USDOT Grant Application

Dear Mayor and Councilmembers:

I am writing to express my strong support of the 2016 FASTLANE grant application for the Pines Road and the Barker Road/BNSF Grade Separation projects. This project is a critical piece to the long term economic growth of the City of Spokane Valley and the Spokane region.

I am the property manager of the Pineroft Business Park. Pineroft is a +/- 96 acre office/high-technology/industrial park located at Pines Road and Mirabeau Parkway. There are currently 405,000 square feet of buildings located at Pineroft and it is home to approximately 2,000 employees. Pineroft has approximately 50 acres remaining to develop and once it is completely built out it will have 850,000 to 900,000 square feet of space and will be home to +/- 4,500 employees.

Pineroft is currently the home to high tech companies, medical services, manufacturing facilities and back office operations. Every day I observe the negative impact of the current BNSF train crossing at Pines Road. Visitors, employees and deliveries to and from the businesses at the Pineroft Business Park are delayed because of the numerous train crossings at Pines Road. The traffic back-up on Pines road that is created between the crossing and Mirabeau Parkway creates a safety hazard as cars try to turn north or south on Pines from Mirabeau Parkway. I have personally witnessed several "close-calls" as impatient drivers try to avoid the wait and narrowly avoid accidents. The current BNSF train crossing at Pines Road is completely inadequate and will start negatively impacting the development of Pineroft, the City of Spokane Valley and the Spokane region if it is not addressed as soon as possible.

We believe strongly in the future of Spokane Valley as a regional center for commerce. As the Inland Northwest's premier business park the Pineroft Business Park is a significant site for businesses locating in the Spokane region. A new underpass at the Pines Road BNSF rail crossing intersection is an imperative transportation facility for the city of Spokane Valley, Spokane County, and the Spokane region. In order to help our business and our community thrive, we urge you to provide funding crucial to the construction of the Pines Road and Barker Road/BNSF Grade Separation projects.

Please contact me with any questions or concerns at jtraeger@jmacommercial.com or 927-7747.

JMA COMMERCIAL REAL ESTATE, LLC
Leasing Agent/Property Manager for Pineroft, LLC

A handwritten signature in black ink that reads 'Jamie M. Traeger'.

Jamie M. Traeger, CCIM, CPM®

cc: John Miller – Pineroft, LLC