

Southgate Neighborhood Comments on Binding Site Plan Z19-120PBSP

Thank you for allowing us to review the submission materials for the binding site plan (BSP) on the KXLY property in our neighborhood. After reviewing the site plan, the neighborhood council has a couple of concerns or questions related to land use on the site.

According to the site plan, the developers plan to put two large office buildings (Buildings F and G on Lots 3 and 2 respectively) on the west edge of the property. These buildings have been on previous draft site plans, but have not yet gone through the design review process outlined in the Developer's Agreement that these parcels are subject to. We want to ensure that they will go through design review at the time the developers move forward with building on those proposed lots. We have been told by City staff that a change from what is shown on the BSP would require review by the Design Review Board per the Developer Agreement. We concur with staff's position that changes from what was should be reviewed per the Developers Agreement to make sure the revised plans still meet the requirements of the Integrated Site Plan (ISP) and Center and Corridor Design Standards.

There was a plan shared by the developers with the neighborhood at one point to build a large apartment complex in the area now designated Lots 2 and 3. They called the concept a "Texas donut". Would this concept be allowed under the proposed BSP, or would it require an amendment with neighborhood notification and have to go through Design Review?

Additionally, they are now proposing to split Pad A into two lots (#1 and #10) which is a change from the site plan that went through design review showing this pad as a large format grocery store. We want to clarify whether their intention is that these lots will be built concurrently as one building, or if they plan to develop them separately. There was also a proposal to place a gas station in this location on the site at one point, which would be a major change from what is on the proposed BSP.

We have been told by city staff that a BSP would create a set of covenants to govern the entire site, we would like to review these covenants before they are enacted to ensure they meet the intent of the Developers Agreement and conform with the requirements of the Southgate District Center Integrated Site Plan (ISP) and City Center and Corridor Design Guidelines. This review would also be keeping with the city-adopted ISP Implementation Memo that calls for the city to, "notify and consult with the [Southgate Neighborhood Council] on *all* development proposals that involve new construction including building permits, request for variances, and other administrative determinations, within the area defined by the ISP at the earliest possible date and *prior* to any decisions." The ISP Implementation Memo was adopted as part of the purchase and sale agreement between the City and KXLY for the small city-owned parcel that was just north of the KXLY property.

Finally, the MDNS attached to the BSP application materials requires the construction of "a crosswalk on Regal with center island and rapid flash beacon" with the "location to be agreed upon by the city and developer." In keeping with the review concepts of the ISP Implementation Memo referenced above, SNC should be an additional participant in this process since it fulfills another requirement of the ISP Implementation Memo which states, "The City agrees to develop

planted medians along Regal Street and Palouse Highway as outlined in the Integrated Site Plan, including elements that originated in the Southgate Connectivity Plan, and to create frictional traffic calming, as funding for such improvements becomes available to the City.” The requirement of the MDNS for the KXLY site provides funding to begin the development of these planted medians along Regal Street and begin to convert the Southgate District Center into the pedestrian-oriented multi-use district envisioned by the Comp Plan and Spokane Municipal Code.

Thank you for your time and we look forward to your response to our questions and comments.

Sincerely,
The Southgate Neighborhood Council Land Use Committee