



**CORNERSTONE**  
PROPERTY ADVISORS LLC

September 6, 2011

Spokane County Planning Department  
C/O Mr. John Pederson  
1026 W. Broadway  
Spokane WA 99260

RE: CPA-02-2011 MU to RC (Pinewater Plaza)

Dear Mr. Pederson,

As the Listing Broker for Pinewater Plaza I want to share my thoughts regarding the proposed rezone of Pinewater Plaza property from Mixed Commercial (MC) to Regional Commercial (RC). Efforts to redevelop this property began in the best of times and continue today under the most challenging of conditions.

On behalf of the previous owners and the current owner/development group we have actively marketed the subject property over the last ten years. Pinewater Plaza property had been previously rezoned to Regional Commercial (RC) prior to the adoption of the Spokane County Comp Plan. However, overall success for this 24 acre development has been extremely impaired due to the subsequent Mixed Use Commercial (MC) zoning imposed upon the current ownership. While attempting to accommodate prospective users for this property many have rejected this site due to restrictions and requirements unique to Mixed Use Commercial (MU) zoning. Considerable revenue has been lost to Spokane County as a result of the Comp Plan zone change from RC to MU for this particular site.

Should Pinewater Plaza be rezoned from MU back to RC to accommodate the proposed new car auto dealer, it will attract other users to the Pinewater Plaza development and surrounding properties. This rezone to Regional Commercial (RC) would be a positive for Spokane County from a revenue standpoint and would demonstrate progressive actions by Spokane County.

Sincerely,

Guy D. Byrd

Cornerstone Property Advisors, LLC  
Owner/Broker

cc: Dwight Hume