

WEST TERRACE

Stormwater Management Study

Background

Spokane County is working to facilitate stormwater improvements in the West Terrace area, which has experienced various drainage problems. A study was started in fall 2019 to investigate drainage problems and develop proposed solutions. Work complete to date include facilitating a public open house (November 2019) and a second public online comment period (Fall 2020), responding to public comments, reviewing data and drainage complaints, identifying, and evaluating solutions, and developing a draft Capital Improvement Plan (CIP). Work to be completed includes addressing public comments (spring 2021 open house) selecting and prioritizing solutions and finalizing the CIP.

Location

The West Terrace area is located southeast of I-90 near Exit 272. The area is roughly bounded by S Thomas Mallen Road to the east, I-90 to the northwest, and West Melville Road to the south. Land use includes residential, industrial, and light commercial, with The Fairways Golf Course central in the area.

The study area is shown in Figure 1. Please note that the study area boundary was modified based on public input and data collected.

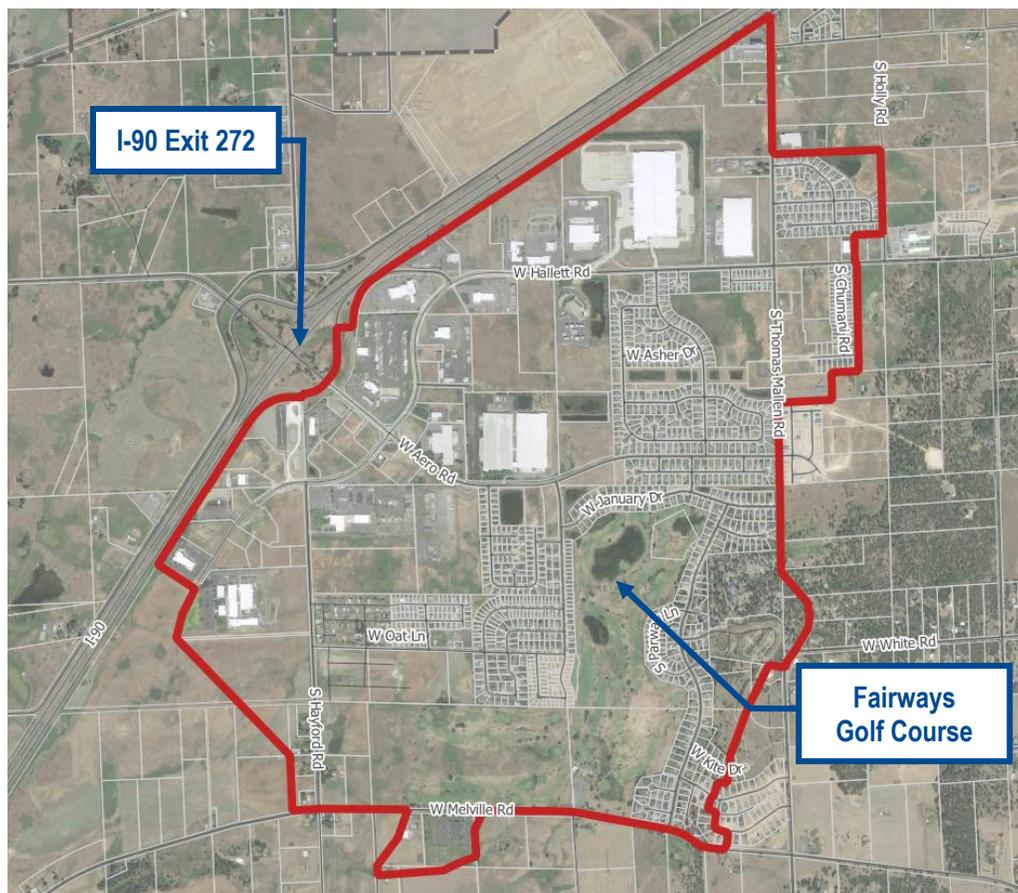


Figure 1: Study Area Map

Study Timeline

- Fall 2019 – Collect data and identify areas of concern (Complete)
- Winter 2020 – Identify solutions (Complete)
- Spring/Summer 2020 – Evaluate solutions (Complete)
- Fall 2020-Spring 2021 – Identify stormwater solutions and develop draft CIP
- Next steps (Spring-Summer 2021):
 - Select and prioritize stormwater solutions
 - Finalize Capital Improvement Plan and report

Project Team

- Spokane County Stormwater Utility and Public Works Department
- Osborn Consulting, Inc.

Drainage Problems and Proposed Solutions

Drainage problem areas have been identified in the West Terrace area and a draft CIP has been developed that includes five construction projects. These proposed projects have been updated based on public feedback received during the Fall 2020 online comment period. The proposed projects are summarized in **Table 1** and additional details are in the attached Concept Summaries.

Table 1. Proposed Capital Improvement Plan (CIP) Projects	
CIP ID	Project
1A	West Terrace Heights Improvements
1B	New Storm Drain for Richland and Hayford Roads
2	Aero Road Conveyance (Option 1 and Option 2)
3	Hallett Road Culvert

In addition to the CIP projects, the County plans to implement developer guidance in the West Terrace area that will establish updated stormwater standards for new developments and redevelopments within a defined boundary for the West Terrace area. The guidance will be documented in the final report and is summarized in **Table 2** (next page).

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Table 2. Proposed Stormwater Standards Included in Developer Guidance

Stormwater Standard	How the Standard Will Change	How This Will Address Stormwater Issues
Stormwater Best Management Practices (BMPs)	Update the list of approved BMPs that can be used in areas with known groundwater issues.	BMPs that rely on infiltration (e.g. infiltration ponds and swales) will be limited in some area and in other areas additional geotechnical testing and analysis will be required to determine if these BMPs are suitable given the subsurface soil conditions.
Flow Control Standard	Potential to adjust the flow control standard in areas with known drainage issues.	An adjusted flow control standard could limit the stormwater discharge flow rate from new and redevelop sites.
System Development Charges	Potential to collect system development charges (fees) for developers.	New developments and redevelopments could be required to pay system development charges. These would contribute to the cost of constructing and maintaining the County storm drain system in West Terrace that will provide stormwater conveyance for the developments.