

NOTICE OF SEPA APPLICATION

Notice is hereby given that Alliance Realty Partners has filed a State Environmental Policy Act (SEPA) application for the property located at 3105 W 16th / B2215787SEPA. The lead agency is likely to issue a mitigated determination of non-significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the proposed project.

Any person may submit comments on the proposed action or call for additional information at:

Development Services Center
Attn: **Admin Team**
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343
Phone (509) **625-6300**

APPLICATION INFORMATION

City File Number: B2215787SEPA

Applicant: Rob Anderson

Street Address: 1900 N Northlake Way, Ste 237, Seattle WA 98103

Legal Description: A full legal description is available for review in the Development Services Center on the third floor of City Hall

Description of Proposal: – Construction of multi-family development of approx. 450 units and a clubhouse. Also includes ROW improvements.

Mitigation Requirements:

1. The Spokane Tribe is requiring an Inadvertent Discovery Plan to be implemented into the scope of work.
2. The Washington State Department of Transportation (WSDOT) has reviewed the revised traffic information submitted by the Transpo Group dated April 2023. In reviewing this information WSDOT recommends that the following mitigations be contained in a SEPA mitigated determination of non-significance. These mitigations are needed to address the traffic volume increases associated with this project.
 - a. Vehicular traffic from this project is expected to add 5 AM trips and 3 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. The Prose development is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp (“Mitigation Project”). Studies of the US 195 corridor have identified the removal of the left and thru movements from Eastbound 16th Ave at US 195 as the appropriate mitigation project. This mitigation project was recently confirmed in a December 2021 US 195/I-90 Study led by the Spokane Regional Transportation Council in collaboration with WSDOT, the City of Spokane, and other partnering agencies. The Prose development may not finalize any portions of the project until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the

design and construction for the Mitigation Project, which shall be under contract for construction within one year from the date of project approval. The details of the above mitigation project will be agreed upon by the developers, City and WSDOT. The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

3. The applicant shall complete the improvements listed below prior to receiving any certificate of occupancy for any buildings. The City has determined that the improvements qualify as public facilities for purposes of SMC 17D.075.070 and will otherwise serve the goals and objectives of the City's capital facilities plan and anticipates that the improvements will qualify for a credit against transportation impact fees under SMC 17D.075.070. Upon completion of the improvements, the applicant may apply for a credit pursuant to the process set forth in SMC 17D.075.070. Consistent with SMC 17D.075.040 the developer may defer payment of impact fees to the end of construction. The developer shall provide prior to issuance of a building permit a recorded "certificate of title notice" evidencing an encumbrance on the title for each parcel of land, on forms provided by the city attorney's office, recorded with the Spokane County auditor's office which requires that the impact fee be paid as part of the closing of the construction financing, transfer of title to another party or issuance of a certificate of occupancy, whichever shall first occur.
 - a. Modify 13th/Lindeke from an all-way stop to a two-way stop, requiring geometric and civil improvements to the roadway.
 - b. The westbound left turn and southbound left turn pockets at Government Way/Sunset Boulevard shall be lengthened by removing the bulb or otherwise modifying the median to extend the storage length.
 - c. To the extent that would be covered by the impact fee obligation after completing the two projects above, the applicant shall construct sidewalk along one side of Lindeke from 13th to 14th Avenues and then on 14th Avenue from Lindeke to the development site.

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS AND TESTIFYING MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION.

Comment Period Information:

Any person may submit comments regarding this proposal. Comments will be considered on this application and any environmental issues and any environmental documents related to the proposed action. All written comments will become a part of the record. **Comments are due by 5:00 p.m., June 29, 2023, and must be sent to ADMIN TEAM at the City of Spokane, Development Services Center, 808 W Spokane Falls Blvd, Spokane, WA 99201-3343.**