

## NOTICE OF SEPA

Notice is hereby given that Architectural Ventures has filed a State Environmental Policy Act (SEPA) Checklist for the property located at 3520 S Geiger Blvd / B2400988SEPA. This proposal is being reviewed under the State Environmental Policy Act (SEPA) and Spokane Municipal Code Section 17E.050 and 17G.061. The City of Spokane and all applicable State and local agencies have reviewed the proposed project for probable adverse environmental impacts and identified the following mitigations:

**Sydney Hanson—Department of Archaeology & Historic Preservation:**

1. Cultural Survey to be completed by a professional archaeologist. (Please see the attached letter.)

**Randy Abrahamson—Spokane Tribe of Indians:**

1. Cultural Survey to be completed by a professional archaeologist. (Please see the attached letter.)

**WSDOT- Corey Clarke:**

1. Traffic from this project is likely to impact operations at the I-90 roundabouts. In order to minimize these impacts, WSDOT requests that: a. A second access be located on Flightline Blvd. to minimize site traffic on the north-east leg of the roundabout.  
b. The eastern access to the site be placed as far from the roundabout as possible.

**City of Spokane Traffic- Inga Note:**

1. In order to minimize the impact on the Geiger/Grove roundabout, the Geiger site driveway shall be located near the eastern property line and will require widening Geiger to fit a continuous TWLTL between the roundabout and Rowand Road. Depending on development patterns on the south side of Geiger, the City may add channelization to Geiger which would restrict the access point to right-in, right-out and left-in only. Staff recommends an additional site driveway on Flightline.

**This may be your only opportunity to comment on the environmental impacts of this proposal.** 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:** B2400988SEPA

**Applicant:** Ron Mackie

**Street Address:** 9802 E Mission Ave, Spokane Valley WA 99206

**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:**

A 144,027-sf tilt up concrete distribution warehouse with a two-story 11,270 sf per floor office area. Covered loading areas of 31,980 sf. Associated parking and driveways. Total building area is 187,277 sf on 19.976 acres.

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

**Comment Period Information:**

Any person may submit comments regarding this proposal. All written comments will become a part of the record. **Comments are due by 5:00 p.m., March 8, 2024, and must be sent to ADMIN TEAM at the City of Spokane, Development Services Center (address above)**