



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

Notice of Application
Optional DNS per WAC 197-11-355

The City of Spokane has received a SEPA application for the following project:

Date of Issuance: 11/19/2024

File No. B2413460SEPA

Proponent: Mike Stanicar, Bernardo-Wills Architects. 153 S Jefferson St, Spokane, WA 99201

Location of proposal: 6980 N Nevada St

Description of proposal: New construction of two 3-story residential buildings consisting of 48 units and an attached 1,500sf community center. Includes site improvements.

Lead agency and Contact: City of Spokane, Development Services Center, Ryan Benzie, rbenzie@spokanecity.org 509-625-6300

Date of Permit Application: 7/29/2024

Determined Complete: 11/5/2024

Comment Due Date: 12/11/2024

SEPA Environmental Review: The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Mitigated Determination of Non-significance (MDNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

Environmental Documents and/or Studies Applicable to this Application: Permit Number B2413460SEPA has been assigned to this proposal. The SEPA comment period will end **December 11, 2024**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal (WAC 197.11.355 optional DNS process). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any

other information concerning this proposal may be obtained by contacting Ryan Benzie at rbenzie@spokanecity.org.

Anticipated Mitigations:

Spokane Tribe – Randy Abrahamson

- 1. Inadvertent discovery plan implemented into the scope of work.

Integrated Capital Management – Inga Note

- 1. The existing turn pocket on Nevada St must be converted into a two-way left turn lane including new striping and TWLTL markings for 400' along Nevada St.

A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

Responsible official: Dermott Murphy
Position/Title: Building Official
SEPA Coordinator: Ryan Benzie; rbenzie@spokanecity.org **Phone:** (509) 625-6300
Address: City of Spokane
Development Services Center, Attention: Ryan Benzie
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature: *Dermott Murphy* **Date Issued:** 11/19/2024


SPOKANE ENVIRONMENTAL ORDINANCE


Final Audit Report


2024-11-19


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