

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A SHORELINE CONDITIONAL USE PERMIT
Riverview Retirement Community
File No. Z25-475CUP**

Notice is hereby given that James Brown with Wattenbarger Architects applied for a Shoreline Conditional Use Permit application on August 5, 2025. This application was determined to be technically complete on September 15, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday November 20, 2025, at 9:00 A.M.** in the City Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services
Attn: Tavis Schmidt, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6646
EMAIL: tschmidt@spokanecity.org
Web: <https://my.spokanecity.org/projects>*

APPLICATION INFORMATION:

Applicant: Wattenbarger Architects
Attn: James Brown
40 Lake Bellevue Drive, Suite #350
Bellevue, WA 98005

Property Owner: Riverview Lutheran Retirement Community
1801 E. Upriver Drive
Spokane, WA 99207

File Number: Z25-475SCUP

Public Comment Period: Written comments may be submitted on this application by **November 10, 2025, at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: Anticipated MDNS with Optional Process (WAC 197-11-355). The City anticipates issuing an MDNS. Comments on SEPA are due by **October 24, 2025**, at 5pm. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Description of Proposal: The applicant is proposing to demolish one existing building and rebuild a new 82 unit, 4-story residential building. On an adjacent site, build a new 31 unit 3-story residential building to the west on the same campus, land which is currently vacant. Site improvements and parking are included in the plans. There will be development and site improvements on the adjacent parcels. Some of the Riverview Retirement Campus and this project is located within the Shoreline Jurisdiction and the 200 ft OHWM buffer, thereby requiring a Shoreline Conditional Use Permit (SCUP) This is a Type III application and will be reviewed administratively, then a public hearing will be held in front of the Hearing Examiner who will issue a decision.

Location Description: The proposal is located at 1841 E. Upriver Drive; 1777 E. Upriver Drive, Parcels 35093.1002; 35093.1316

Legal Description: RIBLET & STRACKS SUB OF BLK 10 OF ROSS PARK ADD (Contact Planning Dept. for full legal description)

Current Zoning: Residential Multi Family (RMF) and Light Industrial (LI)

Community Meeting: A community meeting was held on July 23, 2025.

Public Hearing Process: Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Shoreline Conditional Use proposal. A combined Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application and Public Hearing will initiate a 30-day public comment period in which any interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner. Once the appeal period is complete, the Department of Ecology is sent the City's decision for final approval.**

Written comments should be mailed, delivered or emailed to:

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To view more information for this project please go to: <https://my.spokanecity.org/projects>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlovmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.