



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
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Notice of Application
Optional MDNS

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

Date of Issuance: 10/10/2025

File No. Z25-475SCUP

Proponent: Wattenbarger Architects for Riverview Lutheran Retirement Community

Location of proposal: 1841 E. Upriver Drive; 1777 E. Upriver Drive, Parcels 35093.1002; 35093.1316, SW 1/4, SEC. 09, T. 25 N., R. 43 E., W.M.

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.

Lead agency and Contact: City of Spokane, Development Services Center,
Tavis Schmidt tschmidt@spokanecity.org 509-625-6300

Date of Permit Application: 8/5/2025

Determined Complete: 9/15/2025

Comment Due Date: 10/24/2025

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 or emailed to tschmidt@spokanecity.org.**

Environmental Documents and/or Studies Applicable to this Application: Permit Number Z25-475SCUP has been assigned to this proposal. The SEPA comment period will end **October 24, 2025**. 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 Tavis Schmidt at tschmidt@spokanecity.org.

Anticipated Mitigations: The Spokane Tribe has requested a Cultural Resource Survey be completed on parcel #35093.1316 before any ground disturbing activity occurs.

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: Spencer Gardner

Position/Title: Planning Director

Project Planner: Tavis Schmidt; tschmidt@spokanecity.org

Phone: (509) 625-6300

Address: City of Spokane
Development Services Center, Attention: Tavis Schmidt
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature:  **Date:** 10/10/25
(for Spencer Gardner)