

**NOTICE OF APPLICATION
FOR A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
“Riverwalk Commercial” FILE # Z1400037SSDP**

Notice is hereby given that MGD@GU, LLC, applied for an administrative Shoreline Substantial Development Permit on August 7, 2014. The application was certified complete on September 2, 2014. This application is for improvements and change of use to the old “Solatube Building”, located at 704 N. Superior, Spokane, WA.

Any person may submit written comments on the proposal or call for additional information at:

*Planning & Development Department
Attn: Tami Palmquist, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6157
Email: tpalmquist@spokanecity.org
Web: www.spokaneplanning.org*

APPLICATION INFORMATION

Applicant/ MGD @ GU, LLC
Owner: c/o David Birge
7110 N. Cannon Ct.
Spokane, WA 99208
(509) 467-5233

Agent: ML Architects
c/o Mark Latham
607 East 6th Ave.
Post Falls, ID 83854
(208) 773-9864

File Number: Z1400037 SSDP

Public Comment Period: Written comments may be submitted on this application by **November 10, 2014 at 5 pm** (30 days from the posting and mailing of the Notice of Application). Written comments should be sent to City of Spokane Planning & Development, at the postal address or email address listed above.

SEPA: This proposal is exempt from the State Environmental Policy Act (SEPA).

Description of Proposal: MGD@GU, LLC, plans to make improvements to what was once the “Solatube Building”. The proposed improvements to the currently vacant building would consist of renovations to the existing concrete block and wood framed building, with the option to add a second story if the proposed tenant requires. Footprint may expand slightly to the north. Possible uses of the building would include office space, some accessory storage areas, and possibly a small restaurant/café type use. The pedestrian trail along the river frontage will be connected to the property to the north as well, completing the trail to the Iron Bridge connection.

Location Description: 704 N. Superior, Spokane, WA (S17-T25-R43)

Legal Description: A full legal description of the subject property is available in the Planning & Development Department, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Current Zoning: The proposal is located in the CC1-DC Zone with Land Use designation of CC Core.

Environmental Designations: The entirety of the project boundary is located within 200-feet of the Ordinary High Water Mark (OHWM) of the Spokane River, a shoreline of statewide significance. The City of Spokane Shoreline Master Program designates this area in the Limited Urban Environmental Designation, and has a 75 foot Shoreline Buffer. The building falls outside of the Shoreline Buffer. It is designated as located within the Campus/U-District Shoreline Design District. It is located within the It is also in the Zone 2 Riparian Habitat Area (RHA).

Process: A Notice of Application 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. The Notice of Application will initiate a 30-day public comment period in which interested person may submit written comments to the address of the City Staff. Once the public comment period has ended, the Planning Director will issue a Decision within 10 days. This decision is appealable to the Hearing Examiner under conditions set forth in Spokane Municipal Code Section 17G.060.210. Administrative Shoreline Permit decisions after final decision by the Director have an additional appeal period to the Shorelines Hearings Board, see SMC 17G.060.210. **Only the applicant and persons submitting written comments may appeal the decision of the Planning Director.**

Written comments should be mailed, delivered or emailed to:

*Planning & Development Department
Attn: Tami Palmquist, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6157
Email: tpalmquist@spokanecity.org
Web: www.spokaneplanning.org*