

**REQUEST FOR COMMENTS  
FILE No. Z1400037SSDP**



**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
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FAX 509.625.6013  
Spokaneplanning.org

**Date:** August 12, 2014

**To:** Interested Parties, City Departments  
And Agencies with Jurisdiction.  
(Distribution list on reverse side)

**From:** Tami Palmquist, Associate Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6157  
[tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

**Subject:** **Riverwalk Commercial – Shoreline Substantial Development Permit**

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

**Agent:** ML Architects  
c/o Mark Latham  
607 East 6<sup>th</sup> Ave.  
Post Falls, ID 83854  
(509) 280-3116

**File Number:** Z1400037SSDP

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

**Description of Proposal:** At this phase of the project, the owners would like to make improvements to the existing 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. Possible uses of the building would include office space, some accessory storage areas, and possibly a small restaurant/café type use.

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

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

**REPORT NEEDED BY: 5 P.M. (August 26, 2014).** If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
  - a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

\* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

\*\* - Forward your comments to Patty Kells, Planning and Development, at least 2 working days before the "Report needed by" date shown on the front page.

**DISTRIBUTION LIST FOR COMMENTS**  
**PROJECT NAME: Riverwalk Commercial**  
**FILE No.: Z1400037SSDP**

E-mail Copies

Washington State Agencies

- Department of Natural Resources, Attn: Jacob McCann
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Eastern Region, Attn: Teri Costello
- Department of Ecology, Eastern Region, Attn: Michael Maher, Shoreline Permit Reviewer
- Department of Ecology, Easter Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- Capital Programs, Attn: Mike Taylor \* \*\*
- Capital Programs, Attn: Steven Allenton\* \*\*
- City Attorney, Attn: James Richman
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- Historic Preservation, Attn: Jennifer Haegele
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: Jonathan Mallahan & ONS Team
- Parks Dept., Attn: Tony Madunich\*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Julie Neff
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Mike Nilsson\*\*
- Police Department, Attn: Sgt John Gately\*
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management, Attn: William Peacock\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater AWWTP, Attn: Dale Arnold\*\*
- Wastewater AWWTP, Attn: Mike Costner\*\*
- Water Department, Attn: Dan Kegley\*\*
- Water Department, Attn: Jim Sakamoto\*\*

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Steve Holderby
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Other Agencies

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Tim Erkel
- Avista Utilities, Attn: Lu Ann Weingart
- Cheney School District Operations, Attn: Jeff McClure
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Spokane Regional Transportation Council, Attn: Anna Ragaza-Bourassa
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (S17-T25-R43)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Department or Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Concurrency Passed/Failed