

**NOTICE OF APPLICATION, SEPA REVIEW AND PUBLIC HEARING FOR SHORELINE CONDITIONAL USE PERMIT
“The Falls Towers”
File No. Z17-418SCUP**

Notice is hereby given that LB Stone Properties applied for a Shoreline Conditional Use Permit on July 14, 2017. This application was determined to be technically complete on August 11, 2017. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday October 19, 2017 at 9:00 a.m.**, in the 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: Tami Palmquist, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6157
Email: tpalmquist@spokanecity.org*

APPLICATION INFORMATION:

Applicant/Agent: Collins Woerman c/o Joe Workman
710 Second Street, Suite 1400
Seattle, WA 98104
jworkman@collinswoerman.com, (206)245-2057

Property Owner: The Falls, LLC c/o LB Stone Properties
2800 E. Main Ave
Spokane, WA 99220

File Number: Z17-256SCUP

Public Comment Period: Written comments may be submitted on this application by **September 27, 2017**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. Last day to appeal the DNS is **October 12, 2017**.

Description of Proposal: The Falls is a proposed Mixed-Use project consisting of two 13 story towers with an accompanying 3 story building. The project as planned will include Apartments, Condominiums, Hotel, Office, and Retail uses with 3 levels of underground parking. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

Location Description: 829 West Broadway, Spokane WA 99201 (see attached map).

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: DTG (Downtown General)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Shoreline Conditional Use Permit and the application is determined technically complete, a 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 Notice of Application and Public Hearing will initiate a 30-day public comment period in which interested persons 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.**

Written comments should be mailed, delivered or emailed to:

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*To view more information including site plans for this project please go to
<https://my.spokanecity.org/projects/the-falls/>*