

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970) SMC Section 17E.050.310(C)

File No. Z17-418SCUP

DETERMINATION OF NON-SIGNIFICANCE (DNS)

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.

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

Location of Proposal: 829 West Broadway, Spokane WA 99201

Lead Agency: City of Spokane, Planning and Development

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, the Shoreline Development Permit application, City of Spokane Municipal Code Titles 17C and 17E, a site assessment and comments from the public and affected agencies. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in Section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official:
Lisa D. Key, Planning Director
Planning and Development
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Staff Contact:
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Date Issued: September 28, 2017 **Signature:** 

Appeal: An appeal of this determination shall be submitted to the Planning and Development Department within fourteen (14) calendar days after the date issued. The appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Spokane Municipal Code Section 17G.060.210 Appeals, and any required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.