

## SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970) SCC Section 11.10.230(3)  
Mitigated Determination of Nonsignificance

File No. 17-CPA-02

### MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

**Description of proposal:** 2017 Annual Comprehensive Plan amendment and concurrent reclassification of approximately 7.22 acres of Low Density Residential (LDR) to 5.64 acres of Mixed Use (MU) and 1.58 acres of Regional Commercial (RC).

**Proponent:** Whitworth University/ Parsons, Burnett, Bjordahl & Hume LLP. C/O Taud Hume

**Location of proposal:** located generally on both sides of Hawthorne Road in-between Whitworth Drive and Division Street, in the NW¼ of Section 17, and the NE ¼ and the SE ¼ of Section 18, Township 26 North, Range 43 EWM. Parcel numbers 36181.0701, .0704, .0705, .0706, .0707, and .0709, 36184.2504, .2505, .2506, .2518, .2519, .2560, .2562, 36184.2570, .2571, .2572, .2573 and .2574.

**Lead Agency:** Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have 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 and other information on file with the lead agency. This information is available to the public upon request.

#### Mitigating Measures:

##### Spokane Transit Authority:

The proposed land use designation change (Low Density Residential (LDR) to Regional Commercial (RC) and Mixed Use (MU) will likely result in an increased demand for transit and a supportive pedestrian environment at this location. STA currently has one stop in the specific proposed re-zone area, plus an additional three stops within 1,000 feet.

1. A safe and convenient pedestrian crossing of Hawthorne Street shall be installed *at or near its intersection with Lola Lane* at the time of project development

##### Spokane County Public Works:

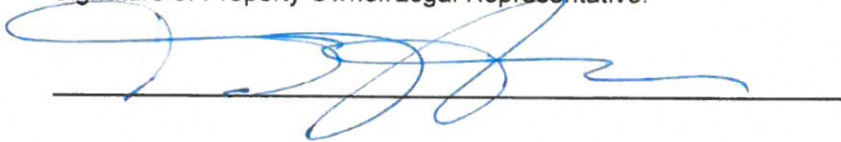
1. The TIA assumed for the purposes of Trip Generation, that 70% of the destination trips would be pedestrian. This credit of pedestrian trips vs. vehicle trips is conditioned that the proposed developments facilities, including required frontage improvements, provide a safe, convenient walking, and pedestrian friendly access between housing, campus facilities, campus oriented retail uses, transit bus stops and other pedestrian trip destinations (instead of a vehicle trip). At permit review, a pedestrian access plan will be required to be submitted to Spokane County Public Works to show how the development(s) satisfy this condition.
2. The CPA does decrease the LOS at Whitworth & Wall/Waikiki. Spokane County, as part of Capital facilities planning, will be adding the Whitworth & Wall/Waikiki intersection to the 6-year transportation improvement program. At permit review, traffic information will be requested to evaluate impacts to the intersection for potential participation in an improvement project.

- The change in access to Hawthorne Road (vacating Lola Lane) and new accesses to Wellen Lane will need to be reviewed and accepted by Spokane County Public Works prior to approval of building permits.

I acknowledge the above mitigating measures to be modifications and adjustments to the above described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: 4/25/18 Print/Typed Name: Taude Hume

Signature of Property Owner/Legal Representative:



Responsible official: John Pederson, Planning Director, Spokane County Department of Building and Planning

Date Issued: May 1, 2018

Signature of Responsible Official



Contact: Robert Brock, AICP, Planner

Phone: (509) 477-7223

Address: 1026 W. Broadway Ave. Spokane, WA. 99260

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than **4:00 pm on May 16, 2018**, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Robert Brock, AICP to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:

1. WA State Department of Ecology, SEPA Registry
2. WA State Department of Transportation, Greg Figg
3. WA State Department of Ecology, Eastern Washington Office, Terri Costello
4. WA State Department of Commerce, Eastern Washington Office, Dave Andersen
5. Spokane County Division of Public Works, Lindsey Forward
6. Spokane County Division of Environmental Services, Chris Knudson
7. Spokane Regional Health District, Eric Meyer
8. Mead School District No. 354, Ned Wendle
9. Fire District # 9, Dan Walsh
10. Spokane County Building & Planning, Randy Vissia
11. Spokane County Parks & Recreation, John Bottelli
12. Spokane County Sheriff, Ozzie Knezovich
13. Whitworth Water District, Susan McGregor
14. Spokane County Environmental Service, Water Quality Program, Rob Lindsay
15. Spokane Transit Authority, Karl Otterstrom
16. Spokane Regional Transportation Council, Mike Ulrich
17. Spokane County Library District, Rick Knorr
18. Citizens for Neighborhood Preservation
19. Spokane Clean Air Agency, April Westby
20. Parsons, Burnett, Bjordahl & Hume LLP. C/O Taude Hume
21. Futurewise, Tim Trohimovich, Kitty Klizke
22. Neighborhood Alliance