

NOTICE OF LAND FOR SALE



32.2-acre land development opportunity

*Generally located South of W. McFarlane Road,
Spokane County, WA 99224*



- **\$3.00/sq. ft.** minimum offer
- Zoned for Light Industrial Use.
- Close proximity to utilities, HWY 2, Spokane International Airport, and Fairchild AFB
- Located in ACZ-5 Overlay Zone

TO RESPOND TO THIS OPPORTUNITY:

The Spokane Airport Board is requesting a **Letter of Interest** from all prospective buyers. The Letter of Interest should adhere to the submission requirements below and must contain the following:

1. Description of intended buyer's company, including:

- Identification of principals
- Length of time in business
- Company's experience purchasing and developing land within an Opportunity Zone
- Current staff qualifications to deliver projects in an Opportunity Zone
- Proposed use of the property/project to be built
- Financial strength of the company

2. Include a copy of the company's WA state business license.

3. Acknowledgement that all 32.2 acres will be purchased.

4. Acknowledgement that the \$3.00/sf minimum price will be paid and/or state a higher price to be offered for the property. All offers are to be free of contingencies or any other conditions.

Letter Submission Deadline: Seven (7) paper copies of the Letter of Interest must be received by **Thursday, January 9, 2025, at 4 p.m. Pacific Time.**

Late Submittals: Submittals of Letters of Interest will not be accepted after the date and time specified in this Request. The receiver will not be liable for delays in delivery of Submittals due to handling by the U.S. Postal Service, courier services, overnight carriers, or any other type of delivery service. Letters may be delivered in person or by a delivery service. No verbal, facsimile (Fax), electronic, telegraphic or telephonic Submittals will be accepted. Senders are responsible for ensuring that the Submittal is received at the designated location by the deadline stated in this Request.

Submission Requirements: Submittals and their sealed packaging (boxes or envelopes) should be clearly marked with the name and address of the Sender and should be marked with the "Request for Letters of Interest, McFarlane Road Property Sale".

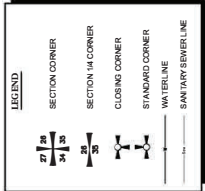
Communication, Questions, and Requests for Clarification: From the date this Request is issued until the date the Purchase and Sale Agreement is executed, Sender, or any authorized agent of the Sender, shall not communicate with any Airport employee or Board member about the Request, Letter, or Letter process. Senders may only communicate with persons who are designated in this Request to receive communications regarding the Request, Purchase and Sale Agreement, or related issues. All forms of communication are prohibited, including but not limited to verbal, written, and electronic forms of communication. Any communications, questions and/or requests for clarification received from any person(s) or entity(ies) that are not Senders will not be answered. Any modifications or revisions to this solicitation shall be posted on the Airport's website at <https://business.spokaneairports.net/development-opportunities/>.

Any questions related to this matter must be submitted in writing via email not later than Monday, January 6, 2025, 4 p.m. Pacific Time to mcfarlaneroadlandoffer@spokaneairports.net

Submittals shall be addressed to the following Airport staff representative:

Ms. Amy Anderson, Properties & Contracts Manager
Spokane International Airport
9000 W. Airport Drive, #204
Spokane, WA 99224

Z23-244PBSP
AUGUST, 2023



I BRIAN NELSON MCCLUER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF McFARLANE CITY AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

BRIAN NELSON McCLUER PLS 57444
EMAIL ADDRESS: bmccluer@ardurra.com



(As shown on Subdivision Guarantee Order No. 4042017, issued by First American Title Insurance Company dated March 9, 2023.)

The land in the County of Spokane, State of Washington, described as follows

LOT 1, MCABARANE FINAL CITY SHORT PLAT AS PER PLAT RECORDED IN BOOK 36 OF SHORT PLATS, PAGES 48-50, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

1) 40' AIRPORT ACCESS & FUTURE UTILITY EASEMENT

6921 W. McFARLANE ROAD
MURRAY HEIGHTS, WA 98224

10110000

ZONING DESIGNATION

OVERALL ACREAGE
548.68 ACRES

VERTICAL DATUM

88 DAV



McFARLANE RD.

25
36

26 25
35 36

1
13.80 ACS.

1
5.2± ACS

2
4.6± ACS

1
3.3± ACS

4
2.7± ACS

5
4.5± ACS

8
4.6± ACS

7
4.3± ACS

6
3.0± ACS

TRACT "A"
RAILROAD CORRIDOR &
ACCESS/UTILITY
22.73 ACS.

September 13, 2023

Jon Hester
Ardurra
1717 S Rustle St. Suite 201
Spokane, WA 99224



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

Re: McFarlane Preliminary Binding Site Plan – File No. Z23-244PBSP

Dear Mr. Hester:

In accordance with the provisions of the Spokane Municipal Code 17G.080.060, the McFarlane Preliminary Binding Site Plan application is hereby granted an Administrative Approval, subject to conditions, to subdivide 548.68 acres of land into twenty parcels for commercial and industrial use, through a phased final binding site plan submittal. A final binding site plan shall be submitted that is substantially in conformance with the approved preliminary binding site plan and will be processed per SMC 17G.080.040(G).

This Preliminary Binding Site Plan Permit shall become effective on **September 27, 2023**, unless an appeal is filed by this date. This permit shall expire on **September 27, 2028**, if a final binding site plan application has not been submitted or an extension prior to the expiration date has not been requested.

This is not a construction permit. Any permits required by the Development Services Center or Engineering Services Department or other City/County departments for any construction must be obtained from the proper agency before proceeding with work.

Enclosed are the decision, approval with conditions, and elements to be included as part of a final binding site plan submittal for the above property.

Please feel free to contact me at (509) 625-6646 or tschmidt@spokanecity.org, if you have any further questions related to this matter.

Sincerely,

Tavis Schmidt
Assistant Planner II
Planning and Development

CC: Mike Nilsson, Engineering Services
Eldon Brown, Engineering Services
Beryl Fredrickson, ICM
Greg Figg, WSDOT
Heather Trautman, City of Airway Heights
Randy Abrahamson, Spokane Tribe of Indians
WA State Dept of Ecology
Tara Limon, Spokane Transit
David Istrate, Spokane County

CITY OF SPOKANE PLANNING DIRECTOR'S FINDINGS OF FACT, CONCLUSIONS, AND DECISION

Jon Hester with Ardurra, on behalf of the Spokane International Airport, has requested an Administrative Preliminary Binding Site Plan Permit to divide one (1) parcel consisting of 548.68 acres of land into twenty (20) parcels for future development located at 10921 W. McFarlane Rd., Spokane, WA. (36-25-41)

FINDINGS OF FACT

1. The subject property is located in the Light Industrial (LI) Zone. Binding Site Plans are a permit process allowed for commercial and industrial zones. The uses and development pattern proposed are permitted in this zone per SMC 17C.130.

2. The area in which the property is located is designated Light Industrial according to the City of Spokane's Comprehensive Plan, adopted by the City Council.

3. The application materials regarding the Administrative Preliminary Binding Site Plan Permit were distributed to City Departments and other agencies with jurisdiction for comment on June 12, 2023. These comments are on record with the Planning and Development Department. The application was deemed technically complete on August 22, 2023, thus allowing Notice of Application to be generated.

4. Notices of the Binding Site Plan Permit application were posted on the site, City Hall, Central Library, and Airway Heights Library on August 28, 2023. Notices were also mailed to surrounding property owners, taxpayers, and occupants within 400 feet of the subject property. Staff did not receive any public comments.



CONCLUSIONS AND DECISION CRITERIA –BINDING SITE PLAN

SMC Chapter 17G.080.060

The intent of Chapter 17G.080 Subdivision SMC is to implement the provisions of chapter 36.70A RCW, ensure consistency with the City's Comprehensive Plan and regulate the subdivision of land in a manner which promotes the public health, safety and general welfare in accordance with the provisions of chapter 58.17 RCW, and to provide for the expeditious review and approval of proposed subdivisions, short subdivisions and binding site plans which conform to the City's zoning and development regulations and the policies of the City's Comprehensive Plan. A binding site plan permit may be granted only if the following facts and conditions are found to exist, as per SMC 17G.060.170(C):

1. *The proposal is allowed under the provisions of the land use codes.*

Relevant Facts: The proposal has been reviewed for preliminary compliance with the standards of the unified development code. More detailed review will take place at the time of the final binding site plan and future building permit reviews for any new proposed uses.

Staff finds this criterion is met.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.*

Relevant Facts:

LU 1.10 of Chapter 3 Land Use states: *Provide a variety of industrial locations and site sizes for a variety of light and heavy industrial development and safeguard them from competing land uses.*

LU 1.10 of Chapter 3 Land Use states: *Planned industrial locations should be free from critical areas, not subject to conflicting adjacent land uses, readily accessible to adequate transportation, utility, and service systems, and convenient to the labor force.*

Staff finds this criterion is met.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC.*

Relevant Facts: All applicable city departments and agencies had the opportunity to review this proposal with no one denying concurrency, subject to conditions. Utility infrastructure for the site where parcels are being created is already in place and the applicant will work with the city to provide easements and agreements associated with the existing public utilities within a private Tract.

Staff finds this criterion is met.

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.*

Relevant Facts: The size and shape of the subject lots will allow for future development which would be subject to the standards of the unified development code current at the time of development. The individual sites will be subject to SEPA review if the size of the development exceeds the thresholds. As discussed previously, the location has been designated in the Comprehensive Plan for Industrial uses. Future development may be subject to a Cultural Resource Survey and an Inadvertent Discovery Plan per the request of the Spokane Tribe of Indians. This would need to be completed prior to any building permits being pulled.

Staff finds this criterion is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary, conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: Any future development that is proposed on each individual lot will be subject to SEPA review if the project exceeds the SEPA thresholds listed under 17E.050.010. WSDOT, The City of Airway Heights, and Spokane County Public Works submitted comments requesting a Trip Generation Letter and/or a Traffic Study (in coordination with WSDOT and the City of Spokane) be submitted for any new development.

Staff finds this criterion will be met with future SEPA analysis and any mitigation identified through the SEPA.

Other Applicable Development Code Regulations:

17G.060.170 (D)(5) Plat, Short Plat and Binding Site Plan.

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. public health, safety and welfare

Relevant Facts: All departments have had an opportunity to comment, and none have found the proposal will negatively impact public health, safety or welfare.

- b. open spaces

Relevant Facts: Open space is not required for industrial zoned property.

- c. drainage ways

Relevant Facts: All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities" and as per the Project Engineer's recommendations, an approved Drainage Report with supporting geotechnical information will be required for the development of each property.

- d. streets, roads, alleys and other public ways

Relevant Facts: Some of the new lots being developed are not adjacent to improved streets and some are connecting to existing development along W. McFarlane and S. Hayford Roads.

- e. transit stops

Relevant Facts: STA Bus route 61 runs along W US Hwy 2. There is 1 STA bus stop approximately 1.0 miles away from the proposed BSP.

- f. potable water supplies

Relevant Facts: Water is available.

- g. sanitary wastes

Relevant Facts: Sewer is available.

- h. parks, recreation and playgrounds

Relevant Facts: No residential development is proposed as part of this development. The area is zoned Light Industrial.

- i. schools and school grounds

Relevant Facts: This use will not impact school service levels.

- j. sidewalks, pathways and other features that assure safe walking conditions.

Relevant Facts: Where the site is being subdivided, there are no sidewalks along the frontage. For future development, parking lots containing more than thirty stalls shall include clearly defined pedestrian connections between the public right of way and building entrances and between parking lots and building entrances as found in 17C.130.260 –Industrial Zones, Pedestrian Standards. Pedestrian connections will be reviewed in more detail at time of building permit application.

DECISION

TO APPROVE the Preliminary Binding Site Plan, subject to conditions, substantially in conformance with the application on file in the Current Planning Section of the Development Services Center, subject to SMC 17G.060.230, and the following conditions of approval:

1. Construction plans for any civil improvements required to serve the binding site plan must be designed by a Professional Engineer (licensed in the State of Washington) and must follow City drafting and design standards. A water and sewer study that shows average and peaking demands and required fire flow for the Project may be required prior to issuing building permits. City system improvements may also be required depending upon the timing of the development and anticipated demands.
2. Existing sewer and water mains located in the Easement shall be operated and maintained by the City. Street and storm drainage facilities shall be maintained by Spokane International Airport or the respective property owner of the individual lots.
3. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor's Note.
4. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999.
5. Ownership of Tract A must be retained by the Airport. Applicable final BSP dedication statements will be required detailing the purpose of Tract A and maintenance/ownership responsibilities.
6. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Water and sewer improvements necessary to serve the plat cannot be bonded for. **Water and sewer services must be installed to each lot prior to BSP finalization.**
7. This Binding Site Plan is proposed to be developed in phases. The master phasing plan has been submitted with the preliminary plat for approval, which is on file with the department. A preliminary plat that has received preliminary approval may be subsequently modified to be developed in phases, subject to approval of the director.

General comments

8. All stormwater facilities necessary to serve the proposed plat BSP shall be designed and constructed in accordance with City standards. All facilities located in private roads/alleys/tracts shall be owned, operated, and maintained by the airport.

- a. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
- b. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
- c. If drywells are utilized, they will be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
- d. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.

9. Plan review fees for sanitary sewer, water, street, and storm water improvements will be determined at the time of plan submittal and must be paid prior to the start of review.

10. The water and sewer systems in this area were designed and sized for an estimated water and sewer demand based on the existing land use which is Light Industrial.

- a. Average water demand was estimated around 0.5 to 1.3 gpm/acre with a maximum daily flow of 3 gpm/acre.
- b. Average sewer demand was estimated around 0.3 gpm/acre with a peak flow of 1.1 gpm/acre.
- c. If demands are larger than listed above, then the proposed development needs will need further review to ensure water and sewer service is available at the time of construction.

11. Cultural survey and Inadvertent Discovery Plan (IDP) implemented into the scope of work.

12. Spokane Transit plans to serve this parcel with two bus stops on Hayford at McFarlane in the southbound and northbound directions. To facilitate access to these bus stops please construct sidewalks along the McFarlane and Hayford frontages concurrently at the time of development of this project. To accommodate the bus stops and execute a site license agreement, please coordinate with Tara Limon at tlimon@spokanetransit.com or (509) 343-1692.

13. WSDOT, Spokane County Public Works, and The City of Airway Heights requests that a Trip Generation Letter and/or Traffic study, scoped in coordination with WSDOT and both cities (Spokane and Airway Heights), be developed at the time of application for development permits for any of the proposed lots.

- a. Phase 1 - The existing SEPA MDNS language for McFarlane #3 (B2300947SEPA) will be used for Lot 1 Block 2.
- b. Phase 2 - Prior to the final platting of lots 2 thru 19 a trip generation/distribution letter will be prepared for the remainder of the BSP. This traffic letter will guide the local agencies to determine what areas will need further analysis. This analysis along with the necessary mitigations will be provided to WSDOT and the local

agencies for review and concurrence. Any needed mitigating measures will be identified in the phased environmental review of the BSP.

The following statements will be required in the dedication of the final binding site plan:

1. Only City water and sanitary sewer systems shall serve the BSP; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
2. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
3. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
4. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
5. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Development Services Department for review and acceptance prior to the issuance of a building permit on said lot.
6. No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.
7. The City of Spokane does not accept responsibility to inspect, and/or maintain the private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. Maintenance shall include cleaning the structures and pipes.
8. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

Time Limitations:

The platlor is authorized for a period of five years from the Date of Approval of this Preliminary Binding Site Plan permit to prepare and submit the Final "McFarlane" Binding Site Plan to the Planning Department for their and other Department's review and approval. A one-year extension may be granted if applied for in writing prior to the expiration date. All of the Conditions of Approval shall be incorporated into the proposed Final Binding Site Plan.

Procedures for Final Plat or Binding Site Plan Submission:

A Final Binding Site Plan shall be prepared by a registered Land Surveyor licensed by the State of Washington. Submission of a Final Binding Site Plan shall include: the filing fee, **one (1) electronic copy** of the proposed Final Binding Site Plan, and a **plat certificate (Title Report) less than thirty days old.**

After review, approval and corrections, if necessary, of the Proposed Final Binding Site Plan by the City, the platlor, or their agent, shall obtain the required signatures on the face of the Final Binding Site Plan. The last signature obtained prior to filing the Mylar with the County Auditor shall be that of the Planning Director.

The platlor, or their agent, shall then, within thirty days of the signing of the Final Binding Site Plan by the Planning Director, complete these steps in the following order:

PROCEDURES FOR OBTAINING CONFORMED COPIES OF RECORDED PLATS AND BINDING SITE PLANS

1. Platlor or Agent shall take two (2) copies (after approval of proposed Final Plat or Binding Site Plan from the Planning Department) to the Spokane County Auditor's Office for recording.
2. Auditor keeps and records one copy of the final plat.
3. The Spokane County Auditor will, as time allows conform the 2nd copy of the proposed Final Plat or Binding Site Plan.
4. Four (4) paper copies and one (1) Mylar copy of the recorded Final Binding Site Plan are then turned into the Planner in the Current Planning Department who worked on the Final Plat or Binding Site Plan.

NOTICE OF RIGHT TO APPEAL

Appeals of the Planning Director's decision are governed by Spokane Municipal Code 17G.060.210. Any party of record may file an appeal of this decision. Decisions of the Planning Director regarding administrative binding site plan permits are final. They may be appealed to the City of Spokane Hearing Examiner within fourteen (14) calendar days of the date of this decision. The date of this decision is of September 13, 2023.

The date of the last day to appeal is the 27th day of September 2023 at 4:00 P.M.

The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from the Planning Services Department.

Dated this 13th day of September 2023.

Please contact Tavis Schmidt at (509) 625-6646 if you have further questions related to procedures or if you need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Spencer Gardner', with a long horizontal line extending to the right.

Spencer Gardner
Planning Director

By: Tavis Schmidt, Assistant Planner II
Planning and Development