

SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

The proposed action requires approval of:

- Shoreline Substantial Development Permit (SSDP)
- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SV)

All Shoreline Permits must provide the following information:

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated.
Spokane River
2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.

The proposed project within the shoreline area includes excavation, grading, shoring, landscaping and related work occurring outside of the shoreline consisting of a 6-story building (2 stories below grade, 4 stories above grade), concrete foundations with below grade parking along with associated utilities, sidewalks, parking lot, landscaping, and site improvements.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.

The existing property is undeveloped but previously graded/disturbed. The property outside of the shoreline area contains some above grade utility structures on the eastern side, a below grade storm water (COSKY) tank north of the shoreline jurisdiction and the Centennial trail to the south of the shoreline jurisdiction area.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction? **\$175,000**
5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO
If yes, describe:

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.

The project property is greater than 100 feet in elevation above the Spokane River. Additionally, the property is bound to the south by the existing Centennial Trail which will continue to provide public access after the completion of the project.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

The only portions of the project located within the shoreline buffer include landscaping and connectivity of the project with the Centennial Trail. The project will encourage the use of the Centennial Trail, which runs along the Spokane River Shoreline. The project will restore the existing disturbed lot and improve the aesthetic of the shoreline area.

9. A detailed narrative of how the impacts of the proposal have been analyzed to achieve no net loss of shoreline ecological functions, including each step of the mitigation sequencing process, as defined in Section 17E.060.220 SMC.

Because of the significant elevation difference of the shoreline and the Spokane River (100'+), the existing site does not appear to serve any shoreline ecological functions, and consists mostly of disturbed dirt with sparse vegetation. The proposed project will improve the ecological function within the shoreline area by providing landscaping and stabilizing the slopes.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.

The project was included in the overall Kendall Yards SEPA through the City of Spokane. The project will be seeking permits from the City of Spokane for Mass Excavation & Shoring (Approximately July 2022), Foundations, site and utilities (Approximately October 2022) and Building (Late 2022-Early 2023). The building and foundations are located entirely outside the shoreline area.

In addition to Questions 1-10, all Shoreline Conditional Use Applications must ALSO provide the following information:

11. List the provisions of the land use code that allows the proposal.
12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
14. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that 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.

15. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

In addition to Questions 1-15, all Shoreline Variance Applications must provide the following additional information:

16. Fill out the following information for the variance being requested:

	<i>REQUIRED</i>	<i>PROPOSED</i>
Front yard setback		
Rear yard setback		
Side yard setback		
Lot coverage percentage		
Lot size		
Lot width		
Height		
Other (specify):		

17. What physical characteristics of the property interfere with your ability to meet the required standards?
18. How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent?
19. What hardship will result if the requested variance is not granted?
20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

23. Variance permits for development that will be located **landward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), and/or landward of any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:
 - a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.

 - b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.

 - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.

 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

 - e. That the variance requested is the minimum necessary to afford relief.

f. That the public interest will suffer no substantial detrimental effect.

24. Variance permits for development that will be located **waterward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property.

b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).

c. That the public use of the shorelines will not be adversely affected.