

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. **The name of the water body/shoreline is the 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.
A grassy swale .7 acres in size will be constructed in the area of the Mission Campus known as the Ross Court. This 3.2 acre property is bordered by Upriver Drive, Granite, North Center, and an alley. The activities necessary to construct the swale will include limited grading, grass seeding or sodding, and irrigation placement. The area that borders Upriver Drive will have native trees and other plants placed for landscaping. The landscaping will be completed after the traffic reroute has been completed in a later phase of the Mission Campus
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures. **The property in this area was once residential. Avista has over time purchased the properties within the Ross Court, rezoned the area to light industrial and expanded the campus area. The Riverview multi residential area is to the northwest and northeast of the proposal. The Avista Mission Campus area lies directly to the southwest and Upriver Drive borders southeast.**
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction? **\$750,000**
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: **The development of this parcel will ultimately improve the views in the shoreline area since the overall plan is to place trees and native vegetation within a planting strip paralleling Upriver Drive and the proposed area. The final approved plan and plantings will be completed once the reroute of the streets are approved. The stormwater that this area generates will be collected on site and overall improve the cumulative impact to Spokane River.**

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines. The Upriver Drive separates the area that is used for recreation. The Spokane River and Centennial Trail are on the southeast side of the proposal. By constructing the grassy swale and eventually adding the landscape, the area will be improved for the public views. The proposed area is a vacant lot and the construction of the grassy swale will leave this as open area that will be more aesthetically pleasing for the pedestrian and vehicular traffic.
8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program. The shoreline in this area is designated with a small area of Limited Urban Conservancy and the majority of the 3+ acre parcel is designated as Urban Conservancy. The section of the shoreline does not adequately reflect the actual conditions in relationship to the designation. The Upriver Drive separates the area of the Centennial Trail and Spokane River. The majority of natural area is located near the Spokane River. This area of the 200' shoreline boundary has been very manipulated, developed and does not have or exhibit any character for proper ecological functioning for the shoreline. The proposed site area has been substantially disturbed and is open with gravel and jersey barriers. The proposal will eventually place native landscaping consisting of trees and plants to enhance the aesthetics and area. The construction of the swale meets the overall goals and objectives of the Shoreline Master Program, which is to keep improving the water quality. Ross Court area has been a long established neighborhood before stormwater regulations. The proposed swale will collect the immediate and future stormwater in the Ross Court 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. Impacts of the proposal have been analyzed by visual inspection of the site. The area is very void of any significant vegetation that enhances the shoreline. Much of the absence of high quality shoreline area in this vicinity is due to the residential development, Upriver Drive and Centennial Trail bisecting the 200' shoreline area. The construction of the swale and eventual placement of the native vegetation is expected to enhance the overall quality of area. The construction of the swale will keep the stormwater drainage from the upland development in an area that will not encroach into the shoreline area and provide better and overall protection to the Spokane River with regards to cumulative impacts.
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application. A grading permit will be obtained once Avista receives approval of the SSDP.

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.