CITY OF SPOKANE PLANNING SERVICES DEPARTMENT
Shoreline/Critical Areas Checklist

The Shorelines/Critical Areas Checklist is to be filled out by any person preparing a Land Use Permit Application for the City of Spokane. The purpose of the Checklist is to enable City staff to determine whether any potential Shoreline or Critical Areas are, or may be, present on the subject property. The information you provide will help you and reviewing agencies comply with regulations that assure the protection of public and private property, public safety, and the values and functions of environment, water quality, and fish and wildlife. This checklist does not constitute project approval.

A property owner or his/her authorized representative, must fill out the checklist, sign and date it, and submit it to the City as part of a Land Use Permit application process. The City will review the checklist and make a determination of the subsequent steps necessary to complete a Land Use Permit Application.

Directions: Please fill out the checklist to the best of your knowledge. The information should be easily available from site observations, agency websites, or data available at City Hall. Maps, supporting data, drawings to scale, and photos must accompany this checklist. Attach a sheet if more space is required.

APPLICANT INFORMATION
Property Owner Name – Spokane Public Facilities District, Kevin Twohig, CEO
Address - 720 West Mallon Avenue
Phone 509-279-7000
E-mail Address ktwohig@spokaneprd.org
Agent Name - Jim Kolva, Jim Kolva Associates
Address 115 S. Adams Street, #1
Phone 509-458-5517
E-mail Address jim@kolva.comcastbiz.net

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)
Site Address 334 West Spokane Falls Boulevard
Property Tax Parcel No. See attached
Land Use Designation – Downtown-East End
Zoning Designation – Downtown General (DTG)
Is the site currently developed? YES ☐ NO ☐
If Yes, list existing structures and dimensions: Shenanigans Restaurant – about 110'x100', 35'x40' portico, 50'x15' deck; E-W Arbor-65'x20'

Describe the project: The project is the completion of the Spokane Convention Center as approved by Spokane County voters in April 2012. The project would expand the existing Spokane Convention Center to the north (adding 90,000 square feet of meeting, exhibit and ancillary space), reconfigure the landscape between the addition and the south edge of the Centennial Trail (includes former Shenanigans property), improve the south bank of the Spokane River north of the Centennial Trail, and relocate a sewer line within the site. Associated projects may include the development of a canoe/kayak take-out beneath the Division Street Bridge. The project will follow the guidelines and concepts developed during the 2010 Spokane Convention Center Completion Study; no dock, but possible overlook platform on existing stormwater outfall.

Indicate by circling whether or not the following are potentially located on-site or within 300 feet of the subject property:

Fish and Wildlife Habitat YES ☐ NO ☐
Wetlands YES ☐ NO ☐
Geological Hazard YES ☐ NO ☐
Streams YES ☐ NO ☐
Floodplain or Floodway YES ☐ NO ☐
Critical Aquifer Recharge YES ☐ NO ☐
Spokane River YES ☐ NO ☐
Latah Creek YES ☐ NO ☐

SHORELINES
Is any part of the subject property located within the 200 foot Shoreline Jurisdiction? YES ☐ NO ☐
Shoreline Environmental Designation – Upriver Urban Intensive Shoreline Buffer Setback – 30 feet
Shoreline Design District - Downtown Shoreline Construction Setback – 25 feet
Will any structures be located within the Shoreline Buffer setback? YES ☐ NO ☐
If YES, what structures will be located within the Shoreline Buffer setback: None

Spokane Convention Center Completion Project – 1/8/2013
Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES X NO ☐

Project Value – Approximately $41,000,000

GENERAL SITE TOPOGRAPHY (Provide site specific information, refer to maps and provide support data)

Describe the general site topography. Check all that apply.

- X. Flat (less than 5-ft elevation changes over entire site)
- _____ Rolling (slopes on site generally less than 15% - a vertical rise of 10 ft over a horizontal distance of 66 ft).
- _____ Hilly: (slopes present on site of more than 15% and less than 30% - a vertical rise of 10 ft over a horizontal distance of 33 to 66 ft).
- _____ X. Steep (grades of greater than 30% present on site - a vertical rise of 10 ft over a horizontal distance of less than 33 ft) - Riverbank
- _____ Other - please describe:

Is there any surface water body or indication of surface water bodies on or in the immediate vicinity (300 feet) of the proposed site or adjacent sites? Check all that apply. The Spokane River is north boundary of site. (PFD ownership ends at south edge of Centennial Trail)

- _____ gullies
- _____ drainage ways
- _____ creeks
- X. rivers
- _____ lakes ponds
- _____ wetlands/potential wetland
- _____ year-round or seasonal streams

Site is Primarily?

- _____ forested
- _____ meadow
- _____ shrubs
- _____ mixed
- _____ agriculture
- _____ disturbed and/or degraded
- X. urban landscaped (lawn, shrubs, etc)

List all major natural and manmade features: The flat site has asphalt parking lots and driveways, concrete walks, Shenanigans restaurant rooftops, East West Arbor, and associated landscaping. Approximately 91,872 square feet of the 150,050 square foot area consists of impervious surfaces. Asphalt paving comprises the majority of this area with 72,855 square feet. The Centennial Trail and bank of the Spokane River are along the north site of the area (not owned by PFD), but will be improved by the project.

ACTIVITIES

Types of Project Activities (within the Shoreline Jurisdiction, Critical Area or associated buffer):

Removal of Shenanigans building & parking lot, removal of existing landscaping (East-West Arbor), removal of walkways & driveways; excavation for sewer line and other utilities, footings, foundations, and piers. A new building, walkways, plazas, and landscaping will be constructed, the Centennial Trail (off-PFD site) will be improved, riverbank (off-PFD site) will be improved with canoe/kayak launch site.

Will activities alter man-made or natural drainage features? YES ☐ NO X

Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? YES X NO ☐

If Yes, answer the following:

1. If activity includes paving indicate amount of new impervious areas: It is expected that new rooftops and concrete will replace asphalt paving (parking lot and driveway), and Shenanigans building rooftop.

2. If activities include clearing and grading, indicate square feet:

3. Will activities involve placing fill materials? YES X NO ☐ Fill would be required where contaminated soils are removed from utility trenches and building foundations, and during riverbank restoration with bio-engineered materials or bollard boulders.

   If yes, will fill materials exceed one foot in depth? YES X NO ☐ possibly? Indicate Depth: Unknown at this time

4. If fill materials exceed 50 cubic yards, indicate cubic yards – Yes, quantity unknown.

5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: yes, depth unknown.

DISCLAIMER AND SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any approvals that I might have reliance upon this checklist.

Signature

Date 1/9/2013

FOR USE BY AGENCY

Received By

Date

Reviewed By:

Date

Notes:

Spokane Convention Center Completion Project – 1/8/2013
Spokane Public Facilities District, Spokane Convention Center Completion Project
334 West Spokane Falls Boulevard

Attachments:

**Property Tax Parcel Numbers:**
- 35134.3002 - DR Spokane City Center LLC
- 35184.3004-Spokane Convention Center Condo Owners Assoc.
- PFD - 35184.0082, 35184.0001, 35184.3001, 35184.3002, 35184.3003, 35184.0407
- City of Spokane (Spokane River Bank, portion Riverfront Park) – 35185.0041

**Environmental studies:**
Reports prepared for the proposed project and previously prepared reports for the 2006 Convention Center Expansion are included on the Spokane PFD Website (http://www.spokanepfd.org/completion/documents.php).
A sampling of the key reports is listed below.

- Geotechnical and Environmental Documentation Convention Center Expansion 2002-2006 including (includes some 25 documents related to work on the site in conjunction with PFD projects)
- Phase I and Limited Phase II Environmental Site Assessment Proposed Convention Center Expansion Option 2 Site. GeoEngineers. 9/26/2002.

**Graphics:**
- Site Vicinity – Aerial Photo
- Site Survey
- Site Concept Drawing
NOTE: In-water Pier Deleted, Potential Smaller Cantilever Overlook on Stormwater outfall.

CONVENTION CENTER COMPLETION/EXPANSION CONCEPT SITE PLAN FROM 2/22/2011 COMPLETION STUDY