

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 Date 1/8/2013
 Address - 720 West Mallon Avenue
 Phone 509-279-7000 E-mail Address ktwohig@spokanepfd.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 Approximate Parcel Size (acres or square feet) 3.5 acres, 150,050 square feet
 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'

Are you aware of any environmental studies that have been prepared related to or including the subject property or related to any property located within 300 feet of the subject property? If yes, list titles on an attached sheet. YES NO

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Floodplain or Floodway	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Wetlands	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Critical Aquifer Recharge	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Geological Hazard	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Spokane River	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Streams	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Latah Creek	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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 – 50 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

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PLANNING SERVICES

Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES 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.

- 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).
- 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
- rivers
- lakes ponds
- wetlands/potential wetland
- year-round or seasonal streams

Site is Primarily?

- forested
- meadow
- shrubs
- mixed
- agriculture
- disturbed and/or degraded
- 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 site (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

Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? YES 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 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 basalt boulders.
If yes, will fill materials exceed one foot in depth? YES 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 might issue in reliance upon this checklist.

Signature 

Date 11/9/2013

FOR USE BY AGENCY

Received By _____ Date _____

Reviewed By: _____ Date _____

Notes:

**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.

Spokane Convention Center Completion Study. Design Concept Report. LMN Architects & ALSC Architects. 2/22/2011.

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.

Draft Environmental Impact Statement for Spokane Convention Center Expansion, Spokane, Washington. For Spokane Public Facilities District. Jim Kolva Associates. 1/31/2003.

Supplemental Information – Spokane Convention Center Expansion EIS. The Transpo Group (William White). 3/25/2003.

Final Environmental Impact Statement for Spokane Convention Center Expansion, Spokane, Washington. For Spokane Public Facilities District. Jim Kolva Associates. 3/27/2003.

Cleanup Action Report Spokane Convention Center Expansion. GeoEngineers. 8/11/2006.

Convention Center Phase II Expansion, Trip Generation Confirmation Letter and Impact Fee Estimate. ITS (William White). 12/15/2012.

Biology Soil & Water. Habitat Report for the Spokane Public Facilities District Spokane River Shoreline Division Street Bridge to the Opera House. 11/2/2012.

Graphics:

Site Vicinity – Aerial Photo
Site Survey
Site Concept Drawing



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