

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 Corporation of Gonzaga University		Date 8-16-16
Address 502 E Boone Avenue, Spokane WA 99258-0081		
Phone 509-313-6951	E-mail Address sammons@gonzaga.edu	
Agent Name Kenneth R. Sammons, Director Plant & Construction Services		
Address 502 E Boone Avenue, Spokane WA 99258-0081		
Phone 509-313-6951	E-mail Address sammons@gonzaga.edu	

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)

Site Address Woldson Performing Arts Center, 211 E DeSmet Avenue, Spokane WA 99258			
Property Tax Parcel No. 35172.2606, 35172.2710		Approximate Parcel Size (acres or square feet) 1,158,296 sq ft	
Land Use Designation Institutional		Zoning Designation OR-55 (Rezone to OR-70 in process)	
Is the site currently developed? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Former parking lot			
If Yes, list existing structures and dimensions: No structure other than parking lot lighting			
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Describe the Project:		Construction of a new Performing Arts Center for Gonzaga University	
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 type="checkbox"/> NO <input checked="" type="checkbox"/>
Wetlands	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Critical Aquifer Recharge	YES <input type="checkbox"/> NO <input checked="" 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Shoreline Environmental Designation Limited urban environment	Shoreline Buffer Setback 75'
Shoreline Design District Campus/U-District	Shoreline Construction Setback 15'
Will any structures be located within the Shoreline Buffer setback? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If YES, what structures will be located within the Shoreline Buffer setback:	
Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Project Value \$32 million (Construction Cost) \$43.5 million total project cost. Only a portion of the plaza is within the 200' shoreline area.	

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).
☐ 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.

- ☐ 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: Former parking lot, lawn, campus pathway, small amphitheater.

ACTIVITIES

Types of Project Activities (within the Shoreline

Jurisdiction, Critical Area or associated buffer): Construction of a plaza and possibly a set of steps. This portion is located in the north 35' of the 200' shoreline area.

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: Removal of the parking area and the construction of a plaza area facing Lake Arthur

1. If activity includes paving indicate amount of new impervious areas: Still in design

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

3. Will activities involve placing fill materials? YES ☒ NO ☐

If yes, will fill materials exceed one foot in depth? YES ☒ NO ☐
as the plaza moves to the west.

Indicate Depth: Still in design - will go from 0' to about 4-5'

4. If fill materials exceed 50 cubic yards, indicate cubic yards TBD - still in design

5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: N/A

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 it might issue in reliance upon this checklist.

Signature

Kenneth K. Sammons, Director, Planning & Land Services
Date 8/29/16

FOR USE BY AGENCY

Received By

Date

Reviewed By:

Date

Notes:

SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

Gonzaga University – Woldson Performing Art Project

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 and Lake Arthur
2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.

Construct a new 57,550 sq ft Performing Arts building on campus. The Facility will be south of Boone Avenue and the adjacent alley, east of VanGorp Street, and on the vacated portion of DeSmet Avenue. The facility will provide music rehearsal space, 150 seat recital/rehearsal hall, 750 seat multi-use theater, performing support, lobby, staff operations and administrative space for the performing arts programs use. The building will target LEEDs Gold Certification. A portion of the south plaza will fall into the north 35' +/- of the 200' shoreline.

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

University campus. This area of the Campus contains lawn areas, an amphitheater and a portion of a parking lot. The project includes a new plaza area that looks out over Lake Arthur.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction? \$100,000

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:

Currently, the view is from a parking lot. When complete, the views will be from a plaza area, lobby area and 2nd floor balcony area.

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

The plaza area extends only into the north 35' +/- of the 200' shoreline area. This will have no effect on access to the shoreline of Lake Arthur.

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

This area is acknowledged in the plan as an area to be used by University uses.

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.

A detailed analysis has not been done. This proposal affects a small arc of land currently used for parking, a lawn, and turns into a pedestrian plaza. As such it will have no impact on the ecology of the shoreline or Lake Arthur.

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

None

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.

This area is designated for institutional uses.

12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

SMC Section 17E.060.830.A.2.a,c

13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

All services and utilities are available on site and no new services will be required.

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.

None. All surrounding properties are owned by the University.

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.

There is limited room for additional uses along the shoreline in this part of the Campus. Since University buildings have been historically held back 100' from both the River and Gonzaga University Lake Arthur, there is a large buffer between University uses and these water bodies.

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.