

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 project is roughly a 2000 square foot addition to the north side of the Performing Arts Center. The addition will project 10' closer to the river than current conditions. This is a one story addition with a roof top patio/stair. The addition will be used as a conference/event space
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.
The structure addition to the INB Performing Arts Center is part of the overall Spokane Public Facilities District Convention Center property, with the Centennial Trail and Spokane River to the North, additional Convention Center facilities to the East, Washington Street to the West, and Spokane Falls Blvd to the South.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
TBD - Still in Design
5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:
No, the proposed development will be located outside of the Shoreline Buffer Setback of 50 feet as measured from the Ordinary High Water Mark.
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO
If yes, describe:
No, the proposed structure addition should not impact views of the shoreline or adjacent waters. The addition is located adjacent to the existing INB Performing Arts Center, outside of the Shoreline Buffer Setback.
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
The proposed structure addition should not interfere with the normal public use of the public shorelines. The addition is located outside of the Shoreline Buffer Setback and outside the limits of the paved Centennial Trail.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.
The site is located within the Intensive Urban Environment (IUE) area. The structure addition to the INB Performing Arts Center is part of the overall Spokane Public Facilities District Convention Center property, a use allowed within the IUE shoreline environment. Convention centers fit within the water-enjoyment commercial use category and in accordance with Table 17E.060-04, Shoreline Primary Uses, is a permitted use in the Intensive Urban Environment. The structure addition will be located outside of the 50 foot Shoreline Buffer Setback. Based on our understanding of the Shoreline Master Program, the proposal appears to be consistent with the map, goals, and policies.
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.
The structure addition will be located outside of the 50 foot Shoreline Buffer Setback. The addition will be located within an area that is already developed, consisting of existing paved surfacing. The addition will not increase the amount of impervious footprint. The contractor will implement best management practices and measures to protect the adjacent Centennial Trail, Spokane River, and shoreline ecological functions.
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.
It is not anticipated that the construction of the structure addition will require permits other than from the City of Spokane. In addition to the City of Spokane, we understand the Shoreline Substantial Development Permit will also be reviewed by the Washington State Department of Ecology.

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.