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 (WRIA 57 – Middle Spokane Watershed Basin)

2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.
   This proposed project is a 4-story, multifamily residential building with approximately 170 units with an associated one story amenity building (activity room, bicycle storage, work out room). It will provide a mix of housing that includes studios and 2 bedroom unit types. All units are intended to be for rent. The project will also include site development and amenities to encourage a connection to the river and pedestrian use of the existing bridge that ties to Gonzaga and the university district.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.
   The site includes parcels 35176.3506, 35176.3514, 35176.3515, and 35176.3517 bounded by a railroad line on the north and east side, the Spokane River on the west, and by Iron Bridge Way and an adjacent Light-Industrial zoned site to the south. Parcels 35176.3514, 35176.3515, and 35176.3517 are currently bare and undeveloped, 35176.3506 has existing landscape to remain. The riverbank is vegetated and will not be affected by site construction.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
   $25 million

5. Will the proposed development intrude waterward of the ordinary high water? □ YES X NO  If yes, describe the intrusion:
   Not applicable.

6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? X YES □ NO
   If yes, describe:
   Northwesterly views from an existing office building on Iron Bridge Way will be affected. The building has (5) windows facing the site. Lots to the east back the site and an existing sound wall adjacent to the BNSF railroad right-of-way provide separation.

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
   The Iron Bridge access trail is located on the site adjacent to the Spokane River (parcels 35176.3506) which will continue to provide shoreline access and views of the river to the public. The majority of the site has been previously cleared and is undeveloped with no public access routes across the site.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.
   The State's policy for shoreline management is to "foster all reasonable and appropriate uses, promote and enhance the public interest, and protect against adverse effects to the public health, the land and it's vegetation and wildlife [including the waters of the State]." RCW 90.58.020. The City Shoreline Master Plan (SMP) establishes "Shoreline Environments and Management Policies" that: (1) categorize shoreline areas; (2) manage shoreline use; and (3) provide for modification and development. CP, Shorelines 14, p. 12. The Intensive Urban Environment (IUE) is designed to "ensure optimum, intensive public utilization of shorelines" for a variety of urban uses. CP, Shorelines 14, p. 19.

Last Updated March 16, 2011
8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program. There is no development within the shoreline setback. Thus ecological functions will not be disturbed.

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. Native and adaptive plants will be installed on the site. The project will alleviate soil erosion on the site, contributing to improved water quality. There will be no temporary or permanent loss of ecological function. The project requires no mitigation sequencing.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application. Not applicable.

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.

   Section 17C.130.100 Industrial Zones Primary Uses: "Residential Household Living L[2]"

   SMC 17C.130.110.2a. Limited Use Standards: "Residential household living uses are allowed on sites within one- quarter mile of the Spokane River where residents can take advantage of the river amenity."

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

   The SMP is a part of the Comprehensive Plan and thus compliance with the SMP demonstrates consistency with the Comprehensive Plan.

   The project will provide for numerous other Comprehensive Plan goals including Housing (Chapter 6) and Higher Density Residential Use (Chapter 3).

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

   The project is located adjacent to a City street with access to transportation, public water, and wastewater. The project will provide for residential sources of funds for fire protection, police protection, parks and recreation, libraries, and public schools.
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 anticipated.

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.

The area has a low chance of several additional conditional use permits on the shoreline. The project is located in an area along the river that has been fully developed with relatively new facilities to the south and single family residential subdivisions to the north and east of the site. The west side of the river has been fully developed as well.

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: Not applicable.

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front yard setback</td>
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<td>Rear yard setback</td>
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<td>Side yard setback</td>
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<td>Lot size</td>
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<td>Lot width</td>
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<tr>
<td>Height</td>
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<td>Other (specify):</td>
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17. What physical characteristics of the property interfere with your ability to meet the required standards?

Not applicable.

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?

Not applicable.

19. What hardship will result if the requested variance is not granted?

Not applicable.

20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

Not applicable.
21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.
   Not applicable.

22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
   Not applicable.

23. Variance permits for development that will be located **landward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), and/or landward of any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

   a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
      Not applicable.

   b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant’s own actions.
      Not applicable.

   c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.
      Not applicable.

   d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
      Not applicable.

   e. That the variance requested is the minimum necessary to afford relief.
      Not applicable.
That the public interest will suffer no substantial detrimental effect.

Not applicable.

24. Variance permits for development that will be located *waterward* of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property.

   Not applicable.

b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).

   Not applicable.

c. That the public use of the shorelines will not be adversely affected.

   Not applicable.