



Shoreline/Critical Areas Checklist

Rev.20180103

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 another sheet if more space is required.*

APPLICANT INFORMATION

Property Owner Name: Iron Bridge QOZB LLC, Attn. Gabriel Grant Date: 07/21/2022

Address: 1809 7th Ave #1501, Seattle, WA 98101

Phone: (206) 550-4273 Email: Jhomar@spectrumdevsolutions.com

Agent Name: Kevin Cash / AHBL, Inc.

Address: 827 W First Ave, Suite 220, Spokane, WA 99201

Phone: (509) 252-5019 Email: kcash@ahbl.com

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

Site Address: 811 N. Iron Bridge Way and 1411 E Iron Bridge Way

Property Tax Parcel Number: 35176.3506, 35176.3514, 35176.3515, 35176.3517 Approx. Parcel Size: 5.75 Acres

Land Use Designation: Light Industrial Zoning Designation: LI (Light Industrial)

(continued on Page 2)

Is the site currently developed? ☐ Yes ☒ No

If yes, list existing structures and dimensions: Not Applicable

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 proposed project will be constructed in (2) phases. The first phase includes (1) 4-story, multifamily residential building and (1) single story amenity building. The multi-family building will include approximately 162 rental units including studio, urban 1, 2 bedroom, and 3 bedroom unit types with associated site parking and amenities. The second phase will include (1) 4-story, multifamily residential building with approximately 110 rental units including studio, urban 1, 2 bedroom, and 3 bedroom unit types.

Indicate 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 *(Provide site specific information, refer to maps and provide support data)*

Describe the general site topography. Check all that apply:

☒ Flat *(less than 5 foot elevation changes over entire site)*

☐ Rolling *(slopes on site generally less than 15% - a vertical rise of 10ft over a horizontal distance of 33-66ft)*

☐ Hilly *(slopes on site more than 15% and less than 30% - vertical rise of 10ft over horizontal distance of 33-66 ft)*

☒ Steep *(grades of greater than 30% present on site - vertical rise of 10ft over horizontal distance of less than 30ft)*

☐ 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

☐ Wetlands/Potential Wetlands

☐ Lakes/Ponds

☐ Creeks

☒ Rivers

☐ Drainage Ways

☐ Year-round or Seasonal Streams

Site is primarily:

- | | |
|---|--|
| <input type="checkbox"/> Forested | <input type="checkbox"/> Mixed |
| <input type="checkbox"/> Meadow | <input type="checkbox"/> Agriculture |
| <input checked="" type="checkbox"/> Disturbed and/or Degraded | <input checked="" type="checkbox"/> Urban Landscaped (lawn, shrubs, etc) |
| <input type="checkbox"/> Shrubs | |

List all major natural and man-made features: _____

Parcels 35176.3514, 35176.3515, and 35176.3517 are currently bare and undeveloped. An existing concrete sound wall runs the length of the east property lines of parcels 35176.3506, 35176.3514, and 35176.3515. Parcel 35176.3506 has an existing bio-infiltration swale, multi-use paved trail, and associated landscape. Parcel 35176.3506 includes vegetated riverbank that will not be affected by site construction.

ACTIVITIES

Types of Project Activities (within the shoreline jurisdiction, critical area or associated buffer):

The project will include a portion of the multi-family building and a small portion of the accessory building, areas of landscape and paved sidewalk, plaza, and parking space within the 200' Jurisdictional Space. No project construction is planned within the 50' setback from the Ordinary High Water Mark.

Will activities alter man-made or natural drainage features? ☒ Yes ☐ No

Does project involve clearing, filling, grading, paving, surfacing and/or dredging? ☒ Yes ☐ No

If yes, please answer the following:

1. If activity includes paving, indicate amount of new impervious areas: Estimated +/- 17,000 SF
2. If activities include clearing and grading, indicate square feet: Estimated +/- 32,000 SF
3. Will activities involve placing fill materials? ☒ Yes ☐ No
If yes, will fill materials exceed one foot in depth? ☐ Yes ☒ No Depth: _____
4. If fill materials exceed 50 cubic yards, indicate cubic yards: Fill over 50 CY is not expected.
5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: Excavation deeper than 24" is not expected.

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:  Date: 7/26/2022

For Use by Agency

Received by: _____ Date: _____

Reviewed by: _____ Date: _____

Environmental Studies

Applicant requests incorporation by reference of all existing environmental documents in File No. Z2001-42-SL/BSP, under WAC 197-11-600 and 635 including but not limited to: The previous Iron Bridge Campus SEPA checklist prepared by Iron Bridge LLC c/o Kent Hull dated 12-4-2001, traffic impact study and addenda for Iron Bridge Campus by David Evans & Associates, Inc. (as listed in File No. Z2001-42-SL/BSP), MDNS dated December 4, 2001 (File No. Z2001-42-SL/BSP), previous SCUP approved 8/26/2010, previous JARPA dated May 7, 2001. Iron Bridge IV Project Geotechnical Report by ALLWEST dated 8/11/16. Limited Geotechnical Evaluation - Supplemental Letter for this project by ALLWEST dated 6/23/22. ALTA survey by Dureya dated 2/1/22. Previous record of survey recorded 11/2/1999 under auditor's file no. 4338124. SEPA and SCUP submitted concurrently with this Checklist.