

December 20, 2018

City of Spokane Planning Department
c/o Ms. Tami Palmquist
808 W Spokane Falls Blvd.
Spokane, WA 99201-6350

RE: Shoreline Substantial Development Permit – River Inn Hotel

Dear Ms. Palmquist,

GVD Commercial Properties is requesting review of the proposed site amenities to obtain a Shoreline Substantial Development Permit under Spokane Municipal Code section 17G.060 for the work outlined in the attached plans.

The project is located in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ Section 17, Township 25N, Range 43E, of the Willamette Meridian, in Spokane County. The Spokane River is designated as a shoreline of statewide significance (RCW 90.58.030.). This area requires a 75' shoreline buffer offset and a 200' shoreline jurisdiction. Site zoning is CB-150. The area is listed as Limited Urban Environment under the Shoreline Environmental Designations.

This request is for development of the hotel's exterior amenities including a new pool to replace the existing tennis courts, fill of the existing western pool and redevelopment of that area into an outdoor event patio, a new restaurant entry canopy structure, redevelopment of the existing restaurant patio, as well as repairs to the existing asphalt trail, irrigation and addition of new plantings. With the exception of the new restaurant entry canopy and potential future art installations, all other major structures are planned for development outside of the shoreline structure setback or within previously developed areas.

It is the intension of this project to reuse on site excavated material for fill and not to import fill material from outside sources. Exported material for disposal is planned for transport to the Busy Bee Landfill. The project does not anticipate any dredging to occur. Construction access for pool construction will occur via the eastern most parking lot and existing trail. A majority of the vegetation planned for removal within the shoreline buffer was previously submitted as part of application #z18-837SDET. Exterior construction of both the pool and restaurant patios is planned for spring of 2019.

Below/on the next page are photos showing of some of the proposed amenities planned for the site.



Thank you for your facilitation efforts. Please feel free to contact me if you need further information or have any questions at 509-838-4511 or by email at jculp@bwarch.com.

Best,

Handwritten signature of Julia Culp.

Julia Culp, ASLA
Landscape Architect