

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.

Construction of a 4 building apartment complex (80 units) and a 1 building clubhouse with associated paving for drive aisles, parking and sidewalks and open space landscaping. Improvements to South Riverton Ave. including curb, sidewalk and street trees. Improvements to Park Ct including paving, curb and sidewalk and paving existing alley. Construction of water, sewer and storm drainage facilities.

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

The property is approximately 2.8 acres fronting on South Riverton Ave. The site slopes up about 25 feet in grade change across the western half of the site and levels out across the eastern half. There are two existing houses along the ridge and a detached garage east of the larger house. The eastern half consists of mainly weed cover and a circular gravel drive. The western half is grass covered with a variety of tree and shrub species. There is a gravel alley along the south edge of the site. There are two vacant weed covered lots between the alley and Mission Ave in the southwest corner. A gravel right of way, Park Court, enters at the southeast corner.

South of the site/alley are four single family residences fronting Mission Ave., three with garages/sheds.

East of the site are three single family residences with garages/sheds and two multi-family residences fronting Mission Ave and Marshall Ave.

North of the site is a large lot with a residence, office space, shop buildings and equipment yard. And along the north line west of this lot is an apartment building.

To the west is South Riverton Ave between the site and the Spokane River.

The neighborhood around the properties immediately adjacent to the site consists of a mix of single family, multi-family and apartment housing units, an elementary school and some small commercial along Mission Ave. Lots are in the 7000 sf range.

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

\$1.8 million

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:

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

No part of the project will be constructed on the public shorelines. There is no normal public use of the project site as the site is on the opposite (landward) side of South Riverton Ave and consists of private residential properties fronting on South Riverton Ave.

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

The site is located in the Shoreline Residential Environment (SRE) with a shoreline buffer width of 75 ft. The site falls outside of the buffer. There is a public street between the site and the shoreline. The proposal meets the designation criteria for SRE of multi-family residential development. The site is currently developed as single family residential bordered by public right of way and multi-family development within the shoreline jurisdiction. Therefore, the redevelopment of the site will not result in any net loss of ecological functions. Adequate access, utilities and public services are currently available to the site.

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 visual observation of the site was made August 12, 2015. The site has two single family homes and a detached garage. There is an unpaved alley and unpaved Park Court that join and loop across the property outside the rights of way. These have some gravel surface and are highly compacted soil. The remainder of the site is primarily covered by landscaping consisting of mowed lawn, non-native trees and shrubs and annual grasses and weeds. This would indicate the site, when developed for residential use, was cleared of natural flora and fauna. Therefore, the site serves no shoreline ecological function resulting in no net loss of the same.

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

None anticipated

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.

Per Table 17C.110.1, multi-family residences are permitted in the RMF zone.

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

LU 1.4. Higher Density Residential Uses. This project is an infill of Residential 15-30 within the confines of existing multi-family residential designation adjacent to higher density residential.

LU 3.11. Compact Residential Patterns. This project allows for more compact and affordable housing within the neighborhood.

TR 2.6. Viable Walking Alternative. This project will construct a sidewalk along South Riverton Ave as well as internal walks providing for pedestrian travel to Mission Ave where existing walks provide a pedestrian route to schools and local retail.

TR 3.1. Transportation and Development Patterns. This project will use existing transportation facilities, not requiring the need for new streets.

TR 3.4. Increased Residential Densities. By building a multi-family project the density is increased over the existing two single family residences thus providing more potential users for the transit system.

TR 7.3. Street Trees. The project will plant street trees along South Riverton Ave.

TR 7.4. Pedestrian Buffer Strips. The project will install buffer strips along South Riverton Ave.

CFU 4.1. Compact Development. This infill project of multi-family units will facilitate economical and efficient provision of utilities and services.

CFU 5.3. Stormwater. Stormwater runoff will be treated and disposed of on-site.

DP 3.10. Parking Facilities Design. A portion of the parking on this project will be under a building thus reducing the impact of surface parking.

NE 3. Shorelines. Project is being developed in conformance with the Shoreline Master Program.

NE 4.3. Impervious Surface Reduction. This project will infiltrate stormwater into the ground thereby mitigating the runoff from increased impervious surface. The redevelopment with multi-story housing decreases the amount of impervious surface per person.

NE 12.1. Street Trees. The project will plant street trees along South Riverton Ave.

NE 18.1. Housing Location. This project will promote reduced automobile trips through the high density housing located next to a transit route.

Chapter 14. Shorelines. Develop project in accordance with the Shoreline Master Program by obtaining a Shoreline Conditional Use Permit.

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

Project generates 26 AM peak and 33 PM peak trips thus having a minimal impact on the transportation system.

The site is currently served by public water and sewer.

The site is surrounded by residential development that already is provided with police and fire protection. There are adequate fire hydrants in the area to serve the project.

Again, the site is surrounded by residential development that is already served by local parks, recreational facilities, area libraries and public schools.

Solid waste disposal is available to the site.

Per SMC Chapter 17D.010.020 further analysis will be performed by the appropriate facility and service provider during the processing of this permit application.

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.

This proposal will have no significant adverse impact on the environment or the surrounding properties.

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.

As the shoreline buffer in this area falls to the river side of South Riverton Ave. and the area landward of South Riverton Ave. is currently developed, we would not anticipate several additional conditional use permits. If additional CUPs are applied for they would be for redevelopment of land already impacted by development.

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.
21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.
22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
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.
 - 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.
 - 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.
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - e. That the variance requested is the minimum necessary to afford relief.
 - f. That the public interest will suffer no substantial detrimental effect.

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.
 - b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).
 - c. That the public use of the shorelines will not be adversely affected.