

SHORELINE PERMIT APPLICATION

Year Round Recreational Rink and Skyride Facility and The Central Meadow Temporary Event Location, Conditional Use Permit Application

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.

This Riverfront Park proposal consists of two parts, 1) a Year Round Recreational Rink and Skyride Facility (Recreational Rink and Skyride Facility) and 2) the Central Meadow Temporary Event Location (Central Meadow), both projects are proposed in the Riverfront Park Master Plan.

Year Round Recreational Rink and Skyride Facility – The proposed project consists of an approximately 14,500 square foot ice skating ribbon, which includes a skating pond of approximately 3,500 square feet that will replace the existing ice rink in Riverfront Park’s Pavilion. The new ice rink will be utilized for ice skating use in the winter months and dry floor use during the warmer months. Dry floor uses consist of walking, public displays, craft and food shows, farmer’s markets, and music/artistic performances. The existing Skyride ticket booth, control station, and queuing area will be removed with the ride and controls remaining. The existing public restrooms north of the gondola (existing Skyride) will also be removed. The power and control station will be relocated to the new (year around) recreational building (up to 7,500 square feet); consisting of rentals, sales, restrooms, concessions/food service (has a Type 1 Vent Hood and can accommodate a full-service kitchen), rental rooms, storage room, the ice ribbon controls, ice ribbon and ice grounds maintenance and ice rink operational/mechanical equipment. Site redevelopment for the project includes new site lighting, stormwater facilities, utilities, pavers, fencing, new signage and landscaping in the middle of the ice ribbon and also surrounding the recreational ice rink that will be integrated into the overall Riverfront Park Master Plan (Go to the end of the application to obtain more details on the Recreational Rink and Skyride Facility).

Central Meadow –Temporary site improvements will be made to the Central Meadow (area of approximately 60,000 square feet). The work consists removing existing grassy turf; re-grading the site to make it more level in the interior of the bermed area; removing trees to open up the space for park events; upgrading the irrigation; adding a water line, a new transformer and electrical distribution; and replacing the turf. This site modification provides a temporary green space that can temporarily accommodate vendors during park events.

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

Recreational Rink and Skyride Facility – The project site is part of Riverfront Park that is currently known as the “Gondola Meadow”, approximately 3 acres of generally flat green space located at the southwest corner of Riverfront Park. Spokane Falls Boulevard is to the south, Post Street to the west, the Spokane River to the northeast, a construction access road directly to the north, and the Fountain Café and Rotary Fountain are to the east. This area of the park is primarily turf with some trees. Adjacent uses include Spokane’s City Hall to the west, the Washington Water Power substation building to the northwest, River Park Square (a shopping mall) to the south, and parkland to the north and east. Structures on the site include the metal sculptures (runners) on the southern boundary of the site near the southwest corner of the project area; the Skyride (gondola), Skyride building, rest rooms and river channel located to the north; and the Fountain Café and Loeff Carousel to the east.

Central Meadow – The project site is located in the center of the park, south of the IMAX Building, adjacent to the US Pavilion, and just north of the Howard Street South Channel Bridge. There is an asphalt path around the site, separating it from the other green spaces within the park, which include a conservation area and playground to the west, the Sister Cities’ site to the south and the Clock Tower meadow to the southeast. The site is generally flat with some gradual slopes, a berm and trees surround the roughly 1.5 acre meadow. No structures are currently on the site.

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

Recreational Rink and Skyride Facility

Recreational Rink and Skyride Facility construction cost: approximately \$3,700,000; with additional construction costs, total costs may approach approximately \$5 million.

Central Meadow – approximately \$200,000

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:

The new ice rink and Skyride building will change what is now a small, open meadow. However, the new recreational facility will provide new park and river viewpoints, while maintaining open views to the north, northeast, and east, in addition to maintaining open views for most observers from City Hall.

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

These projects are part of the Riverfront Park Master Plan 2014, developed by the citizens of Spokane. The purpose of these proposed projects is to enhance the existing features, views and access to the shoreline, and park amenities to draw more people to the park. The projects focus on enhancing the aesthetic enjoyment of the shoreline and providing a variety of recreational opportunities.

Detours will be in-place to safely direct the public around the temporary construction areas and provide alternative access to recreational amenities elsewhere in Riverfront Park. City Parks will schedule events while considering potential construction impacts on recreational activities. The purpose of the Central Meadow project is to provide an alternative vendor and event site, which is displaced by the new recreational rink and Skyride facility.

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

The Shoreline Environment in the project area is Urban Intensive and it is located within the Shoreline Downtown District. Table 17C.124-1 Downtown Zone Primary Uses permits parks and open areas, offices, and major event entertainment and allows items such as mobile food vending.

Public use will be limited in these portions of the park during project construction but the end result will be enhanced facilities that provide a variety of recreational opportunities that were not previously accommodated for in the park. In addition, the design for the proposed project enhances public access to the park’s interior by providing pedestrian/bike pathways that connect to primary park circulation routes. It creates new recreational areas that encourage a variety of recreational activities year round for downtown and Riverfront Park users. The design goal of the new ice ribbon and building is to seamlessly integrate the downtown core into the larger overall park theme, with a focus on preserving existing park views and incorporating architectural elements within the park.

The temporary development of the Central Meadow will provide an alternative site for mobile food vending until the final food vending area for the park is developed as part of the Central Plaza, which is part of the Riverfront Park Master Plan.

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.

Shoreline development must be done with a “no net loss” of shoreline ecological functions necessary to sustain shoreline natural resources and to plan for restoration of ecological functions where they have been impaired”. This project will remove approximately one hundred trees and a large grassy area from the Gondola Meadow. The primary ecological functions of these trees are to provide shade, urban habitat, and soil stabilization for water quality function. Since this is an urban park, the

ecological function for much of the park is somewhat impaired; however, the trees, although primarily non-native, still provide ecological function. Additional trees will be planted either at a 2:1 ratio for trees larger than 4-inches. Trees will be replanted where possible within Riverfront Park, but may also be replanted elsewhere in the City Park system. Plantings will be designed to enhance the available habitat, increase shade, and stabilize soils to improve water quality while still allowing shoreline access and views appropriate for the shoreline designation.

To accomplish this goal, the ecological impacts of the site have been analyzed by conducting a visual inspection and mapping to identify potential vegetation (e.g., trees, shrubs, grass) that could potentially be removed during construction and by comparing to the Park's vegetation inventory to avoid vegetation or minimize removal where possible; and if vegetation must be removed; restoring or compensating for impacted vegetation as mitigation. Coordination is ongoing with the City's urban forester to preserve and protect significant trees wherever possible and to mitigate if these trees or other vegetation can't be avoided. The vegetation mitigation will comply with the parks Habitat Management Plan (HMP).

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

Permits required from other than City of Spokane agencies (applications forthcoming):

- Approval of construction plans and specifications by the Spokane Regional Health District is required prior to issuance of the building permits.
- Shoreline Conditional Use Permit, City of Spokane & Washington State Department of Ecology (Ecology)
- Cultural Resources Approval, City Historic Preservation Officer per Executive Order 05-05, DAHP, and tribes
- Registration of any existing or proposed dry wells on-site, Ecology
- Construction Stormwater General Permit, 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.

The land use is currently zoned Downtown General (DTG), which allows for mixed-use and a very wide range of uses, including recreational parks. This proposal is located on city-owned property within an existing city park and is based on the Riverfront Park Master Plan. Because it is a Type III application and requires a conditional use permit, there will be an opportunity for public comment, a Public Hearing and a decision by the Hearing examiner.

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

The comprehensive plan's goals and policies of the Shoreline Master Program that are significant to this proposal are:

LU 1 Goal – City-wide Land Use: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

The proposed park improvements will enhance Spokane's urban center and provides a variety of recreational opportunities.

LU 1.9 – Downtown: This policy is to "recognize the direct relationship between citywide land use planning and the present and future vitality of downtown Spokane." This proposal that revitalizes Riverfront Park will also provide vitality to the downtown area by providing diverse activities and a mix of uses to people of different socio-economic backgrounds. With more people attracted to the park and the downtown area, the downtown economy will benefit. The recreational ice rink is at a prime location to engage people shopping or working in the area. This recreational area provides a unique vision to this part of the park and at the same time will be integrated into the Riverfront Park Master Plan. The Central Meadow serves a temporary function as an event center while the park is redeveloped in phases.

LU 1.12 – Public Facilities and Services: This policy is to "ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur." The Recreational Rink and Skyride Facility and Central Meadow are located in areas where existing public services (fire and police protection, public sewer and water, solid waste disposal and recycling, and transportation) and other public services are available to serve these facilities. Provisions will be made for stormwater drainage, lighting, traffic and access control, circulation, off-street parking and loading facilities, transit, and bicycle and pedestrian facilities.

Goal LU 2 – Encourage the enhancement of the public realm.

LU 2.1 – Public Realm Features “encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.”

The proposal will encourage people to interact with their surroundings and with other people. The appearance, use and attractiveness of the proposal has been carefully considered in terms of using common building materials found elsewhere in the park, integrating landscaping into the over-all park design, and providing new and exciting opportunities to enjoy Riverfront Park. The recreational rink and Skyride building is compatible with the downtown core by providing a good transition from the downtown urban buildings into a more open park experience. The proposal provides pathways and interconnections for easy access between public and private places.

Goal LU 5 – Development Character – Promote development in a manner that is attractive, complementary and compatible with other land uses.

LU 5.1 Built and Natural Environment and LU 5.4 Natural Features and Habitat Protection – “to ensure that developments are sensitive to and provide adequate impact mitigation . . .” Also, “to protect significant natural features and wildlife habitat.” This proposal will remove existing vegetation (trees, shrubs and grassy area) and replace with more impervious surfaces (the ice ribbon and new recreational building). Vegetation loss is being carefully identified and replaced at a no net loss in ecological function, which will be explained in the City’s updated HMP. A vegetation replacement plan is being prepared in coordination with the City’s Urban Forester and requirements of the HMP.

LU 5.1 Environmental Quality Enhancement – is to “encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.”

Professional landscape architectures had a strong influence to be sure that there is adequate landscaping, pathways, and connectivity so that the proposal is compatible with development in the surrounding area (both urban and park areas). A design feature of the recreational building and ice rink is to provide new park viewpoints of Huntington Park and Riverfront Park that were not previously available.

LU 7.3 Historic Reuse – “allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

The existing “gondola” or Skyride was an element of Expo ’74, a resource that has been determined to be eligible for protection as a historic resource because of Expo ’74 significance to Spokane. This proposal will make some modifications to the existing “gondola” or Skyride by removing the existing ticket booth and queuing area, but it preserves the ride, the most important element of this feature. It also provides a compatible blending of the Skyride and Recreational Rink facilities for a more integrated design.

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

The proposal meets the concurrency requirements because it is a park project endorsed by the 2014 Riverfront Park Master Plan that looked at the future of the park comprehensively. It focused on redesigning and upgrading the park in order to serve the community for years to come. Many of the programs and facilities are outdated and beyond repair. Responses from public outreach identified the potential of the park to better serve the community. For example, the existing Ice Palace is in need of multiple repairs from the raccoons living in the roof to unused concessions and locker rooms. Ice skating continues to be a popular attraction, however, the existing conditions limit park uses. The new ice recreational rink facility will better serve recreational users and provide greater opportunities for various events in the park. The improvements to Central Meadow provide a temporary green space in lieu of the Gondola Meadow while the park improvements evolve. Also, there are existing and available utilities and infrastructure (water, sewer, roads, and public services) located on parkland or available for connection.

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.

There should be no significant effects or interference with the use of neighboring property or the surrounding area. This new recreational site will be convenient to families, and the public who shop or work in the area, or use City Hall. With the facility having function year around, many of these dry uses will attract people to meet and enjoy warm weather activities, which should bring more business into the area.

An adverse impact is the loss of vegetation at the Gondola Meadow (mostly trees and turf) and the Central Meadow (mostly trees). Vegetation losses at the Gondola Meadow are unavoidable because of the space required for the ice ribbon and recreational building. Vegetation losses at the Central Meadow are necessary to have sufficient space for events and food vendors. A vegetation plan for replacement to achieve a no net loss of ecological function will be prepared and implemented as a plan to carry out this objective.

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.

There is only one additional CUP known to be submitted for the Riverfront Park area. That CUP will be for the remaining park improvements as outlined in the Riverfront Park Master Plan. This proposal was not included in the park-wide CUP because it was initiated quickly to complete as soon as possible for the enjoyment of the public, and for the public to see the value obtained from approving the park bond that is funding park redevelopment. Park-wide plans are in preparation to provide an integrated approach for stormwater management, utilities, vegetation restoration/mitigation and landscaping. In conclusion, this proposal does not interfere with achieving the goals of the shoreline master program, rather its purpose is to benefit and promote the shoreline master program.

Recreational Rink and Skyride Facility Narrative (more details)

Access Narrative for Ice Building

All pedestrian access to the ice rink and building will be pedestrian from Locust Lane or one of the new trails leading to the building entrance. Tickets and skate rentals will be purchased inside the building and there will be areas for seating and storage for putting on and taking off skates.

General building service (food, equipment, etc.) access will be used by small trucks or golf-service vehicles that will serve the building from Locust Lane. For larger items, a truck will service the building via Locust Lane and hand carted to the service doors. For larger building equipment (including equipment serving the ice rink mechanical areas), a pad will be installed under the Skyride that connects to the building's mechanical room. Building access for this type of equipment is infrequent, happening on-average 1-2 times per year, and will occur only when the Skyride is not operational. A flatbed truck with winch is planned for this type of access. Where trucks cannot reach specific rooms, hand carts will be used to move items to the appropriate rooms after taken of the delivery vehicle.

The building is roughly 162 feet long. The cylinder's diameter is approximately 28 feet, and the widest dimension at the remaining rectangular body is approximately 42 feet. The building will be up to 7,500 square feet. Its highest point will not exceed 35 feet of finished grade.

Refuse from the building, including outdoor areas is planned to be collected each day in bags and stored in the storage room until the park's carts stop by each day to remove the trash and dispose of it as they normally dispose of park refuse.

Landscape Design

The existing site for the Recreational Rink & Skyride consists of gently sloping lawn anchored by several mature London Plane Trees and a large conifer serving as the Riverfront Park Christmas Tree. The site is located on the corner of North Post Street and West Spokane Falls Boulevard. Across Post street lies City Hall and the recently developed Spokane Tribal Gathering Space; a large urban plaza utilizing various materials such as cut and natural basalt, colored concrete, pavers, and steel sculptural elements. Rounding the corner at Post and Spokane Falls are the coveted "Bloomsday Runners" sculpture. Just east of the site is the Rotary Fountain and new Fountain Cafe. Much of the design and materials proposed for the Recreational Rink and Skyride landscape are inspired by these surrounding elements.

Pedestrian access to the facility will be primarily come from the East, from the Rotary fountain; from the north parking lot; and from the West, crossing Post Street from the Spokane Tribal Gathering Space. There are areas of hardscape which abut the skating rink, allowing passerby to stop and watch the skaters meander around the winding ribbon of ice. In the warmer months; the ribbon itself serves as a continuous concrete walking loop. Hardscape between the ribbon and the proposed building will be covered by rubber mat during the winter, but in the warmer months will be exposed. The concrete scoring pattern is direct influence by the architecture of the building. Bands of either colored or exposed aggregate concrete will radiate from the circular ticket office and extend off of building corners, providing a visual transition between the interior and exterior.

The interior of the skating ribbon consists of a sweeping swath of lawn flanked by two large shrub beds. Within the shrub beds, site walls are proposed to wrap the eastern and western "bulbs" of the ribbon. The intent of the walls will provide a visual buffer between skaters along the north half of the rink from skaters along the south half of the rink. The plantings in

each of these areas are proposed to be sturdy enough to handle snow loads, but large enough to create a vegetative buffer between the skaters on various points of the ribbon. The landscape design is intended to enhance the skating experience, with a passage between 'open' and 'semi-enclosed' landscaping and tree canopy. Providing varying experiences of openness and enclosure along the ribbon is critical. A skater passing by a dense grove of evergreen trees will have a very different experience when they pass through a grove of deciduous trees, and they will have a far different experience passing by the open lawn space. The feeling of wonderment and mystery of "what's around the bend" will aid in the success of the ice ribbon.

Other key elements of the design include the interior fire pit in the western "bulb" and the sculptural element in the eastern "bulb." The interior fire pit is strategically placed where there is an increased width in the ribbon. This allows for skaters to slow down and exit the ice while other skaters have ample room to skate by. A site wall partially wraps the space to provide a feeling of privacy and to physically separate the space from the activity of the ribbon. The sculptural element in the eastern "bulb" is flanked by site walls, pointing directly to this focal point. The hardscape leading to the ribbon from Wall Street also leads the eye directly to this location.

The Recreational Rink and Skyride Facility project work was divided up between Stantec and Berger. Stantec is responsible for the ice ribbon, building and landscaping within their project limits (as shown on Exhibit B1, C1, and D1). Berger is responsible for landscaping outside of the Stantec project limits. The Central Meadow project will be led by the City of Spokane City Parks and Recreation (Parks). All exhibits are draft but provide a general representation of the project.

See the tab with site plans from Berger, Stantec and Parks that include:

- Exhibit A: Existing Conditions and Demolition
- Exhibit B: Stormwater and Utilities Plan (outside of building site limits)
- Exhibit B1: Stormwater and Utilities Plan (within ice ribbon and building site limits)
- Exhibit C: Grading Plan (outside of building site limits)
- Exhibit C1: Grading Plan (within ice ribbon and building site limits)
- Exhibit C2: Building Layout
- Exhibit D: Landscape Plan (outside of building site limits)
- Exhibit D1: Landscape Plan (within ice ribbon and building site limits)
- Central Meadow Updated Grading Plan