

CITY OF SPOKANE PLANNING SERVICES DEPARTMENT

Shoreline/Critical Areas Checklist

Riverfront Park Redevelopment

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 a sheet if more space is required.*

APPLICANT INFORMATION	
Property Owner Name: City of Spokane	Date 08/08/2016
Address: 808 West Spokane Falls Blvd., 5 th Floor, Spokane, WA 99201	
Phone Berry Ellison: 509-625-6276	E-mail Address bellison@spokanecity.org
Agent Name: Marlena Guhlke	
Address CH2M, 999 West Riverside Avenue, Suite 500, Spokane, WA 99201	
Phone: 509-464-7245	E-mail Address: mguhlke@ch2m.com

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)	
Site Address	The location of this proposal is within the boundary of Riverfront Park that is located in downtown Spokane. The project area is generally bounded by Post Street and the west side of Canada Island on the west, Spokane Falls Blvd. to the south, Washington Street and the eastern edge of Havermale and Canada Islands to the east, and Mallon Street and the North Gateway parking area to the north
Property Tax Parcel No.:	Approximate Parcel Size (acres or sq. ft.): 36 acres
Land Use Designation: Open Space	Zoning Designation: Downtown General (DTG-150)
Is the site currently developed? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

If Yes, list existing structures and dimensions:

Table 1: Structures in Riverfront Park		
<u>Bridge or Structure</u>	<u>≈ Area (sq. ft.)</u>	<u>Location</u>
<u>Howard Street South Channel Bridge</u>	<u>12,950</u>	<u>Middle portion and in the south</u>
<u>Howard Street Middle Channel Bridge</u>	<u>14,400</u>	<u>Middle portion (centrally located)</u>
<u>Howard Street North Channel Bridge</u>	<u>17,280</u>	<u>Middle portion and in the north</u>
<u>Suspension Bridges</u>	<u>10,400</u>	<u>Northwest corner</u>
<u>Wooden Bridge between Clock Tower & Carousel</u>	<u>3,570</u>	<u>Southeast corner</u>
<u>Wooden Bridge between Convention Center and Havermale Island</u>	<u>5,100</u>	<u>Southeast corner</u>
<u>Wooden Bridge between Havermale Island and Red Lion Inn at the Park</u>	<u>4,350</u>	<u>Northeast corner</u>
<u>Washington Street Bridges and Tunnel</u>	<u>115,500</u>	<u>Eastern part of Havermale Island</u>
<u>Theme Stream Water Feature</u>	<u>11,220</u>	<u>Southwest corner</u>
<u>Playground "Big Toy"</u>	<u>400</u>	<u>Southwest corner</u>
<u>Upper Falls Gatehouse</u>	<u>2,050</u>	<u>Southwest corner</u>
<u>Gondola (Skyride) and ticket booth building</u>	<u>2,500</u>	<u>Southwest corner</u>
<u>Red Wagon</u>	<u>350</u>	<u>Southeast corner</u>
<u>Looff Carousel</u>	<u>10,000</u>	<u>Southcentral</u>
<u>Rotary Fountain</u>	<u>350</u>	<u>Southcentral</u>
<u>Fountain Café</u>	<u>6,600</u>	<u>Southwest to Southcentral</u>
<u>Clock Tower</u>	<u>1,225</u>	<u>Southeast corner of Havermale Island</u>
<u>U.S. Pavilion Area</u>	<u>130,000</u>	<u>Northeast part of Havermale Island</u>
<u>IMAX Theater</u>	<u>12,500</u>	<u>Northeast part of Havermale Island</u>
<u>U.S. Forestry Shelter</u>	<u>5,000</u>	<u>Northeast part of Havermale Island</u>
<u>Upper Falls Power House</u>	<u>3,200</u>	<u>Northwest corner of Havermale Island</u>
<u>South Sentinel Shelter</u>	<u>1,000</u>	<u>Northwest corner of Havermale Island</u>
<u>British Columbia Pavilion (Storage Bldg.)</u>	<u>2,500</u>	<u>Canada Island</u>
<u>Alberta Amphitheater</u>	<u>4,500</u>	<u>Canada Island</u>
<u>Butterfly Structure</u>	<u>20</u>	<u>North Bank</u>
<u>Park Maintenance Bldg.</u>	<u>23,700</u>	<u>North Bank</u>
<u>North Sentinel Shelter</u>	<u>1,200</u>	<u>North Bank, northwest of suspension bridge</u>
<u>Wooden Shelters and public restroom building</u>	<u>5,500</u>	<u>North Bank, east of North Channel Bridge</u>
<u>Sculptures</u>	<u>varies</u>	<u>Throughout the Park</u>
<u>Expo '74 Infrastructure (e.g., basalt walls)</u>	<u>varies</u>	<u>Throughout the Park</u>
<u>Concrete steps and retaining walls, asphalt, planters and other landscaping features</u>	<u>varies</u>	<u>Throughout the Park</u>
<p>*Two new structures will be in the park and operating sometime in 2017:</p> <ul style="list-style-type: none"> • <u>A new Howard Street South Channel Bridge</u> • <u>Year Around Recreational Rink and Skyride Facility</u> 		

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:

This Riverfront Park redevelopment proposal continues with the ongoing redevelopment of Riverfront Park in Spokane, Washington that began with the Howard Street South Channel Bridge Replacement Project and the new Recreational Rink and Skyride Facility in the southwest corner of the park. This proposal includes construction and operations throughout the entire park to replace or repair park bridges, construct new park facilities, and conduct landscaping improvements and related park improvement activities that may include the following depending upon available funding:

- **Looff Carousel** – Replacing the existing carousel building for the Looff Carousel operations, naturalizing the shoreline area between the carousel building and the river, and updating landscaping around the building site.
- **Rotary Fountain** – Upgrading and maintaining the Rotary Fountain for public play and enjoyment.
- **The Fountain Café** – Retaining with internal upgrades and integrating landscaping with other park improvements.
- **Red Wagon (Radio Flyer)** – Updating landscaping in the Red Wagon area, improving pedestrian pathways into the park with amenities in the southeast portion of the park. The “SPOKANE” building blocks may be retained or relocated.
- **North Bank** – Rebuilding or remodeling the existing park maintenance facility or portions thereof, providing a new regional playground, a skate park and/or sports court, and/or other park amenities, and reconfiguring public parking and access. One or two of the picnic shelters will be removed or retained with remodeling, depending upon an evaluation of options.
- **U.S. Pavilion (Pavilion)/Central Plaza Event Center** – Redeveloping the Pavilion area, which includes demolition of the ice rink and its cover currently located in the Pavilion, the Eastern Pavilion and possibly the Western Pavilion. Also, the IMAX Theater will be evaluated before an option is selected to keep/remodel, remove or relocate. Work includes updating landscaping around the Pavilion to open up views to and from the Pavilion and building a new Central Plaza event center. This redeveloped area will serve as an event gathering area and will be the primary location for mobile food vending that will serve park visitors including large park events.
- **Havermale Island** – In addition to the Pavilion improvements, rehabilitating and updating the Theme Stream water feature to preserve the ionic Expo '74 resource; restoring the construction access road off of Post Street, staging/disturbed areas and the West Havermale Island playground; adding destination point(s) on Havermale Island (e.g., public shelters, sculptors, possibly a garden highlighting the Expo '74 butterfly structures, etc.); and improving the Clock Tower (e.g., providing public access inside the tower, improving the Clock Tower plaza). The Forestry Building may be removed or retained with remodeling, depending upon an evaluation of options.

The Sister Cities site received a SCUP Z1400014SSDP on June 9, 2014. An extension to the SCUP Z140014SSDP is requested because it expires if construction does not commence within two years of the effective date of this permit. Therefore, a request for an extension of Z1400014SSDP is requested as part of this proposal.

- **Bridges** – Reconstructing or rehabilitating existing wooden and suspension pedestrian bridges and constructing new pedestrian bridges that serve as crossings across or over the Spokane River to different areas of the park, or crossings over park features. Also, the North Channel Bridge will undergo new surfacing, landscaping and amenities as part of the north/south promenade.

Vehicular public access to the park is provided off of Post Street where the access drive crosses the Theme Stream to access central Havermale Island. This public access will accommodate vehicles that serve the park (e.g., park maintenance, emergency, park operations' and public event vendors). A vehicular access for Parks is provided from Mallon Avenue south to where it crosses the North and Middle Channel bridges.

- **Canada Island** – Incorporating Canada Island as an integral part of the north/south promenade, highlighting Native American heritage with input from the local tribes, removing the British Columbia Pavilion, and maintaining use of the Alberta Amphitheatre.
- **Park Amenities** – Removing, rehabilitating, replacing, relocating or adding park shelters, playgrounds, amusement rides, bridges, restrooms, sculptors/art, and maintenance building in the park; and reconstructing or constructing of new pedestrian/bicycle paths, stairways, boardwalks, fencing, promenades, viewpoints, water features (waterfalls, ponds, streams, fountains, swimming pools, and interactive water features), rock climbing facilities, zip lines, skate parks and/or sports court, gondolas or skyrides, food establishments, theatres or gathering places, and ancillary buildings.
- **Park Wide Improvements** – Providing restoration or naturalization of shorelands and temporary construction staging areas, onsite soils management including temporary soil stockpiling, trails including Centennial Trail improvements or relocations, irrigation, and utilities, stormwater management; and improving or adding other park facilities including lighting, art, signage, parking, viewing/overlook areas including the North and South Sentinels. Also, updating landscaping and improvements throughout the park including boardwalks, benches, picnic tables and other landscaping amenities.

The Riverfront Park Master Plan Redevelopment projects' designs are at varying levels of detail and will continue to be refined based on project phasing and funding. If the project details are not addressed or differ from what is described in this SEPA checklist, those associated construction activities and/or facility and onsite design revisions will be reviewed by the City's Permit Manager Team to determine if they are consistent with the impacts evaluated and the SEPA decision, and to assist in finding viable solutions and measures if they were not specifically called out in this SEPA checklist.

Indicate by circling whether or not the following are potentially located on-site or within 300 feet of the subject property:

Fish and Wildlife Habitat	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Floodplain or Floodway	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Wetlands	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Critical Aquifer Recharge	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Geological Hazard	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Spokane River	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Streams	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Latah Creek	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

SHORELINES

Is any part of the subject property located within the 200 foot Shoreline Jurisdiction? YES NO

Shoreline Environmental Designation: Intensive Urban Environment	Shoreline Buffer Setback: 50 feet
Shoreline Design District: Downtown	Shoreline Structure Setback: 25 feet

Will any structures be located within the Shoreline Buffer setback? YES NO

If YES, what structures will be located within the Shoreline Buffer setback:

Existing structures that are within the shoreline buffer that will need maintenance and reworked landscaping are the Riverfront Park bridges (suspension, wooded, North Channel), the Rotary Fountain, Fountain Café, Theme Stream, U.S. Pavilion, Forestry Shelter, Clock Tower/Plaza and North and South Sentinels. The existing Loeff Carousal (Bavarian Building) and British Columbia Pavilion will be removed that are currently within the shoreline buffer setback. The existing West and East Pavilion Buildings and IMAX theatre may be removed or relocated, all currently within the shoreline buffer setback. Also, there are existing pathways, plazas, viewpoints and other hardscaping that will need maintenance or modifications. Furthermore, this proposal may include new bridges, overlooks, viewpoints, boardwalks, and pathways that will be in the shoreline buffer setback. The new Loeff Carousal Building will be within the setback but no further than the existing building, which is allowed.

Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES NO

Trees and shrubs will be avoided where possible, but approximately 200 trees need to be removed throughout the park. Significant trees with high importance will be avoided and protected according to the urban arborist's Tree Permit. Vegetation will be accounted for and replaced based upon an updated Habitat Management Plan (HMP).

Some areas of the park that are currently hardscaped will be replaced with vegetation. Primary vegetation improvement areas are located between the Spokane River and the Loeff Carousal, the Spokane River and an area north of the Red Wagon and some of the parking area on the North Bank.

Project Value: approximately \$50 million dollars for construction

GENERAL SITE TOPOGRAPHY (Provide site specific information, refer to maps and provide support data)

Describe the general site topography. Check all that apply.

- Flat (less than 5-ft elevation changes over entire site)
- Rolling (slopes on site generally less than 15% - a vertical rise of 10 ft over a horizontal distance of 66 ft).
- Hilly: (slopes present on site of more than 15% and less than 30% -a vertical rise of 10 ft over a horizontal distance of 33 to 66 ft).
- Steep (grades of greater than 30% present on site - a vertical rise of 10 ft over a horizontal distance of less than 33 ft).
- Other - please describe: Site is variable and ranges from fairly flat to rolling hills to steep riverbanks.

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.

- | | | |
|--|--|--|
| <input type="checkbox"/> gullies | <input checked="" type="checkbox"/> rivers | <input type="checkbox"/> wetlands/potential wetland |
| <input type="checkbox"/> drainage ways | <input type="checkbox"/> lakes ponds | <input checked="" type="checkbox"/> year-round or seasonal streams |
| <input type="checkbox"/> creeks | | |

Site is Primarily?

- | | | |
|---|--------------------------------------|--|
| <input type="checkbox"/> forested | <input type="checkbox"/> mixed | <input checked="" type="checkbox"/> disturbed and/or degraded |
| <input checked="" type="checkbox"/> meadow (turf) with some trees | <input type="checkbox"/> agriculture | <input checked="" type="checkbox"/> urban landscaped (lawn, shrubs, etc) |
| <input type="checkbox"/> shrubs | | |

List all major natural and manmade features:

Manmade features: See list of structures in Table 1 above.

Natural features: Primary natural features of Riverfront Park are the Spokane River with multiple falls in the North and Middle Channels and flat river flows in the South Channel, shorelands with vegetated banks and also with steep basalt cliffs. The shorelands and park are primarily non-native landscaping with grassy openings throughout the park, basalt outcroppings and forested areas edging meadows, roads and pathways.

ACTIVITIES

Types of Project Activities (within the Shoreline Jurisdiction, Critical Area or associated buffer):

Associated project activities include access by construction vehicles and equipment, staging, utility upgrades and crossings, soils management, stormwater controls, demolition, and construction and operation of new and redeveloped park facilities, improvements, and amenities that include parking areas and landscaping.

Will activities alter man-made or natural drainage features? YES NO

Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? YES NO

If Yes, answer the following:

1. If activity includes paving indicate amount of new impervious areas: The amount of new impervious surfaces (paving, concrete, pavers, building roofs) is approximately 66,700 sq. ft.

2. If activities include clearing and grading, indicate square feet: approximately 1,241,000 sq. ft. (~28.5 acres)

3. Will activities involve placing fill materials? YES NO Fills

If yes, will fill materials exceed one foot in depth? YES NO Indicate Depth: an average of 2 feet deep

4. If fill materials exceed 50 cubic yards, indicate cubic yards: 92,000 cubic yards

5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: approximately 3-4 feet

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

8/5/16

FOR USE BY AGENCY

Received By

Date

Reviewed By:

Date

Notes:

ENVIRONMENTAL STUDIES:

- Riverfront Park Master Plan, City of Spokane Parks and Recreation, 2014
- Phase I Environmental Site Assessment, Riverfront Park, GeoEngineers, 2014.
- Cultural Resources Background Study for the Riverfront Park Bridges Inspection and Analysis, KPFF Consulting Engineers, 2014.
- Riverfront Park Stormwater Master Plan, Coffman Engineering, 2015
- Draft Habitat Management Plan (HMP), GeoEngineers, 2015.
- Riverfront Park Master Plan Traffic Impact Analysis & Design Study, Morrison-Maierle, Inc., August 2015
- Spokane Riverfront Park Historic Property Inventory of Pre-1975 Resources, Spokane, Washington, CH2M, 2016
- Howard Street South Channel Bridge Replacement Project SEPA Environmental Checklist and Shoreline Exemption, CH2M, 2016
- Year Round Recreational Rink and Skyride Facility Shoreline Conditional Use Permit (SCUP) application and SEPA Environmental Checklist, CH2M, 2016
- An Assessment of Archeological Potential for Proposed Upgrades to Riverfront Park, Spokane, Washington, Fort Walla Walla, Museum, Heritage Research Services and Spokane Tribe of Indians Preservation Program, 2016
- Riverfront Park Investigations and Maintenance Activities, Shoreline Exemption and SEPA Environmental Checklist, CH2M, 2016
- Soils Management Plan, Riverfront Park, GeoEngineers, 2016
- Geotechnical Engineering Evaluation and Environmental Site Assessment, Riverfront Park Ice Ribbon and Skyride Facility, GeoEngineers, 2016
- Geotechnical Engineering Evaluation and Environmental Site Assessment, Riverfront Park Looff Carousel, GeoEngineers, 2016