



Project Narrative

for

Riverview Retirement community

The Riverview Retirement Community currently consists of 16 parcels totaling 35.6 acres. Riverview is a not for profit and affiliated with the Evangelical Lutheran Church in America and the Lutheran Church-Missouri Synod. The campus is a 55+ Life Plan Retirement Community with approximately 400 current residents. The campus provides independent living, assisted living, and memory care services for their residents as well as outpatient therapy, home healthcare services and hospice. Riverview previously operated a skilled nursing facility, however, those operations were discontinued in 2020. Riverview is supported by approximately 200 full time staff members. The community lies to the north of East Upriver Drive and portions of the site fall within the Upriver Shoreline District.

This project is intended to help Riverview Retirement Communities in updating their campus to meet their current needs, and to bring the campus up to current standards and trends. The project will provide new living opportunities for seniors in the community, and enhance the quality of life and experience for existing residents. The project can be broken down into several major components.

Portions of the project fall within the Upriver Shoreline District. The project meets the goals of the Shoreline Master Program by allowing us to improve the in the area within the shoreline boundary as well as provide improved pedestrian access to the river and Centennial trail system. Encroachment of the buildings within the shoreline boundary is limited, and well within the required setback and height requirements identified for the shoreline district. No loss of shoreline habitat or function is anticipated. The independent living site is already fully developed. The active adult site contains a gravel parking lot on a portion of it. The site does not currently provide any significant ecological functions. The new development will improve upon the existing conditions by allowing us to enhance the landscaping within the shoreline district to meet current standards. Public access will be improved by providing an additional crosswalk on E. Upriver Drive to connect the site to the Spokane River and Centennial Trail. The proposed project is compatible with existing uses in this portion of the shoreline district and will serve the public interest in providing additional living and care options for the community's seniors.

Our shoreline conditional use application is necessary due to the limited encroachment into the shoreline district. While much of the project falls outside of the shoreline district, redevelopment on this portion of the campus is not practical without some limited encroachment. We do not anticipate any negative impacts as a result of the development other than those related to construction activities. The contractor will work closely with Riverview to coordinate activities to minimize noise and traffic impacts for existing residents. The project will have no impact on access to or use of the shoreline. Offsite impacts will be limited to temporary construction traffic and a very small increase in vehicular use once completed.



Given the limited encroachment into the shoreline, no substantial impacts are anticipated. We will be providing some mitigation in the form of new landscaping within the shoreline district meeting current codes and standards.

Stormwater runoff from any pollution-generating impervious surfaces constructed on the project will be treated by bio-infiltration and bio-retention swales and infiltrated through the bottom of the treatment facilities. Stormwater runoff from any non-pollution generating impervious surfaces will be infiltrated directly into the ground. Drywells will likely be utilized as part of the project and the facilities will be integrated into the landscape design. Appropriate fire access will also be provided as part of the project.

The project adds 113 apartment units for active and independent seniors. It replaces an existing 114 bed skilled nursing facility. There is sufficient public water and sewer infrastructure located adjacent to the project site in which we will connect to. Any impact or increase in demand on public services and utilities will be minimal.

New Independent Living Building (Riverview Heights):

Parcel #350931002 consists of 49,927 SF, and currently contains a former skilled nursing facility, originally constructed in 1966. The skilled nursing building was closed several years ago, and the building currently houses their outpatient therapy center and administrative offices for the campus. The existing skilled nursing building is connected by enclosed breezeways to the Terrace (assisted living) building to the West, and the Aquatic Center to the East. The existing skilled nursing building and enclosed breezeways are to be demolished. Parcels #350931002 (skilled nursing), #350931001 (terrace assisted living), and #350931006 (aquatic center) will be combined. All three lots are within the RMF zone and fall within the Upriver Shoreline District.

A new 82 unit, approximately 160,000 SF, (4) story independent living building will be constructed in the location of the previous skilled nursing building. The newly consolidated parcel is located partially within the Upriver Shoreline District. The new independent living building is located approximately 183' from the ordinary high water mark, well outside of the 75' shoreline buffer. A portion of the daylight basement parking garage falls approximately 17' within the shoreline district. This portion of the building is limited to a single story and is under the 35' height limit permitted in the district. The (4) story portion of the building is located outside of the 200' shoreline boundary and subject to the 55' height limit of the RMF zone.

The new independent living building will be of (4) floors of type VA construction, over a basement level of type IA construction. The building will have a full NFPA 13 fire sprinkler system and NFPA 72 fire alarm. The building will contain 82 independent living apartments as well as administrative, amenity, and service spaces to support the residents as well as the larger campus. New amenities include, a new commercial kitchen and dining room; bistro/lounge; auditorium; game room; activity room; and other social gathering spaces. Services include a new outpatient therapy center; dining services; and administrative offices and facilities which support the building and the larger campus.



The new independent living building will be connected to the Terrace (assisted living building), memory care building, and the aquatic center with enclosed breezeways. 35 Parking stalls are provided in the daylight basement parking garage with an additional 41 surface parking stalls at the rear of the building.

New Active Adult Building (Riverview Crest):

Parcel # 350931316, located at 1777 Upriver Drive in Spokane Washington, consists of 55,268 SF, and is currently vacant. A new 31 unit, approximately 60,500 SF, (3) story active adult apartment building will be constructed on the site. The building will be of type VA construction. The building will have a full NFPA 13 fire sprinkler system and NFPA 72 fire alarm. The property is zoned LI, and falls within the Upriver Shoreline District. The building will also contain limited amenity spaces including a library, club room, and roof deck with views of the Spokane River. 46 surface parking stalls are provided. In addition, parcels # 350931109, 350931110, 350931111 and 350931113 will receive modifications limited to providing driveway access and 42 additional parking stalls intended to serve the larger campus. These parcels are in the RMF zone and fall outside of the shoreline jurisdiction.