



# Shoreline Permit Application

Rev.20210817

*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.  
The site is located to the north of the Spokane River and is located in the Upriver shoreline district.
2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.  
The project is intended to modernize Riverview Retirement Community by constructing the following: Demolition of an existing skilled nursing building which is no longer in operation, and currently used for physical therapy and administrative spaces. The building will be replaced by a new (4) story 82 unit serviced Independent Living building. In addition, an existing vacant lot on the campus will be developed into a new (3) story 31 unit active adult apartment building along with additional parking for the campus.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.  
All parcels involved are part of the larger Riverview Retirement Community campus. The majority of the campus is zoned RMF. The site slopes up gently from upriver drive to the north. The Independent Living building will be constructed at the location of the existing skilled nursing building which is to be demolished. The active adult building will be on what is currently a vacant lot with a gravel parking lot. This parcel is zoned LI.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?  
Independent Living: \$42,050,009; Active Adult: \$18,049,245  
Total: \$60,099,254
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 Riverview campus is separated from the Spokane River by East Upriver Drive. The property line starts approximately 75' from the river frontage. The 35 acre campus extends inland to the BNSF rail line. The nearest adjacent homes are located approximately 1,200' inland and will not be materially impacted.
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.  
The campus is separated from the river by East Upriver Drive. The Centennial Trail runs along the river in the land immediately adjacent to the river. An additional pedestrian connection point and crosswalk will be included in this project near the new independent building to enhance access to the Centennial Trail and the shoreline. An existing crosswalk and connection provides access to the trail adjacent to the new Active Adult building.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.  
We do not anticipate any negative environmental impacts as a result of the proposed development. 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.
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.  
The campus is separated from the river by East Upriver Drive and does not currently provide any meaningful habitat other than for small birds, squirrels, and similar small mammals. The independent building site is already fully landscaped developed and the new project will provide an opportunity to enhance the planting between the new building and East Upriver Drive. The Active Adult building will be constructed on an existing vacant lot that provides no meaningful habitat. New landscaping will comply with the requirements of the shoreline district.
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of applications.  
The following permits will be required in addition to the shoreline permit. Grading Permit, and Building Permits will be required by the City of Spokane; Construction Storm Water General Permit (CSWGP) for the projects from the Washington State Department of 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.  
Independent building - Located in the Upriver shoreline district; classified as Urban Conservancy; Multi-family residential is permitted in table 17E.060-04 as a Conditional Use. Base zoning is RMF (residential multi-family). Use is permitted per table 17C.111.115-1. Active Adult Building - Located in the Upriver shoreline district; classified as Limited Urban Environment; Multi-family residential is permitted in table 17E.060-04 as a Conditional Use. Base zoning is IL (light industrial). Use is permitted per table 17C.130-1 as a limited use subject to 17C.130.110.
12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
The comprehensive plan identifies our site as falling within the Residential Moderate use, with the active adult building falling under Light Industrial. Our project is consistent with the intent of the comprehensive plan in providing moderately dense housing consistent with the existing designation in the form of 3 story active adult and 4 story independent living building. While the campus provides much of the amenity and services required for the residents, it is located approximately 1/2 mile away from a commercial hub along Hamilton street where additional retail and services are located. This is consistent with the comprehensive plan goals for managing growth and density for this area and for the larger city.
13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The project removes 114 beds of skilled nursing and adds 113 dwelling units of active adult and independent living. The impacts of the proposed development are significantly offset by the removal of the skilled nursing building. We anticipate some minor increase in transportation, water, waste water, and solid waste. We do not anticipate any meaningful impact on police, libraries, schools, or parks. We believe the existing transportation, water, waste water, and garbage infrastructure has sufficient capacity for the minor increase in demand and utilization. An assessment of transportation impacts and resulting fees is included in our application. Water, sewer, and garbage services will be assessed when the building design is finalized.
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.  
The project will not have any significant adverse effects on the environment or surrounding properties. The project complies with the applicable provisions of the shoreline district and land use code. The new buildings are located along upriver drive and well away from any unrelated adjacent properties. The overall density of the development represents a slight increase from the existing condition which includes the skilled nursing building. The project removes 114 skilled nursing beds and adds 113 independent and active adult dwelling units. The project results in a small net increase in anticipated traffic and transportation utilization.

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.

Our project partially encroaches into the shoreline district. The proposed development is consistent with the shoreline regulations and goals of the shoreline master program and no variances are requested. The shoreline master program takes into consideration federal, state, and local goals to reduce impact on the shoreline areas, and assure that development within the shoreline district is consistently managed. Our project presents an opportunity to improve pedestrian access to the Spokane River and Centennial Trail as well as enhance some of the landscaping within the shoreline district. Provided any future conditional use permits are consistent with the shoreline master program, we do not anticipate any adverse impacts, and may actually present an opportunity to improve access to the river and restore portions of the ecosystem.

**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: **None requested.**

|                         | REQUIRED | PROPOSED |
|-------------------------|----------|----------|
| 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?

**None.**

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?

**Not Applicable.**

19. What hardship will result if the requested variance is not granted?

**Not Applicable.**

20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

**Not Applicable.**

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

[Not Applicable.](#)

22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

[Not Applicable.](#)

23. Variance permits for development that will be located **landward** of the ordinary high-water mark (OHWM), as defined in RCW 90.58030(2)(b), and/or landward of any wetland as defined in RCW 90.58030(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.

[Not Applicable.](#)

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.

[Not Applicable.](#)

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.

[Not Applicable.](#)

d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

[Not Applicable.](#)

e. That the variance requested is the minimum necessary to afford relief.

[Not Applicable.](#)

f. That the public interest will suffer no substantial detrimental effect.

[Not Applicable.](#)

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.

[Not Applicable.](#)

- b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).

[Not Applicable.](#)

- c. That the public use of the shorelines will not be adversely affected.

[Not Applicable.](#)