

**Habitat Management Plan  
Riverwalk North  
722 North Superior Street  
Parcel 35174.0219  
Spokane, Washington**

October 15, 2009

Prepared for

**Nystrom/ Olson/ Collins**

Prepared by:



**Towey Ecological Services**

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Cheney, WA 99004

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## **Introduction**

This Habitat Management Plan (HMP) was authorized by Nystrom/Olson/Collins to address habitat within a Riparian Habitat Area (RHA) located on the shorelines of the Spokane River. The proposed project is located on the left bank of the Spokane River within parcel number 35174.0219. The proposed project fall entirely within the 250' RHA buffer requirement for the Spokane River.

The proposed project includes the construction of a 15,000 sf office building, removal of existing asphalt, minor site grading, extension of utilities from Superior Street, new asphalt paving, and increased storm water treatment.

A site investigation was conducted on September 30, 2009 by William T. Towey, a qualified biologist, and Mike Maher with the Washington Department of Ecology. The agreed upon approach for the management of the localized habitat is to provide for an increase in native plant coverage adjacent to the existing shoreline vegetation. This will provide a vegetated buffer between the proposed infrastructure and the natural area associated with the Spokane River.

## **Methods**

A field habitat assessment was conducted to verify existing site conditions. This information, coupled with aerial photographs and consultation with project designers, provided guidance toward the recommended *Habitat Enhancement Areas*. A site plan (see attachment) was developed that highlights the: 1) RHA; 2) Ordinary High Water Mark; 3) Shoreline buffer (per the Shoreline Management Act); 3) the existing vegetation; 4) the proposed project infrastructure; and 5) the recommended habitat enhancement areas.

## **Results and Discussion**

### Site Description-

General site conditions consist mainly of an impervious parking lot (asphalt) with associated storm water grass swales and perimeter landscaping-dominated by aspen (*Populus tremuloides*), snowberry (*Symphoricarpos albus*) and wildrose (*Rosa spp.*). The shoreline of the Spokane River is dominated by willow (*Salix spp.*), knotweed (*Polygonum spp.*), black locust (*Robinia pseudoacacia*) and knapweed (*Centaurea spp.*).

### Analysis of Effects of Proposed Project-

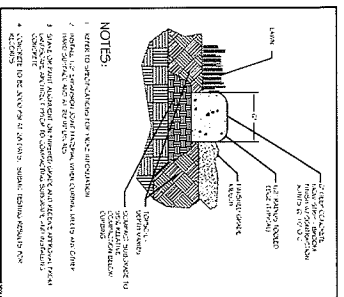
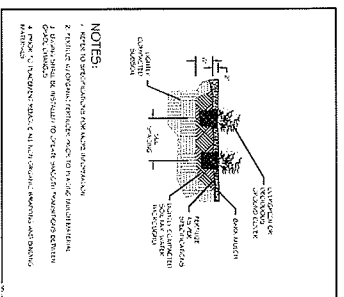
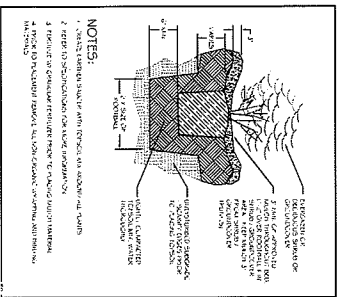
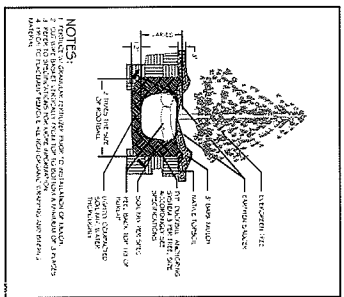
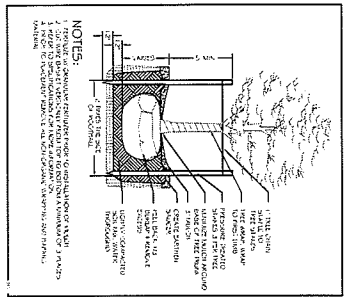
Due to the existing condition of the project area (asphalt parking lot), the proposed project will not likely adversely effect the habitat conditions adjacent to the Spokane River. The proposed native plant enhancement plan will increase the overall habitat conditions of the shoreline. Wildlife use of the area will continue-and likely increase-with the implementation of the native plant installation. There will be likely no negative effects to the fish resources of the Spokane River due to the implementation of the proposed project. It is likely, however, that increased native plant assemblages (coupled with additional storm water treatment areas) will result in an increase in water quality of localized runoff.

### Recommended Actions-

The following recommended actions are intended to mitigate for any potential adverse impacts to fish and/wildlife habitat created by the proposed project actions:

1. Installation of native plants mainly concentrated in the area between the proposed office building and the Spokane River shoreline (see attached site plan). Recommended vegetation includes river- birch (*Betula nigra*), aspen, snowbrush (*Ceanothus spp.*), red-osier dogwood (*Cornus spp.*), ocean spray (*Holiscus discolor*), Oregon grape (*Mahonia repens*), mock-orange (*Philadelphus lewisii*), currant (*Ribes spp.*) and kinnikinnick (*Arctostaphylos uva-ursi*). The installed vegetation will be adequately watered with a drip system and monitored for a minimum of five years toward an 80% survivability rate.
2. Removal of noxious weeds along the shoreline. Noxious vegetation includes, but is not limited to, knotweed and knapweed. It is recommended that the vegetation be removed either by mechanical or biological methods due to the proximity of the Spokane River.
3. Installation of a native grass mix in all swale areas associated with the site.
4. Installation of appropriate soil erosion control structures (silt fence, soil erosion mats, etc.) designed and monitored by a Certified Erosion and Sediment Control Lead (CESCL). These applications will minimize the potential for sediment transport to the Spokane River.

An as-built drawing will be submitted to the City of Spokane upon completion of the recommended actions.

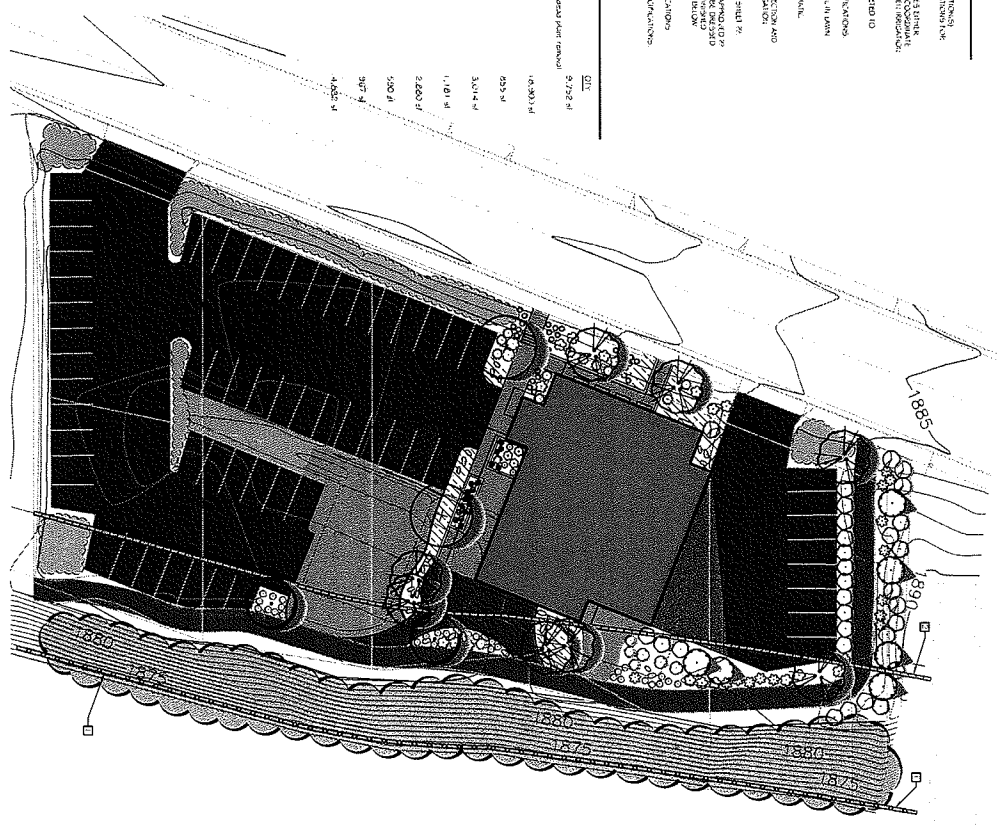


**GENERAL PLANTING NOTES**

1. THE INFORMATION ON THIS SHEET IS FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THIS SHEET.
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**SITE DEVELOPMENT**

ITEM	DESCRIPTION	QTY	UNIT
1	CONCRETE EDGING	9,272	LF
2	PAVING - ASPHALT PAVING	10,900	SF
3	PAVING - ASPHALT PAVING	625	SF
4	PAVING - ASPHALT PAVING	3,314	SF
5	PAVING - ASPHALT PAVING	1,181	SF
6	PAVING - ASPHALT PAVING	2,600	SF
7	PAVING - ASPHALT PAVING	506	SF
8	PAVING - ASPHALT PAVING	957	SF
9	PAVING - ASPHALT PAVING	4,855	SF
10	PAVING - ASPHALT PAVING	107	SF



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**PROJECT:**  
 Riverwalk North  
 722 NORTH SUPERIOR STREET  
 SPOKANE, WASHINGTON

**DATE:** 10/28/09

**SCALE:** 1" = 20'

**PROJECT MANAGER:** [Name]

**DESIGNER:** [Name]

**DRAWER:** [Name]

**CHECKER:** [Name]

**DATE:** 10/28/09

**L1.01**

**TRAVEL MANAGEMENT PLAN**