

Shoreline Permit Application

The proposed action requires approval of:

X Shoreline Substantial Development Permit (SSDP)

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated:
Body of water: Spokane River, west bank
Parcel: 35174.0219
Shoreline Jurisdiction: 200 feet landward horizontal from ordinary high water mark.
Riparian Habitat Area: 250 foot buffer requirement from ordinary high water mark.

2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project:
It is proposed to renovate an existing building (the "Solatube Building"): the existing building use is warehousing and generally vacant. The proposed use will be a two story office space with accessory storage/warehouse.
The east side of this building will open to the Spokane River and a landscaped area between the building and the river has the potential to serve as a patio for a dining establishment or café.

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

General Description of the property and Physical Characteristics:

The Centennial Trail is to the north and serves as a pedestrian connection between the Gonzaga Campus and the surrounding neighborhood as well as provides access to the Spokane River. Riverwalk south currently has a shoreline trail at the south portion of the development, and this trail will continue northward at the river side of the proposed Solatube building renovation. In the future, this trail will continue to the north and will connect to the existing Centennial Trail providing continuity.

The existing shoreline trail will be rehabilitated with increased lighting, trail re-grading and re-surfacing and site amenities.

Intensity of Development:

The proposed Solatube Building will be a renovation, and the building size may be slightly increased, with the exception of any architectural features added to the building.

The building will not decrease the existing views from surrounding areas. The re-design of the building will not decrease and will most likely increase the existing views from within the building itself.

4. What is the estimated total Fair Market project cost within the shoreline Jurisdiction:
\$125,000
5. Will the proposed development intrude waterward of the ordinary high water:
NO
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters?
NO
7. Explain how the proposed use will not unreasonably interfere with the normal public use of the public shorelines.
8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

In all aspects and details, the proposal is consistent with the map, goals and policies of the Shoreline Master Program.

The overall renovation of the building and the site development around the building will enhance the public use of the shorelines with the maintenance of the natural condition of the shoreline, the addition of a trail, and various safety features.

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

Refer to an Ecological Study provided by Towe Ecological Services in 2009 and attached to this application.

Also refer to a general intent Landscape planting plan attached to this application.

The existing habitat consists of impervious asphalt and gravel parking lots, and the existing shoreline buffer consists of willow, knotweed, black locust and knapweed.

Recommended improvements: Installation of native plants such as

- 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.)
- Kinnikinnick (*Arctostaphylos uva-ursi*)

The proposed landscape areas will be maintained with an automatic irrigation system

All areas not covered with plantings will be landscaped with a mixture of boulders, dryland native grass mix.

All areas on slopes shall be installed with soil erosion control measures following Best Management Practices.

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

City of Spokane Building Permit – Building renovation