

CITY OF SPOKANE PLANNING SERVICES DEPARTMENT

Shoreline/Critical Areas Checklist

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: The Falls LLC	Date 7/14/17
Address: 2800 East Main Ave. Spokane WA 99202	
Phone: 509.343.9042	E-mail Address : steve@lbstoneproperties.com
Agent Name ; Joe Workman (CollinsWoerman Architects)	
Address : 710 Second Avenue Suite 1400. Seattle WA 98104	
Phone : 206.245.2057	E-mail Address : jworkman@collinswoerman.com

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)	
Site Address : 829 West Broadway Ave. Spokane WA 99201	
Property Tax Parcel No. 35183.0021	Approximate Parcel Size (acres or square feet) : 98,129 SF
Land Use Designation : Downtown	Zoning Designation : DTG
Is the site currently developed? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If Yes, list existing structures and dimensions: one structure 1 to 3 stories tall 298.5' x 167.1' overall dimension	
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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Describe the project: The Falls is a mixed use project comprised of three buildings over below grade parking. The current proposal includes approximately 126 for rent apartments, 26 for sale condominiums, a hotel with approximately 124 keys, 20,000 to 30,000 sf of office and 20,000 to 25,000 sf of retail, comprised mostly of food and beverage uses. The project will include below grade parking in three levels as well as limited surface parking and public outdoor areas.	
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 type="checkbox"/> NO <input checked="" 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Shoreline Environmental Designation : Urban Intensive	Shoreline Buffer Setback : 50'
Shoreline Design District : Shoreline Downtown District	Shoreline Construction Setback : 75'
Will any structures be located within the Shoreline Buffersetback? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If YES, what structures will be located within the Shoreline Buffer setback:	
Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Project Value : \$60,000,000	

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:

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.

- gullies
- drainage ways
- creeks
- rivers
- lakes ponds
- wetlands/potential wetland
- year-round or seasonal streams

Site is Primarily?

- forested
- meadow
- shrubs
- mixed
- agriculture
- disturbed and/or degraded
- urban landscaped (lawn, shrubs, etc.)

List all major natural and manmade features:

ACTIVITIES

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

Demolition of existing structures, excavation for underground parking, construction of 3 buildings on top of parking podium. The finished buildings include residences, a hotel, retail/restaurants, office, and open public space.

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

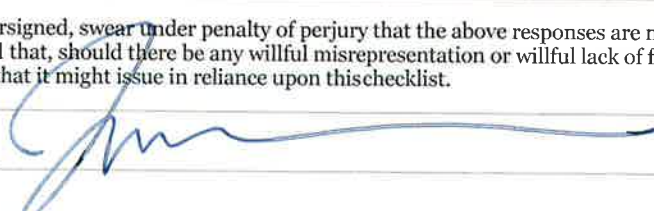
If Yes, answer the following:

1. If activity includes paving indicate amount of new impervious areas: Onsite impervious area (concrete and asphalt pavement) is approximately 51,850 square feet
2. If activities include clearing and grading, indicate square feet: 98,050 square feet
3. Will activities involve placing fill materials? YES NO
If yes, will fill materials exceed one foot in depth? YES NO Indicate Depth: 10'
4. If fill materials exceed 50 cubic yards, indicate cubic yards : 1,500 CY
5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: 22'

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 7.12.17

FOR USE BY AGENCY

Received By

Date

Reviewed By:

Date

Notes:

Attachment

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.

Environmental Report (TechCon 2010)

Shoreline and Habitat Management Plan (BSW 2017)

Geotechnical Engineering Evaluation (ALLWEST 2005) *update pending*

Trip Generation & Distribution Letter (DCI 2017)

Pre-Demolition Regulated & Hazardous Materials Assessment (Mountain Consulting Services 2017)