

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z23-479COMP

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.



A Note for Reviewers of this SEPA Checklist from City of Spokane Staff

As you consider the following checklist, please keep in mind that this proposal is a “non-project action” under the State Environmental Policy Act (SEPA). The proposal under consideration is a change only to the Land Use Plan Map of the Comprehensive Plan and the Zoning Map of Spokane. Accordingly, the proposal would amend the types of development expected and allowed on the subject parcels, but no actual physical improvements are under consideration at this time. The City expects that, if these proposals are approved, the property owners will come forward in the future for approval of building permits and other permits for physical changes to the site. However, no such permits have been requested by the applicants at this time and no approval for construction or physical changes to the site is under consideration by the City.

As such, when the applicant’s answers to the following checklist items mention physical improvements (e.g., the number of dwelling units to be constructed) reviewers should understand that these physical developments are not required or permitted by the proposal. Rather, future applications will be necessary before any physical changes occur to the site. Furthermore, requirements in place for construction permits, such as concurrency of services, stormwater controls, and any possible environmental surveys or analyses for that construction, will be analyzed and actions required before any construction or grading permits are issued, commensurate with the requirements of SEPA and the City’s Municipal Code.

For information on what could be permitted on the site, as opposed to the specifics the applicant may have provided in the following pages, reviewers are encouraged to review Title 17 of the Spokane Municipal Code for details as to what kinds of construction are permitted in the proposed zone, as well as any requirements for further analysis and consideration that must occur before any future permits for physical construction will be issued. Title 17 of the Spokane Municipal Code can be found at the following site:

<https://my.spokanecity.org/smc/>

Note from City of Spokane Staff:

The proposal classified as File Z23-479COMP has been expanded by Spokane City Council, adding portions of three parcels of approximately 3.01 acres to the project area.

The properties added to the proposal by City Council include:

Parcel	Address
26261.3401 (part of)	No Address Assigned
25262.2620 (part of)	3925 W Osage Way
25262.2621 (part of)	4041 W Osage Way

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

A. BACKGROUND

1. Name of proposed project: Excelsior Wellness Planned Community
2. Applicant: Excelsior Wellness C/O Andrew Hill CEO
3. Address: 3754 W Indian Trail Road
4. City/State/Zip: Spokane WA 99208 Phone: 509-559-3100
Agent or Primary Contact: Land Use Solutions & Entitlement C/O Dwight Hume
Address: 9101 N Mt. View Lan City/State/Zip: Spokane WA 99218 Phone: 509-435-3108
Location of Project: Approximately >6 mile N of Francis on Indian Trail Rd. Correction: 0.6 miles north of Francis & Indian Trail
Address: 3754 W Indian Trail Rd.
Section: 26 Quarter: Variable Township: 26 Range: 42
Tax Parcel Number(s) 26262.0010, 26262.0054, 26262.0055 and 26265.0048
5. Date checklist prepared: 5-05-24 Revised
6. Agency requesting checklist: Spokane Planning & Economic Development
7. Proposed timing or schedule (including phasing, if applicable): A 10 year schedule for development upon approval of this amendment request.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. See attached Supplement #7, page 1
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. We do not have options on land at this time but hope to enter into agreements with adjoining neighbors for exchanges to create a uniform development along the easterly boundary. Note: Parcel 26261.3401 (part) would be designated for Open Space and is not expected to develop.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. See attached Supplement #8, page 1
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. We understand that there have been some informal work done by the neighborhood concerning pedestrian safety at Indian Tail Rd and some discussions about a round-about at our entrance across from Weile.
As of the submittal of this checklist, the City has not considered a new intersection at this location.
11. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive Plan Amendment; traffic studies and mitigation; building permits and plat approvals.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. See attached Supplement # 11, page 1 and 2

13. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. _____
The site is located along the east side of Indian Trail Rd adjacent and north of Assumption Church and School.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) See attached Supplement # 12 page 2

15. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). _____

This is a non-project action. This will be detailed with future project actions and SEPA review.

See the note on Page 2 of this document for more information on "non-project actions" (NPA).

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored? _____

This is a non-project action. The use of and storage of chemicals will be addressed at a project

level review.

The stated intent of the applicant includes a number of uses that might be developed on the site. However, at this time no mention has been made of a gas station or other use that would necessitate the installation of above- or below-ground tanks.

(3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. See (2) above.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? See (2) above.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Unknown, but will be addressed at a project level review.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. See (1) above.

If the site is developed in the future, stormwater handling will be required according to existing Spokane Municipal Code requirements for stormwater management, including on-site swales, retention of waters, and possible passive treatment, commensurate with the City's current stormwater manual.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

- Flat Rolling Hilly Steep slopes Mountainous

Other: The site contains both hilly and flat terrain.

b. What is the steepest slope on the site (approximate percent slope)? The slope may be in excess of 40% in places but will not be developed.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is classified as Sandy Loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _____

The slopes have existing vegetative cover and are stable.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: _____

This is an NPA, however, it is not expected to require imported material for development.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____

This is an NPA, however, erosion control will be addressed as part of specific project review.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? _____

This is an NPA, however at full buildout, approximately 70% of the site would be hard surface.

Under the expanded proposal, the portion of parcel 26261.3401 included in the proposal would remain undeveloped as conservation open space.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____

This is an NPA, however, grading and erosion will be reviewed and addressed at the project specific level.

2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. _____

This is an NPA, however, dust control will be addressed during project construction.

Any future grading would be subject to existing City of Spokane standards for dust remediation.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

There are no off-site odors or emissions affecting this site.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
To be determined under project level review and approval.

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. _____

Any future development will be subject to city standards requiring protection of wetlands on site, if any.

The City is aware of a potential wetland on the site, located in the northernmost portion. Protection of this wetland, including buffers and other measures, will be required if and when construction of the main site occurs, commensurate with Spokane Municipal Code 17E.070 (Wetlands Protection)

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

If yes, please describe and attach available plans. _____

No projects will encroach upon wetlands, should any exist.

Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, there are no dredging or fill activities within this site.

- (3) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. _____

No surface water diversion will occur.

- (4) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. _____

Not applicable

- (5) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. _____

No discharge to surface waters will occur.

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a

general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. _____

No groundwater is needed, the site is served by public water.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. _____

This is an NPA, no waste materials will be discharged directly on site.

The project site is located within the City of Spokane sewer service area. Any future construction on site would be required to connect to City Sewer, as new septic systems are no allowed in the City.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. _____

This is an NPA. The run-off would be from the anticipated 70% impervious surface conditions at full buildout. However, each project for development will be reviewed for drainage control and proper discharge or disposal.

Any future development would be subject to existing City of Spokane requirements for stormwater management, subject to City review and approval.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. _____

No, each project will be reviewed for drainage control.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. _____

No alteration of run-off is anticipated.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. _____

To be determined with individual project submittals.

4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree: alder maple aspen

Other: _____

Evergreen tree: fir cedar pine

Other: _____

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? _____

This is an NPA. It is expected that new projects will have to comply with adopted landscape standards of the development code.

c. List threatened and endangered species known to be on or near the site. _____

Unknown, to be determined at project level review.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: _____

Unknown, to be determined at project level review.

e. List all noxious weeds and invasive species known to be on or near the site. _____

Unknown, to be determined at project level review.

5. Animals

a. Check and list any birds and other animals which have been observed on or near the site or are

known to be on or near the site:

Birds: hawk heron eagle songbirds

Other: _____

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (*not* listed in above categories): _____

b. List any threatened or endangered animal species known to be on or near the site. _____

There are no endangered species observed on site.

c. Is the site part of a migration route? If so, explain. _____

This is not a migratory route for wildlife.

d. Proposed measures to preserve or enhance wildlife, if any: _____

None

e. List any invasive animal species known to be on or near the site. _____

Unknown.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Heating of future buildings will be electric and possibly solar.

If the project were to develop as proposed by the applicant (and as allowed under the proposed land uses and zoning), additional electrical energy, natural gas, and other utilities will be required above and beyond those needed by the existing buildings on site. This demand is expected to be commensurate with development surrounding this site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____

This is an NPA, but projects should not affect adjacent solar access.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: _____
This is an NPA, however, new construction will meet then current energy code requirements.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. ____
This is an NPA, however, there is no exposure to toxic chemicals.

- (1) Describe any known or possible contamination at the site from present or past uses. _____
This is an NPA, however, the site has historically been used for educational and housing of girls and subsequently boys. No contamination would have occurred during those uses of the site.

The City is unaware of any existing contamination on the site.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. _____
This is an NPA, however, construction activity on site is subject to existing utility location before site grading and activity.

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. _____
This is an NPA, however, no chemical conditions are foreseen with future projects.

- (4) Describe special emergency services that might be required. _____
No special emergency services are foreseen.

- (5) Proposed measures to reduce or control environmental health hazards, if any: _____
Not applicable, no environmental health hazards are expected.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic is the primary source of noise, and that is not averse to the proposal.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. This is an NPA, however, noise would be generated during construction and site preparation work. Long-term noise from the site would be minimal and traffic related.

(3) Proposed measure to reduce or control noise impacts, if any: None

Any future construction will be limited in hours and days by existing City of Spokane ordinances for noise requirements.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. See Supplement 8a page 2.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? This is not farmland or a working forest.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not Applicable
- c. Describe any structures on the site. See Supplement 8a, page 2
- d. Will any structures be demolished? If so, which? The utility structure may be removed and rebuilt.
- e. What is the current zoning classification of the site? R1
- f. What is the current comprehensive plan designation of the site? R 4-10
Correction: The site is currently designated "Residential Low" in the Comprehensive Plan.
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. See Supplement 8 page 1.
- i. Approximately how many people would reside or work in the completed project? 750
- j. Approximately how many people would the completed project displace? none
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not Applicable
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Development in compliance with applicable development regulations.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands

of long-term commercial significance, if any: Not Applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approximately 314 units of middle and low income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: Not applicable

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____

Excelsior anticipates that the vertical mixed-use structures would be approximately 55 feet.

b. What views in the immediate vicinity would be altered or obstructed? _____
No views would be altered significantly, due to vegetative tree cover.

c. Proposed measures to reduce or control aesthetic impacts, if any: The projects will follow applicable design standards of City Codes and be professionally designed by licensed architects.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
This is an NPA, however, future development will add interior and exterior lighting. Lighting would be visible at dusk and throughout the night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
No, lighting would not be a safety hazard.
- c. What existing off-site sources of light or glare may affect your proposal? _____
None
- d. Proposed measures to reduce or control light and glare impacts, if any: _____
Outdoor lighting would be controlled to cast downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Indian Trail Park is ¼ mile to the west. Wyakin Park is ½ mile to the SW. Riverside State Park is 1.5 miles from the subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
No displacement will occur.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. _____
The site includes an archeological site that will be protected and preserved. See #8 page 1 of the attached Supplement.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. _____
See attached Supplement #8, page 1

See notes previously in this checklist. An agreement exists between the property owner and the Spokane Tribe for the protection of the tribal resources known to exist on site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Excelsior has requested that the archeological area be protected with the Conservation Open Space designation.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. _____
The designation of Open Space will protect the archeological area from development.

The applicant has entered a Memorandum of Agreement with the Spokane Tribe, outlining the presence of tribal resources on site and listing mitigation and protection measures that will be undertaken to ensure impacts to those resources are avoided. A copy of this agreement is available at the City for review, by contacting compplan@spokanecity.org.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. _____
The site is accessed to and from Indian Trail Rd.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? _____
The site is served by STA. We anticipate that STA will eventually have a transit stop on site within the walking district.

STA evaluates the need for new stops. As of the writing of this checklist, the City is unaware of any plans by STA to study or install a new stop at this location. However, at least one STA route passes directly by the project site, along North Indian Trail road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? _____
This is an NPA. However, parking will be subject to the parking standards of the development code and will be reviewed as projects are submitted for review and approval.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). _____

It is expected that upon approval of this amendment request, specific projects will be assessed against the then current threshold for traffic impacts and will be required to make improvements to Indian Trail Rd and or contribute to a TBD, if applicable.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. There are no water or air issues at this site.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? _____

See Supplement Page 3, item 14. There is an anticipated reduction of 280 VTD from the allowed use for residential. This is based upon the mix of ages and reduced intensity of development.

(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. No effects.

- h. Proposed measures to reduce or control transportation impacts, if any: See Supplement attached

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. _____
The applicant envisions a 10 year build out. It is therefore necessary for the assessment of impact to be based upon the then current conditions and the nature of the proposed project.

While buildout of the construction described by the applicant would result in new and increased needs for public services, concurrency requirements of new building permits require that sufficient services and utilities to serve the project are in place or planned prior to construction.

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____
See 15 a, above.

16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: _____

This is an NPA, however the demand for these services will be assessed and provided on a project-by-project bases. _____

C. 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 determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5-05-24 Signature: 

Please Print or Type:

Proponent: Excelsior Wellness C/O Andrew Hill CEO Address: 3754 W Indian Trail Rd

Phone: 509-559-3100 Spokane WA 99208

Person completing form (if different from proponent): Dwight Hume Agent

Phone: 509-435-3108 Address: 9101 N Mt. View Lane
Spokane WA 99218

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? _____

The proposed use of the site is for residential, health services and neighborhood retail. Currently, and historically, it has been used for housing and education, and a transition to health serices. No impacts as mentioned above are reasonably foreseen.

As the proposal, if constructed, would develop portions of the site that are currently undeveloped, normal emissions from such uses would increase. However, this location is already identified for devleopment in the Comprehensive Plan and is contained within an existing urban area, with urban services located adjacent or nearby to the site.

Proposed measures to avoid or reduce such increases are: _____

Based upon the current and historical uses, there will be no impacts as questioned above.

2. How would the proposal be likely to affect plants, animals, fish or marine life? _____

There would be no impacts to plants or animmals. No water body exists on site to support marine life.

Correction: a suspected wetland is located on site. Any marine life in that wetland would be protected by the application of existing City standards for wetland protection codified in Spokane Municipal Code 17E.070.

Proposed measures to protect or conserve plants, animals, fish or marine life are: _____

Plants will be introduced per landscape standards of the city development codes.

3. How would the proposal be likely to deplete energy or natural resources? _____

The site is located within an urban setting and served by all public services. Development will be in compliance with the current energy codes, therefore, no depletion of energy resources are foreseen.

Proposed measures to protect or conserve energy and natural resources are: _____

Construction in compliance with current energy standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? _____

The site includes an archeologically sensitive area that has previously been identified and protected from removal per agreement of the Spokane Tribe, Excelsior and applicable agencies.

Proposed measures to protect such resources or to avoid or reduce impacts are: _____

The request to amend includes the designation of this area as Conservation Open Space with limited access via walking trails.

A range of protection/mitigation measures to protect and conserve tribal resources on site have been agreed to by the applicant, in a Memorandum of Agreement signed by both the property owner and Spokane Tribe.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? _____

See attached Supplement #5, page 3.

Proposed measures to avoid or reduce shoreline and land use impacts are: _____

See attached Supplement #5, page 3

6. How would the proposal be likely to increase demands on transportation or public services and utilities? _____

See attached Supplement #6 page 4

Proposed measures to reduce or respond to such demand(s) are: _____

See attached Supplement #6 page 4

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. _____

There are conflicts with state or federal laws.

Correction: The applicants response contains a typo. It should read: "There are NO conflicts with state or federal laws."

C. 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 determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5-05-24 Signature: 

Please Print or Type:

Proponent: Excelsior Wellness C/O Andrew Hill CEO Address: 3754 W Indian Trail Rd

Phone: 509-559-3100 Spokane WA 99208

Person completing form (if different from proponent): Dwight Hume Agent

Phone: 509-435-3108 Address: 9101 N Mt. View Lane
Spokane WA 99218

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

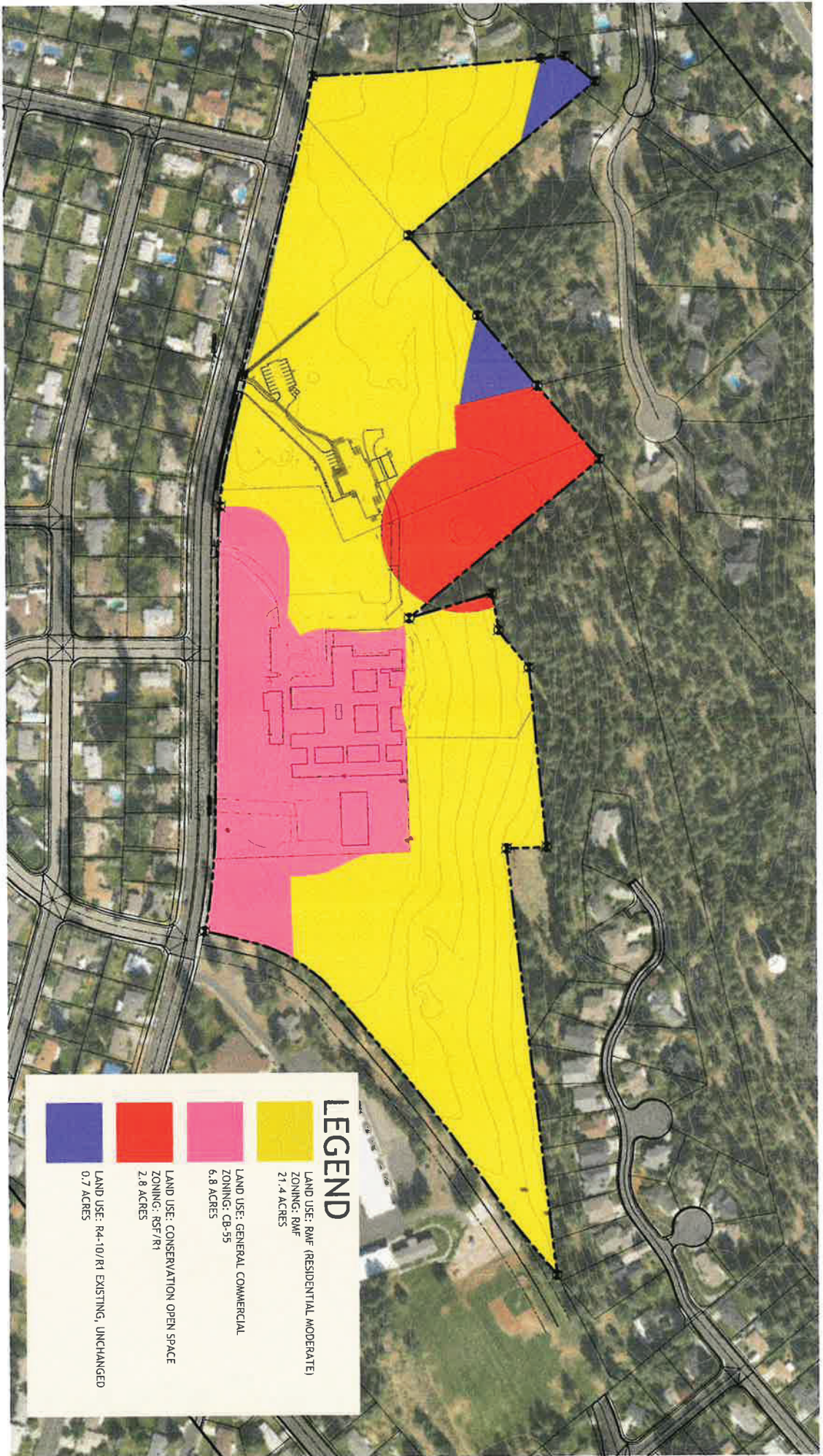
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

1 | EXCELSIOR WELLNESS COMPREHENSIVE PLAN AMENDMENT REVIEW

SCALE: 1" = 200'-0" @ 11X17" (FULL SIZE) | 1" = 400'-0" @ 5.5"X8.5" (HALF SIZE)

Bernardo Wills



LEGEND

	LAND USE: RMF (RESIDENTIAL MODERATE) ZONING: RMF 21.4 ACRES
	LAND USE: GENERAL COMMERCIAL ZONING: CB-55 6.8 ACRES
	LAND USE: CONSERVATION OPEN SPACE ZONING: RSF/R1 2.8 ACRES
	LAND USE: R4-10/R1 EXISTING, UNCHANGED 0.7 ACRES

SEPA Checklist Excelsior Wellness

Supplement

7. Do you have plans for future additions, expansions or further activity related or connected with this proposal?

With a vision to bring holistic access to goods and services to a multi-generational planned community, the initial phase will consist of one to three projects of multifamily apartments and one commercial space that will add vibrancy to the South Indian Trail, North Indian Trail and Five Mile neighborhoods. The implementation of full development will take approximately 10 years following this approval.

#8) List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.

In January 2022, the City of Spokane Hearings Examiner approved a CUP for the expansion of Community Service Uses on the subject property. (Z21-301CUP3).

In his findings, the Washington State Department of Archaeology and Historic Preservation and the Spokane Tribe of Indians advised of a high probability of archeological or cultural resources on site. (page 5 of 10, item 4 of said Findings).

This proposal acknowledges these environmental conditions and requests that this sub-area of the site be designated Conservation Open Space to further ensure its protection and preservation.

#11) Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The total acreage of this request is approximately 32 acres, according to public information on SCOUT. Of this, 21.4 acres are proposed for Residential Moderate to accommodate a mix of work force, market rate and multi-generational housing. Centrally located are 6.8 acres for General Commercial designation for Community Business 55 zoning and the walking district with wellness related stores and services. Finally, approximately 2.8 acres would be designated as Conservation Open Space to ensure the preservation area with walking trails and the Spokane Tribe Interpretive Center.

This 32-acre site is located along the east side of Indian Trail Rd adjacent and north of Assumption Church and Elementary School. It is the existing entry to Excelsior

Wellness, formerly known as Excelsior Youth Center and prior to that, The Good Shephard Home for Girls. A map of the various comprehensive plan amendment requests is included with this application.

Excelsior is planning a phased development that integrates residential and neighborhood business growth aligned with our vision for a sustainable community. Over the next decade, we anticipate the creation of 300 residential units in a mix of low to moderate densities, including approximately 80 multifamily units in the first 5 years. Our diverse housing options cater to various demographics, including workforce family housing, senior housing, and multi-generational living spaces, with a current master plan that includes 180 multifamily units to the north, with the centrally located village accommodating 40 senior units, 10 units for young adults, and 24 family units. Complementing the residential component, we plan to develop between 20,000 to 40,000 square feet of neighborhood office and retail space at full build out. This space will primarily support administrative functions for wellness partners and local neighborhood businesses, further enhancing our envisioned walking district and wellness mission.

12) The site is located within the ASA and the ACARZ. As a result, the projects must comply with SMC Chapter 17E.010. This will ensure that storm drainage is properly handled.

Environmental Elements:

Land & Shoreline Use

8a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses or adjacent properties?

The current use of the site is integrated healthcare and skilled nursing facility, service and utility building, administrative offices, and a five-bedroom home for transitional age youth. These uses were previously approved under CUP (Z17-001CUP3 and Z21-301CUP3).

The surrounding land uses are low-density residential flanking from the West, North and East, and a church/school adjoining along the south boundary. An HOA open space and a designated wetland as well as an archeological site (petroglyphs) are located upland along the easterly boundary, currently proposed for preservation under a Conservation Open Space designation.

14. Transportation (f)

How many vehicular trips per day would be generated by the completed project proposal?

The current zoning of the 21.4 acres would allow 214 DU's at 10/acre, whereas the entire mixed-use proposal would generate 314 DU's. This is based upon 180 units of MF; 40 senior housing units; 10 young adults; 24 family units; and 100 mixed use dwellings.

If we assume that the retail and office component will have an estimated 500 customer and employee trips per day, the combined VTD would be approximately 2120 VTD, whereas the full build out under current zoning would generate approximately 2400 VTD.

Accordingly, there is a net reduction of 280 VTD from the current allowed build out.

Non-Project Section:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed change is to allow the transition of Excelsior Wellness from its former use as a residential treatment center and school for boys, to an integrated healthcare and education organization, providing integrated care through a variety of specialty programs and services to youth and adults of the community at large.

The site consists of 32 acres, and at full buildout, will provide approximately 7 acres for mental health and other related health services. A walking district for neighborhood wellness related stores and services. The remaining 21 acres for a variety of workforce, market rate and multi-generational housing.

The proposed Conservation and Open Space area will protect the existing historical area from development and act as a buffer to upland residential areas.

The development of the whole site will represent an incremental increase in the intensity of use on the site and will result in development of portions of the site that have been left relatively untouched thus far—however, this area is already identified for urban scale development in this location by the Comprehensive Plan, and the applicant's proposal is consistent with such a concept.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Review and condition proposed projects at the then current time of project submittal, based upon then current land use and traffic issues.

6) How would the proposal be likely to increase demands on transportation or public services and utilities?

The city has adequate utility services for this proposal. Traffic mitigation needs to be addressed beyond this non-project level action and conditioned for mitigation accordingly when the nature and intensity of the project impacts can be measured by phase of development.

However, it has been determined that the proposed full buildout of the site for mixed use and variable housing types will generate approximately 280 fewer trips than a maximum buildout under current zoning rights.

End of SEPA Supplement