

ENVIRONMENTAL CHECKLIST

SPOKANE BOXCAR APARTMENTS

FEBRUARY 2020

**State Environmental Policy Act (SEPA)
Environmental Checklist**

File No. B2003311 SEPA

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. BACKGROUND

1. Name of proposed project, if applicable:

Spokane Boxcar Apartments

2. Name of applicant:

Project PDX

3. Address and phone number of applicant or contact person:

***Anyeley Hallova' (Boxcar SPO LLC)
1116 NW 17th Ave
Portland, OR 97209
503-922-0056***

→ Site Address: 15 N. Grant Parcel No: 35173.1301

4. Date checklist prepared:

February 21, 2020

5. Agency requesting checklist:

City of Spokane

6. Proposed timing or schedule (including phasing, if applicable):

Anticipated construction to take place June 2020 – August 2021.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

No.

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

- ***A geotechnical study has been completed for the project site.***
- ***A civil site survey has been completed for the project site.***

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no other known applications pending or government approvals from proposals directly affecting property.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Spokane will require a plan review, grading permit, plumbing permit, mechanical permit and electrical permit. In addition, the City of Spokane will require a Temporary Erosion and Sediment Control plan to detail how erosion and other adverse stormwater impacts will be handled during construction.

11. Give 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.

Construction of a 7-story apartment building and detached parking structure on a roughly 1-acre lot which will include Riverside Avenue right of way vacation. The project will include right of way improvements in Riverside Avenue (curb, asphalt, sidewalk, drainage) and paving the existing alley between Riverside Avenue and Sprague Avenue (west of Grant Street). Existing utilities will be extended into the site as well.

12. Location of the proposal. Give sufficient information to 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.

Project is located in the SW1/4 of Section 17, T25N, R43E, W.M. at the northwest corner of the intersection of Riverside Avenue and Grant Street (15 N Grant Street Spokane, WA 99202, tax parcel 35173.1301). See the map below.



13. 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.)

Aquifer Sensitive Area – YES
General Sewer Service Area – YES
Priority Sewer Service Area – NO
City of Spokane - YES

14. 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).

Bioretention stormwater swales will be installed to treat the stormwater runoff from the new pollutant generating impervious surfaces which are expected to be minimal. Runoff from non-pollutant generating impervious surfaces will be directed to a wet pond with infiltration galleries and or drywells to dispose of the runoff. The new stormwater facilities will be designed in conformance with the Spokane Regional Stormwater Manual.

- (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?

No chemicals will be stored within storage tanks on this property.

- (3) What protective measures will be taken to insure 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.

Not Applicable.

- (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?

No.

- b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?
Groundwater was not found at all test locations. Where groundwater was found the depth varied from 5.5-feet to 10.5-feet. Depth to bedrock varies from zero feet to greater than 81-feet.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Yes, as outlined in 14.a.1 above, infiltration facilities will be installed for disposal, no known impacts.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:*

Flat. The site is split between two generally flat locations with a slope between

- b. What is the steepest slope on the site (approximate percent slope)?

Approximately 50% in the slope between the eastern and western portions of the site.

- 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.

2'-4' of silty-sand fill over clay or bedrock. In some locations bedrock was found at the existing ground surface.

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

None observed.

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

Grading/earthwork is expected to be minimal with the exception of soil improvements for structural purposes. The existing topography will be largely unchanged in the final condition and existing low spots will be used to locate the stormwater disposal facilities. Imported materials for the project will include crushed rock and asphalt, structural fill for structures, and specialty treatment soils for the bioinfiltration stormwater facilities. The amount of import is anticipated to be less than 800-cubic yards.

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

Minor erosion, caused by localized wind and/or stormwater runoff could occur as a result of grading activities. A Temporary Erosion and Sediment Control plan will be prepared and temporary BMPs will be installed to prevent erosion during construction.

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

Approximately 80%-90% of the site will be impervious.

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

Best management practices will be used to control wind and/or water erosion on this site during construction, in accordance with an approved temporary erosion and sedimentation control plan. Typical bmps might include the use of straw wattles, silt fencing, inlet protection, limit stockpiling, rock construction entrance, monitor tracking, etc.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and equipment emissions could result during construction activities. Upon completion of the project, vehicle emissions from vehicles using the parking lot will be present.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During the construction phase, water spraying of the soils will occur during periods of dryness and winds to control dust. Paved roads and parking areas will be cleaned where tracking occurs during construction. Debris will be hauled from the site to a legitimate solid waste facility. Areas cleared will be re-vegetated, thereby eliminating dust.

3. Water

- a. SURFACE:

- (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.

The Spokane River is located more than 1,700' north of the project site. No surface waters or wetlands exist within the project site.

- (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.

- (3) 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.

No material will be filled or dredged from the surface waters or wetlands.

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

No.

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

No.

- (6) 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.

b. GROUND WATER:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- (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.

No waste material will be discharged into the ground.

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.

Stormwater generated on building roofs will be piped to a stormwater disposal facility which will include a combination of deep drywells and shallow infiltration trenches. This runoff will not require treatment as it is considered non-pollutant generating impervious surface. Runoff that is generated on the on-site loading space will be directed to a bioretention facility for treatment and then piped to the disposal facility for ultimate disposal.

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

No.

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

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

New bioretention swale and stormwater disposal system with drywells and or infiltration galleries will be constructed to accommodate treatment and disposal of stormwater runoff from the loading area and building roofs.

4. Plants

- a. Check or circle type of vegetation found on the site: *All existing vegetation is non-native ornamental*

_____ Deciduous tree: *alder, maple, aspen, other.* Ornamental

_____ Evergreen tree: *fir, cedar, pine, other.* Ornamental

_____ Shrubs Ornamental

_____ Grass (Lawn)

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, cattail, buttercup, bullrush, other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation

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

The existing trees on site will be removed for installation of the proposed improvements, roughly three-trees.

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

No threatened or endangered species are known to be on or near the site.

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

New bioretention stormwater facilities will be planted with approved planting in accordance with the Eastern Washington Low Impact Development Guidance Manual. Site plantings will be a mix that includes native plants.

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

No noxious weeds or invasive species are known to be on or near the site.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: hawk, heron, eagle, *songbirds*, other: *songbirds*,
mammals: deer, bear, elk, beaver, other: *Rodents, other.*
fish: bass, salmon, trout, herring, shellfish, other: *None.*

Predominantly song birds, and smaller mammals such as rodents.

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

None known

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

Unknown.

- 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.

None.

6. Energy and natural resources

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

Electricity will be used for the proposed apartment building and parking structure. Natural gas will be used for heating. Provisions for solar in the future are being considered.

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

No.

- 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:

Compliance with all applicable energy codes.

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.

There are no known environmental health hazards that could occur as a result of this proposal.

- (1) Describe any known or possible contamination at the site from present or past uses.

None are known of.

- (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.

Avista has an existing 2-inch gas line in Grant Street that the project is proposing to connect to.

- (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.

None are anticipated.

- (4) Describe special emergency services that might be required.

Fire prevention in the case of a fire.

- (5) Proposed measures to reduce or control environmental health hazards, if any:

None.

- b. NOISE:

- (1) What types of noise exists in the area which may affect your project (for example: traffic, equipment, operation, other)?

Normal traffic noises from the apartment tenants accessing the site. - Trains?

- (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.

There would be short-term increase in noise generated from the construction equipment during the project construction. There will be a minor long-term increase in traffic noises from the vehicles utilizing the new parking structure. Hours of noise from construction activities are anticipated to be during daytime hours.

- (3) Proposed measure to reduce or control noise impacts, if any:

There are no proposed measures to reduce or control noise impacts. The new parking structure will be 24-hour access for the tenants.

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.

The current project site is undeveloped. The City of Spokane has identified this site to be zoned as General Commercial. This project is adjacent to Grant Street and Riverside Avenue. The project will not affect current land uses on nearby or adjacent properties.

- b. Has the 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 non-forest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are currently no structures on site.

- d. Will any structures be demolished? If so, which?

No.

- e. What is the current zoning classification of the site?

The property is zoned GC (General Commercial).

- f. What is the current comprehensive plan designation of the site?

General Commercial

- g. If applicable, what is the current shoreline master program designation of the site?

The project is not located within a shoreline jurisdiction.

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

The project is located over the Spokane-Rathdrum Aquifer

- i. Approximately how many people would reside or work in the completed project?

✶ 150 residents and employees.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed uses are permitted within the current zoning and comprehensive plan designation. Design and construction will

conform to all applicable local, state, and federal requirements, including development code standards.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A.

9. Housing

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

132, middle income

- 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:

N/A.

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?

87-feet, primarily metal siding with glass and concrete

- b. What views in the immediate vicinity would be altered or obstructed?

Street frontage, building is being configured to provide views. Due to its location along the alley views are not expected to be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Full cutoff light fixtures and LEED silver compliant.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- 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:

LEED silver USGBC LEED criteria for all lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- 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.

None known.

- 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.

None known.

- 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.

The site is currently owned by the City of Spokane and based on aerial imagery and GIS data the site was fully built out as of April 2015 and demolished sometime after that date. It is therefore assumed that any necessary historical or archaeological studies would have been completed before construction of the previous structure and site.

- 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.

Due to the site being previously built out and the assumption made that historical investigation were made prior, there are no proposed measures.

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 project will not impact public streets or highways. Grant Street and the alley will be kept clear for vehicular travel. The principal arterial serving the site is Sprague Avenue.

- b. Is the 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?

No, Spokane Transit Authority currently has a bust stop at the intersection of Sprague Avenue and Sherman Street approximately 1.5-blocks away.

- c. How many parking spaces would the completed project or non-project proposal have? How many would the project eliminate?

The project is anticipated to create 80 new parking stalls on site. The project would not eliminate any parking.

- 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).

The project will include installing an additional asphalt paving lift to the existing asphalt road at Grant Street and the project will be paving the existing gravel alley south of the site. Concrete sidewalks will be built on the Grant Street frontage as well.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

The project is adjacent to BNSF Right of Way but will not use their facilities.

- 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 the make these estimates. (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 Hours).)

Based on the parking count and due to the fact that a café will be included in the proposal, it is estimated that 150 daily trips will be generated.

- 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, generally describe.

No.

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

There are no proposed measures to reduce or control transportation impacts.

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.

No increase in fire protection or other public services will be necessary.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: (Those underlined above)
- 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.

Electric utility, Water and Sanitary Sewer, natural gas, telephone and refuse service are all needed for the new building and parking structure. The utility provider for electricity and natural gas is Avista Utilities. The utility provider for water, sewer and refuse is The City of Spokane. The utility provider for telephone is assumed to be Century Link or Comcast.

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: 2/27/2020 Signature: Ben Roberg

Please Print or Type:

Proponent: Angeley Hallava' Address: 1166 NW 17th Ave
Phone: 503 922 0056 Portland OR 97209

Person completing
form (if different from proponent):

KJ Hanley, Parametrix
835 North Post, Suite 201,
Spokane, WA 99201
(509) 328-3371

Ben Roberg, Parametrix
835 North Post, Suite 201,
Spokane, WA 99201
(509) 328-3371

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: KJ Hanley

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.