SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: ***Health Science Building***

2. Name of applicant: ***Patrick Farley on behalf of Spokane Portland & Seattle LLC***

3. Address and phone number of applicant and contact person:
5005 3rd Ave S. Seattle, WA 98134
Patrick Farley
(206) 351-5708

4. Date checklist prepared: ***4/2/2020***

5. Agency requesting checklist: City of Spokane – ***Building Department***

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

A building foundation and exterior core & shell package will be submitted to the City of Spokane in mid-June of 2020. Interior Tenant Improvements will be submitted in late August of 2020. Construction is scheduled to begin the fourth quarter of 2020.

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

No future additional or expansions are currently planned.

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

A copy of the Geotechnical Report dated December 13, 2019 is attached. The existing one-story warehouse building will be demolished. A hazardous materials evaluation will identify any hazardous materials and the process to properly remove the hazardous material.

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.

No

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

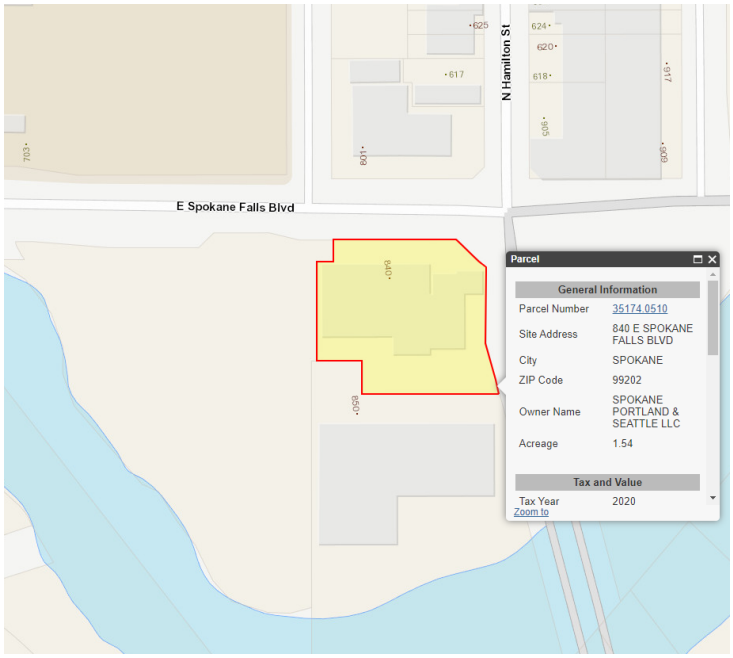
Beyond the City of Spokane's approvals and permits, the project may need approvals/permits from WA State Department of Health relating to a small café on-site as well as approvals from WA State Department of Ecology relating to a non-take beneficial water use permit for an open-loop ground source heat pump mechanical system.

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. (Lead agencies may modify this form to include additional specific information on project description.)

Project consists of a 4-story structure totaling approximately 109,000 SF comprised primarily of administrative, classrooms, lab and research/simulation space. Additionally, the project will have a small café, support space, and under building parking for approximately 40 vehicles.

12. 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 applications related to this checklist.

Address: 840 E. Spokane Falls Boulevard
Parcel 35174.0510



B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): (Flat,) rolling, hilly, steep slopes, mountainous, other _____

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

The site is generally flat with less than a 2' change in elevation across 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.

The site's soils consist predominantly of silt, sand and gravel. We don't anticipate removing soils but that will depend on soil and weather conditions while excavating.

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

No

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.

Depending on moisture content during excavation, portions of the upper layers may need to be removed and replaced with structural fill; the amount of such fill, if any, may be up to approximately 28,000 square feet with varying depths.

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

We do not believe erosion will occur as a result of the clearing, construction or use of the site.

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

The site will be covered with approximately 78% of impervious surfaces.

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

Implementation of an approved erosion control plan during construction including water runoff and sediment barriers (silt fencing, construction entrance(s), temporary sediment ponds, etc.). Long term erosion will be controlled by re-vegetation of non-impervious surfaces.

2. Air [help]

a. What types 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.

The project may create emissions associated with general construction activities, building operations, and traffic associated with occupants' travel.

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:

The project intends to pre-fabricate building systems off-site, use electricity for building energy needs (instead of natural gas), and incorporate various energy efficient design elements (building envelope, mechanical systems, shading, etc).

3. Water [help]

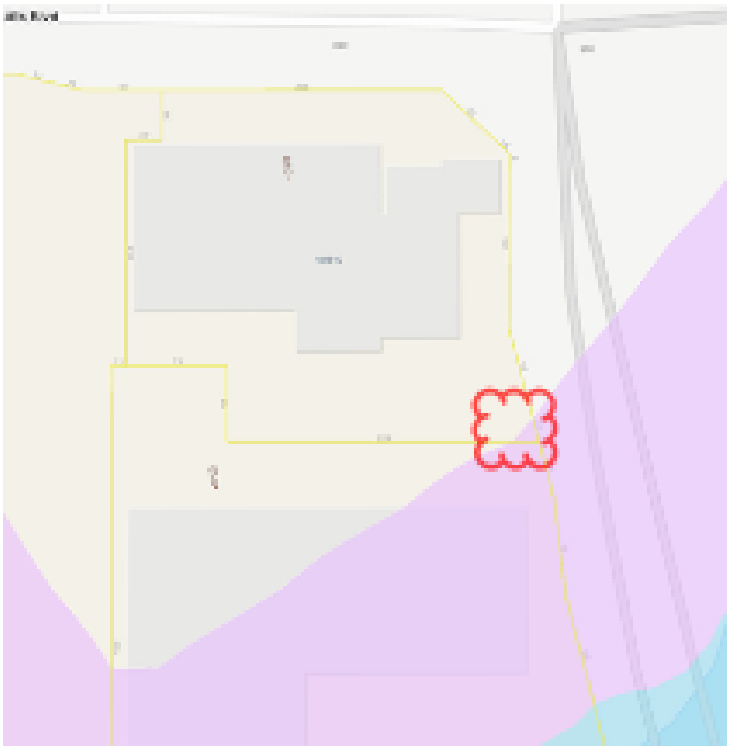
a. Surface Water: [help]

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 site does not have surface water but the Spokane River is just to south. Ground water is below grade and described in the geotechnical report.

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.

The project does not abut the Spokane River but a small portion of the Southeast corner (shown below) of the property lies within the 200-ft Shoreline Jurisdiction.



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

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
A small portion of the SE corner of the project property lies within the 500-yr floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the project doesn't discharge any waste materials to surface waters.

b. Ground Water: [help]

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.

Ground source heat wells may be installed for heating/cooling the building that withdraw and subsequently and almost immediately re-inject groundwater back in the ground.

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.

The project doesn't plan to discharge into the ground other than storm water via the on-site storm water management system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? ***Storm water***

runoff will be collected and pre-treated in infiltration swales, then discharged into the ground via drywells. Will this water flow into other waters? ***No.*** If so, describe.

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

We do not believe that waste materials could enter the ground or surface waters.

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

No. The project property is currently developed, and the on-site storm water currently managed on the site with no off-site runoff coming on to the site. A new storm water management system will be designed and constructed for the new development to continue to manage all on-site storm water runoff.

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

Infiltration swales and subsurface discharge structures will be installed to reduce the impacts of runoff.

4. Plants [help]

a. Check the types 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?

Very little, if any, vegetation is currently on-site that will be removed. The property is covered nearly entirely by impervious surfaces (asphalt, concrete, warehouse building). Once redeveloped, the property will have various vegetation including turf, shrubs, and trees.

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

We do not know of any threatened or endangered species on or near the site.

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

The re-developed property will have significantly more vegetation than it currently has and will use a variety of native plans. A draft of the proposed landscape improvements is attached.

e. List all noxious weeds and invasive species known to be on or near the site.
The site is mostly covered with impervious material either paving or building.

We do not know of noxious weeds or invasive species on the site.

5. Animals [help]

a. 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

We do not know of any endangered or threatened species on or near the site.

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

We do not know of any migration route on the site.

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

The new landscape improvements will help enhance the area and provide a better environment for wildlife.

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

We do not know of any invasive animal species on near the site.

6. Energy and Natural Resources [help]

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.

The project intends to use electricity to heat and cool the building; additionally, the project may incorporate solar pv on the roof.

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

We do not believe the project will have adverse effects for solar use of adjacent properties.

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:

The project will utilize several energy conservation measures including: high-performance window glazing, curtainwall, insulation, mechanical equipment and control devices for such systems, low-flow water fixtures, drought tolerant vegetation, and sun shading elements.

7. Environmental Health [help]

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.

A hazardous materials list will be included with the building permit application to include any chemicals used in the university labs and classrooms.

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

We do not know of any contaminations 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.

We do not know of any existing hazardous chemicals/conditions on the site.

3) Describe any toxic or hazardous chemicals 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.

A detailed hazardous chemical list will be submitted with the building permit. Chemicals that will be used are generally the types of chemicals used in a University Level Lab.

4) Describe special emergency services that might be required.

We do not anticipate the need for special emergency services.

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

The project will be used by higher education providers to teach medical, physician assistant, and human and physiology students. Various measures will be taken to comply with University's rigorous policies for reducing and controlling environmental health hazards.

b. Noise

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

We are aware of existing traffic related noise but don't anticipate this will negatively affect the project.

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.

In the short term, the project will create noise during construction associated with general construction activities during regulatorily allowed construction periods. Once completed, the project will generate traffic noise associated with occupant visits.

3) Proposed measures to reduce or control noise impacts, if any:

Landscape improvements will be made to the site to help reduce and control noise.

8. Land and Shoreline Use [help]

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 use of the site is a storage building that has some fabrication for plumbing and mechanical systems. Adjacent properties are an office building to the south and a parking lot to the west. We don't anticipate the project will significantly affect nearby or adjacent properties.

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?

No.

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:

No.

c. Describe any structures on the site.

Currently, the site has 1-story warehouse building.

d. Will any structures be demolished? If so, what?

Yes, the existing one-story building will be demolished.

f. What is the current zoning classification of the site?

CC1-EC

g. What is the current comprehensive plan designation of the site?

Center & Corridor Core Area

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

A small portion of the southeast corner is in the SR-4 Reach of the 200-ft Shoreline Jurisdiction. The designation for this area is "Limited Urban Environment".

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

Not to our knowledge.

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

We anticipate the project will have up to approximately 900 people working/learning in the building.

k. Approximately how many people would the completed project displace?

There are approximately 20 users of the existing building. The use and users of the existing building will be relocated

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

The use and users of the existing building will be relocated

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

The property is located within the University District. Using the property to educate/train medical and health sciences practitioners is consistent with the projected land use.

n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing [help]

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

none

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 [help]

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

The building is designed as a four story building that will be approximately 62' tall. The principal exterior material will be metal panel exterior and glass curtain wall with a masonry base.

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

Vicinity views won't be significantly altered nor obstructed.

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

The redeveloped property will be dramatically more aesthetically pleasing than the current property.

11. Light and Glare [help]

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

Light from the building will be visible during dark hours. We don't anticipate the project will produce glare that will significantly affect the surrounding areas.

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

We do not believe the light or glare from the finished project will be a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

We do not know of any off-site source of light or glare that would affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:

The project will have horizontal shading elements that will reduce glare inside the building and help shade the exterior.

12. Recreation [help]

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

The Centennial Trail

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 [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The SIERR Building to the South is on the Historic Register

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.

No. The property has been used for commercial activities for over 100 years. The Phase I Environmental Report identifies a long history of commercial activities 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Phase I Environmental Report identifies a long history of commercial activities on-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.

Not applicable

14. Transportation [help]

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.

An existing entry to the site will be maintained along E. Spokane Falls Boulevard.

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?

Yes, the site is served by STA with a stop on E. Spokane Falls Boulevard.

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

The existing project property currently has approximately 49 exterior surface parking stall that will be eliminated by the project. The new project development proposes approximately 5 new exterior surface parking stalls and approximately 44 interior parking stalls in the main floor building garage for a total of 49 new stalls. The remaining required parking stalls (including 2 additional ADA stalls) will provided on the adjacent properties vis a vis a parking agreement.

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).

No

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

No

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?

It is estimated that a total of 838 vehicular trips per day could be generated by the completed project. It is estimated that a total of 2,191 pedestrian trips could be generated per day by the completed project. Peak volumes will likely occur in the AM between 7:30AM to 9:30AM (236 vehicular trips and 397 pedestrian trips are estimated to occur in the AM Peak Hour). Please see the Trip Generation and Distribution Letter completed for the project for further information.

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

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

Not applicable

15. Public Services [help]

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. The vast majority of anticipated users/occupants already use similar facilities nearby.

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

None.

16. Utilities [help]

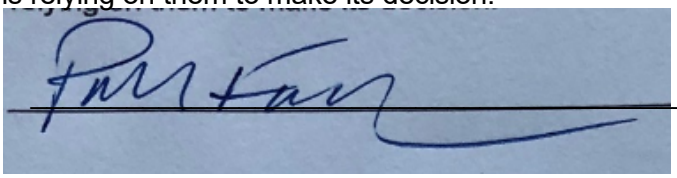
a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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.

The project is planned to be serviced by Avista for power, City of Spokane for Water, Sewer & Solid Waste.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Patrick Farley

Position and Agency/Organization Agent of Spokane Portland & Seattle LLC (project owner)

Date Submitted: 4/3/20

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to 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 the 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?

   Proposed measures to avoid or reduce such increases are:

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

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

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

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

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, floodplains, or prime farmlands?

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

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?

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

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

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

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