

**Environmental Checklist**

File No. \_\_\_\_\_

**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: Gonzaga Haven  
\_\_\_\_\_
2. Name of applicant: Catholic Charities  
\_\_\_\_\_
3. Address and phone number of applicant or contact person: Jonathan Mallahan  
Address: 12 E. 5th Ave, Spokane, WA 99201 Phone: 509-459-6189  
\_\_\_\_\_
4. Date checklist prepared: May 15, 2020  
\_\_\_\_\_
5. Agency requesting checklist: City of Spokane Development Services Center  
\_\_\_\_\_
6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_  
Construction is scheduled to begin November 2020 and is expected to last 18 months.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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. \_\_\_\_\_  
A signed letter of intent with Spokane Public Schools has been obtained to negotiate the acquisition of the adjacent warehouse.  
\_\_\_\_\_
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. \_\_\_\_\_  
A geotechnical report conducted by All West Engineering dated October 25, 2019. A phase I ESA was completed, along with additional testing of a drainage pipe, and an investigation of the existence of an underground tank.  
\_\_\_\_\_  
\_\_\_\_\_
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. \_\_\_\_\_  
A street vacation has been requested that will impact this proposal and an extension of the CC-3 overlay zone to allow for residential development on existing Light Industrial zoned parcels that are part of the project.  
\_\_\_\_\_  
\_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. Engineering grading permit and building permit need to be obtained.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. The proposed project consists of three apartment buildings with a total of 74 residential units, offices, and resource space. A pavilion, community garden, dog park and splash pad are included in the project.

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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. The street address is 2821 N Nevada Street, Spokane, WA 99201. The intersection of North Hamilton and North Foothills Dr. occupies the southwest corner of the property. The corresponding parcel numbers are 35081.2104, 35081.2103, 35081.2102, 35081.2101, 35081.2004, 35081.2003, 35081.2002 and 35081.1208.

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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.) The proposed area lies within the City of Spokane and ASA.

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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).

Stormwater runoff will be collected in underground Filterra systems and bio-infiltration ponds. All runoff will be discharged on site.

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(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 storage tanks to be located on the property.

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- (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.

None.

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- (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?

None.

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b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Groundwater was not detected in the borings at the time of survey. The deepest borings reach 21.5 feet.

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

No chemicals storage tanks to be located on the property.

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**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

- a. General description of the site (circle one): *flat, rolling,*

*hilly*, *steep slopes, mountains, other.*

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- b. What is the steepest slope on the site (approximate percent slope)? 15% is the steepest existing slope.
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- 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 prime farmland. Silty alluvium, sand, gravel and cobble are present.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  
The purpose of grading this site is to prep an adequate foundation for new building, parking lots and recreational areas. There will be approximatley 10,000 cubic yards of excavation, and 7,500 cubic yards of embankment (fill). Fill will be existing material excavated on site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
It is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximatley 60% of the site will be impervious.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: An erosion sedimentation plan will be implemented that meets SRSM standards.

## 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 and when the project is completed? If any, generally describe and give approximate quantities if known. Emissions from vehicles will occur.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None.

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

No special measures are proposed.

\_\_\_\_\_  
\_\_\_\_\_

### 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.

No.

\_\_\_\_\_  
\_\_\_\_\_

- (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.

None.

\_\_\_\_\_  
\_\_\_\_\_

- (4) Will the proposal require surface water withdrawals or diversions? 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.

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b. GROUND:

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

No groundwater will be withdrawn. Storm water will be discharged after being treated per SRSM standards.

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- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None.

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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 will be collected, treated, and infiltrated on site per SRSM standards.

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

No.

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

A storm drainage plan following local standards will be prepared to reduce runoff.

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#### 4. Plants

- a. Check or circle 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  
\_\_\_\_\_ Wet soil plants, cattail, buttercup, bullrush, skunk cabbage,  
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 site will be cleared and grubbed. Trees not affected by construction will be protected.

- c. List threatened or endangered species known to be on or near the site. None.

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

Proposed landscape areas are included in the site plan. grass will be implemented outside the landscape areas.

#### 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: \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other: None.  
fish: bass, salmon, trout, herring, shellfish, other: None.  
other: None.



- b. List any threatened or endangered species known to be on or near the site.  
None.  
\_\_\_\_\_  
\_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
Yes, the Pacific Flyway.  
\_\_\_\_\_  
\_\_\_\_\_
- d. Proposed measures to preserve or enhance wildlife, if any:  
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. \_\_\_\_\_  
The project will require electricity and gas for heating and lighting needs.  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
No features are proposed at this time.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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. No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Emergency services may be needed for fire suppression.

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

No.

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b. NOISE:

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

Traffic noise will affect the project.

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- (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.

Traffic noise will be created after completion. Noise may exist at all hours as a residential property.

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

None.

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**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

The site is currently undeveloped. It is currently used as a parking lot. Adjacent properties to the north include small business buildings. Properties to the west are vacant.

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- b. Has the site been used for agriculture? If so, describe. No.

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- c. Describe any structures on the site. One structure on the north end of the site (City engineering offices) and two structures in the eastern portion occupied by businesses (rain gutter business/tow company). An additional may be acquired (warehouse) and repurposed.
- d. Will any structures be demolished? If so, which? The two eastern structures (rain gutter business/tow company) will be demolished.
- e. What is the current zoning classification of the site? CC1-EC, CB-55, RMF, and LI
- f. What is the current comprehensive plan designation of the site? CC Core and General Commercial
- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.
- h. Has any part of the site been classified as a critical area? If so, specify. The site is located in CARA high susceptibility.
- i. Approximately how many people would reside or work in the completed project? Approximately 200 residents and 25 workers.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: A CC-3 Overlay Extension has been requested and is currently under consideration. The project will be designed according to center and corridor guidelines.

## 9. Housing

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle or low-income housing. \_\_\_\_\_  
74 residential units will be available. 100% of units will serve  
households with incomes below 60% AMI.
- 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: None.

## 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? \_\_\_\_\_  
Maximum height will be per zoning code. Building materials will include  
cultured stone, meta siding, and fiber-cement paneling.
- b. What views in the immediate vicinity would be altered or  
obstructed? Views across Nevada St. will be obstructed.
- 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? \_\_\_\_\_  
Lights will occur from buildings, vehicles, and parking at all hours of  
the day.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
Not likely.
- 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: Cut off lights will be implemented in parking lots.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_  
Walking paths, playgrounds, and communal pavilions are available on the site.
- 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
None.

- c. Proposed measures to reduce or control impacts, if any: None.

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#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. \_\_\_\_\_

North Foothills Dr., and N Hamilton St. provide access to the existing site. Proposed access will be from N. Foothills.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes.

- c. How many parking spaces would the completed project have? How many would the project eliminate? \_\_\_\_\_

97 stalls are proposed, 0 will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_

The vacation of N. Nevada St is being proposed.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.

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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. 142 AM peak hour trips and 147 PM peak hour trips.

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

- g. Proposed measures to reduce or control transportation impacts, if any: None.

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## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
A slight increase in services will be needed per standard residential expansions.
- b. Proposed measures to reduce or control direct impacts on public services, if any: All applicable code requirements will be implemented to proposed building and site improvements .

## 16. Utilities

- 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. Natural gas and electricity (Avista), sanitary sewer (City of Spokane), Water (City of Spokane) and trash (City of Spokane).

### 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: 05/15/2020

Signature: \_\_\_\_\_



**Please Print or Type:**

Proponent: Jonathan Mallahan

Address: 12 E 5th Ave

Phone: 509-459-6189

Spokane, WA 99202

Person completing  
form (if different  
from proponent): Katie Buckner

Address: 827 W 1st Ave Ste 220 Spokane, WA 99202

Phone: 509-252-5019

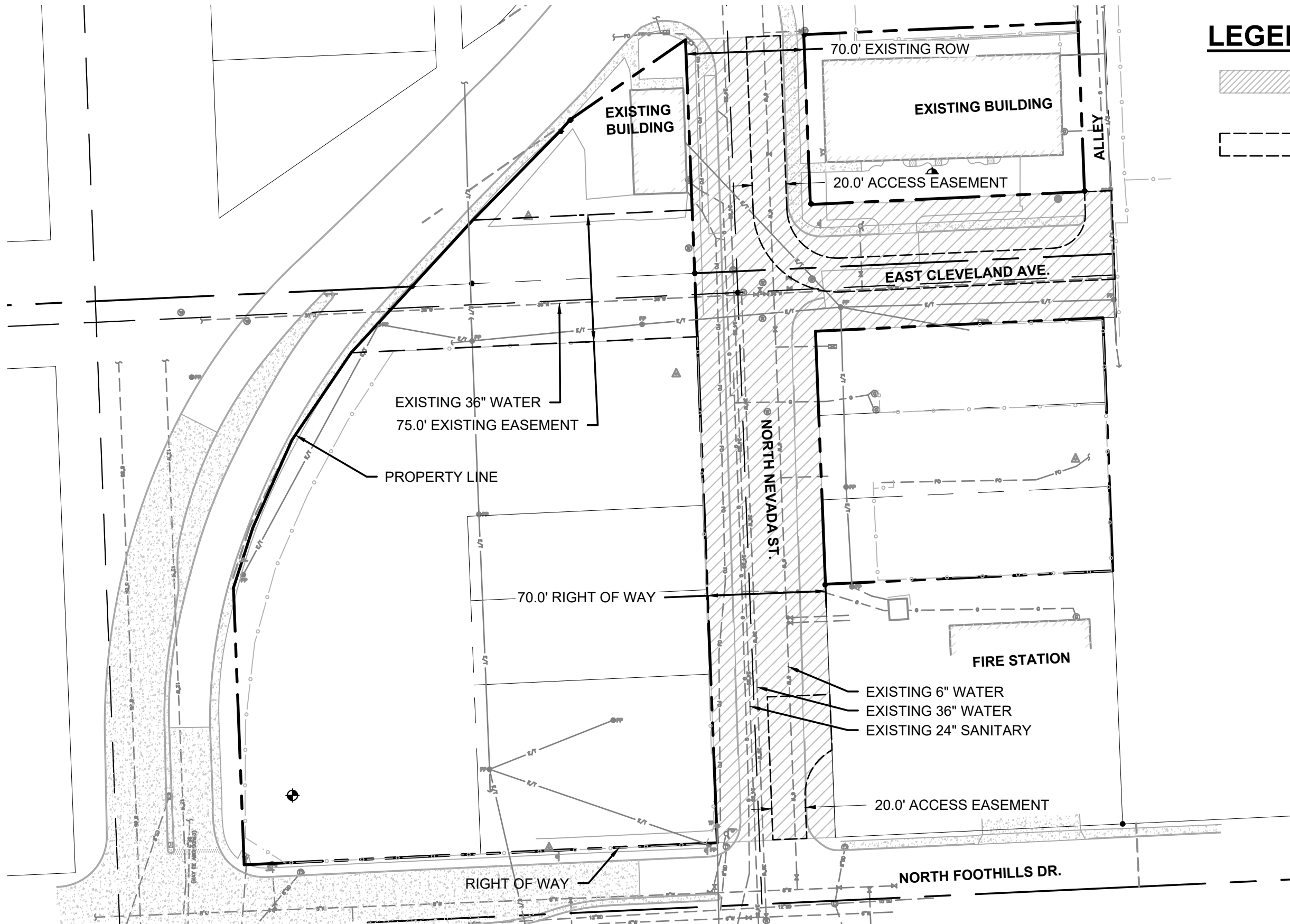
#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: \_\_\_\_\_

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

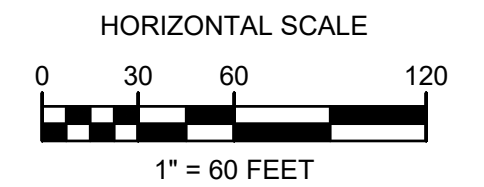
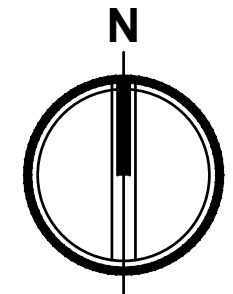
- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable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





# LEGEND

- PROPOSED VACATION
- PROPOSED ACCESS EASEMENT



PROPOSED VACATION

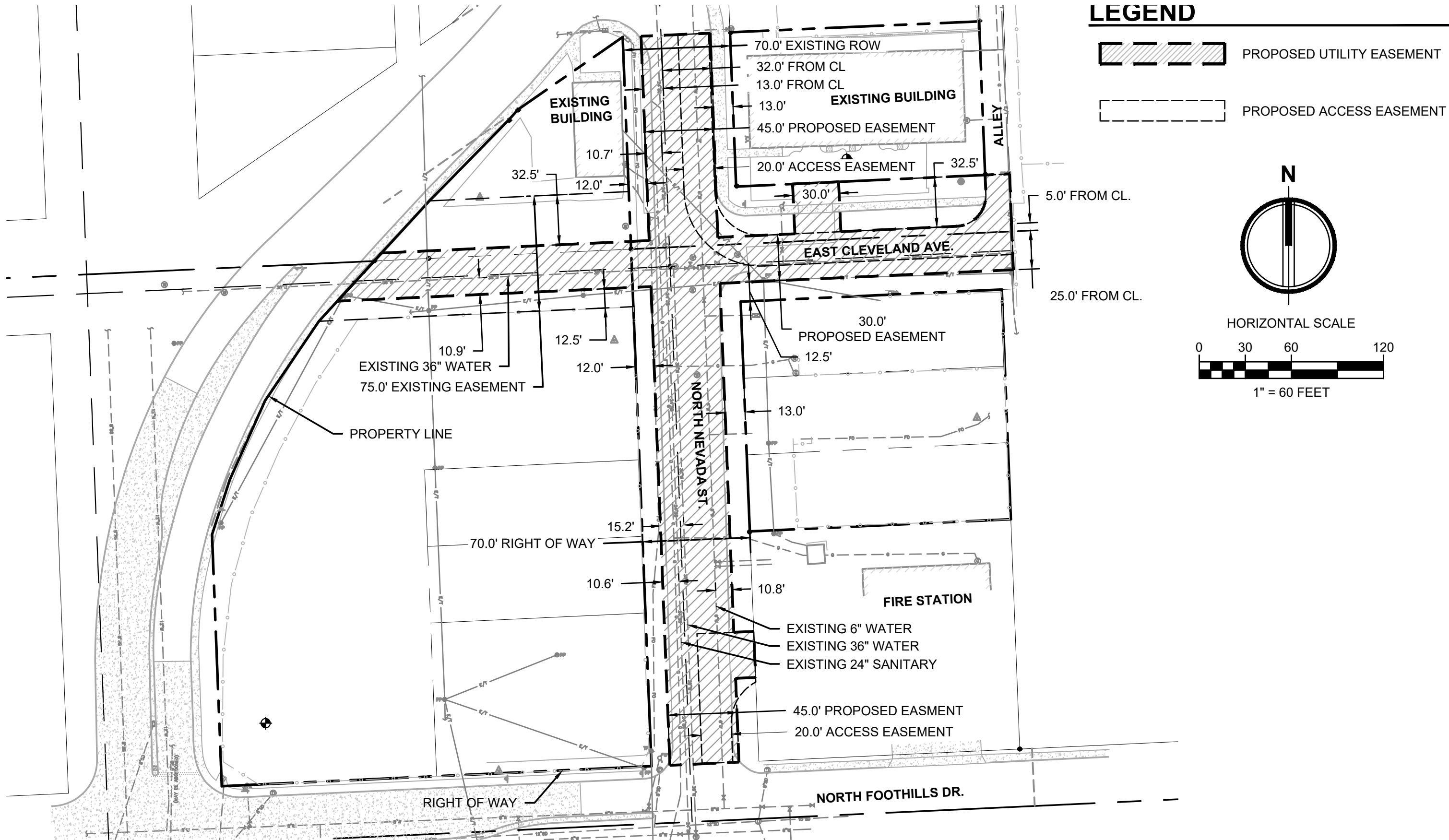
VACATION EXHIBIT

GONZAGA HAVEN

MAY 11, 2020

2200180.10

2200180.10



## EXISTING FEATURES

## VACATION EXHIBIT

## GONZAGA HAVEN

MAY 11, 2020

2200180.10





May 11, 2020

City of Spokane  
808 Spokane Falls Blvd  
Spokane, WA 99201

Project: Gonzaga Haven, AHBL No. 2200180.10  
Parcel Nos: 35081.2101, 35081.2102, 35081.2103, 35081.2104, 35081.1208, 35081.2002,  
35081.2003, & 35081.2004

This letter is in regard to the trip generation for the project referenced above.

### **Project Description**

The proposed project is located along E North Foothills Drive and N Hamilton Street in Spokane, Washington. The project proposes 74 residential units, an early learning center, office space, reflection space, a clinic, and a community room across 3 three story buildings. Building A will have commercial space, a clinic, and the early learning center on the first floor, with residential units on the top two floors. Building B will have office space, a reflection area, a community room, and residential units. Building C will have three floors of residential units.

### **Zoning**

The property is zoned as Center and Corridor Type 1 (CC1-EC).

### **Access Points**

The site will have one access on N Foothills Dr and one access on Hamilton St.

### **Timing**

The project is anticipated to begin construction Fall 2020.

### **Trip Generation**

The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, *Trip Generation, 10<sup>th</sup> Edition*, ITE. Category 221, Multifamily Housing (Mid-Rise), Category 495, Recreational Community Center, Category 560, Church, Category 565, Daycare, Category 630, Clinic, and Category 715, Single Tenant Office Building are used to identify the proposed trip generation.

*Civil Engineers*

*Structural Engineers*

*Landscape Architects*

*Community Planners*

*Land Surveyors*

*Neighbors*

**SPOKANE**

827 West First Avenue

Suite 220

Spokane, WA 99201-3904

509.252.5019 TEL

[www.ahbl.com](http://www.ahbl.com)

Building A has 8,000 SF of day care center space, 2,475 SF of clinic, 10,015 SF of office space, and 36 residential dwellings. Building B consists 1,125 SF of community center, 1,900 SF of chapel, 1,715 SF of office space, space and 20 residential dwellings. Building C consists of 18 residential units. The fitted curve equation of the AM and PM Peak Hour of Adjacent Street Traffic was used to generate the trips generated.

**Table 1A – Proposed Residential Trip Generation**

**Trip Generation Rates for LUC# 221 Multifamily Housing (Mid-Rise)**

Dwelling Units	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 74 Units	Directional Distribution		Vol. @ 74 Units	Directional Distribution	
		26% In	74% Out		61% In	39% Out
74	26	7	19	33	20	13

**Table 1B – Community Gathering Room Proposed Trip Generation**

**Trip Generation Rates for LUC# 495 Recreational Community Center**

Gross Floor Area (GFA)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 1.13 GFA	Directional Distribution		Vol. @ 1.13 GFA	Directional Distribution	
		66% In	34% Out		47% In	53% Out
1.13	19	13	6	8	4	4

**Table 1C – Chapel Proposed Trip Generation**

**Trip Generation Rates for LUC# 560 Church**

Gross Floor Area (GFA)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 1.9 GFA	Directional Distribution		Vol. @ 1.94 GFA	Directional Distribution	
		60% In	40% Out		45% In	55% Out
1.9	0	0	0	5	2	3

**Table 1D – Daycare Proposed Trip Generation**

Trip Generation Rates for LUC# 565 Day Care Center

Gross Floor Area (GFA)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 8.0 GFA	Directional Distribution		Vol. @ 8.0 GFA	Directional Distribution	
		53% In	47% Out		47% In	53% Out
8.0	40	21	19	41	19	21

**Table 1E – Clinic Proposed Trip Generation**

Trip Generation Rates for LUC# 630 Clinic

Gross Floor Area (GFA)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 2.48 GFA	Directional Distribution		Vol. @ 2.48 GFA	Directional Distribution	
		78% In	22% Out		29% In	71% Out
2.48	20	16	4	14	4	10

**Table 1F – Offices Proposed Trip Generation**

Trip Generation Rates for LUC# 715 Single Tenant Office Building

Gross Floor Area (GFA)	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 11.73 GFA	Directional Distribution		1Vol. @ 11.73 GFA	Directional Distribution	
		89% In	17% Out		15% In	85% Out
11.73	37	33	4	46	7	39

As seen in the above tables, the proposed additions will create 142 AM Peak Hour trips and 147 PM Peak Hour trips. The City of Spokane *Traffic Flow Map (2019)* provide an AADT of 24,200 for Hamilton Street and an AADT of 10,600 for Foothills Drive. Hamilton is a principal arterial and Foothills is a minor arterial. It is not expected that these generated trips will significantly impact the traffic of either road. If you have any questions, please call me at (509) 252-5019.

Sincerely,



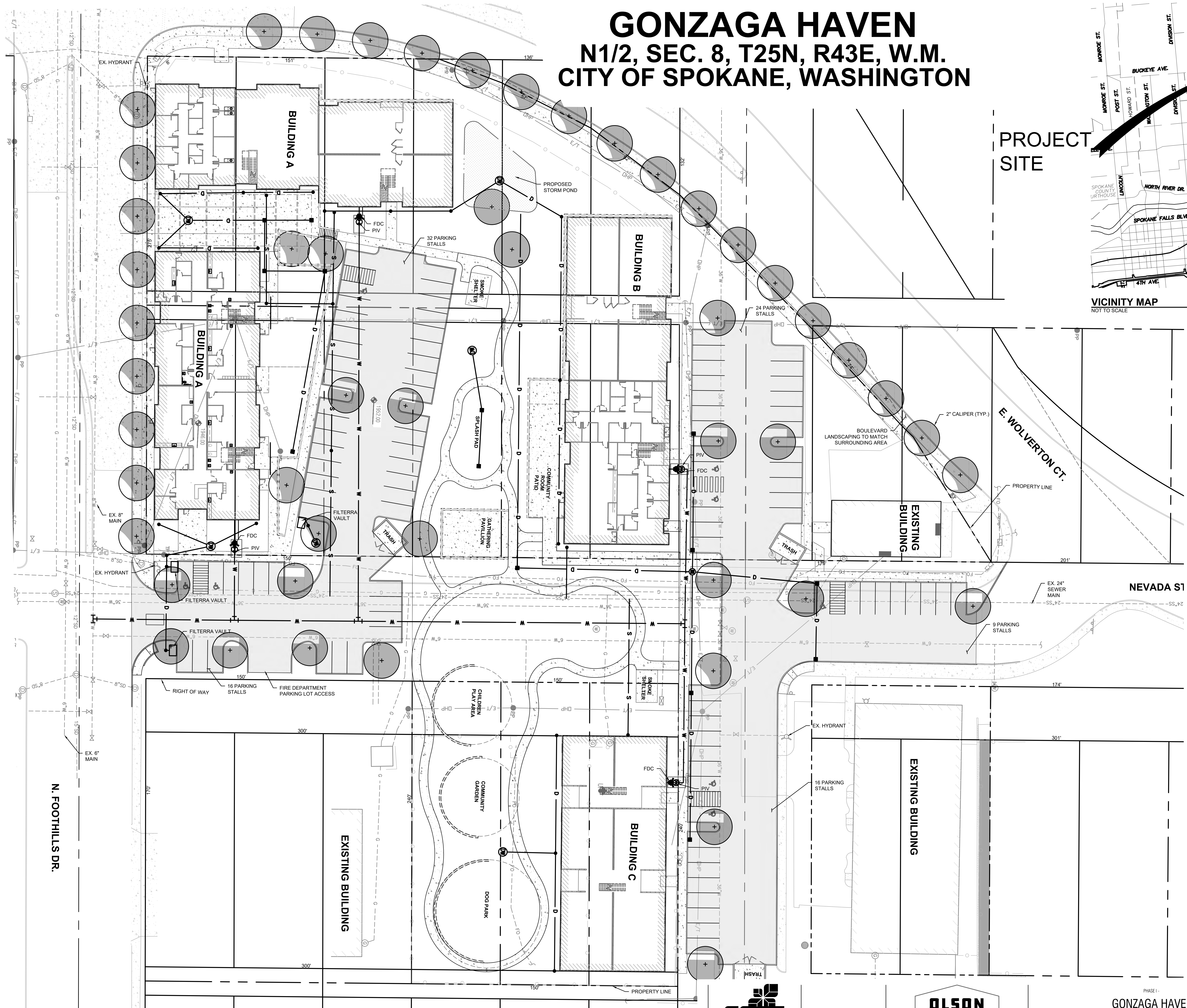
Dylan Schwarz, PE  
Project Engineer  
DMS/



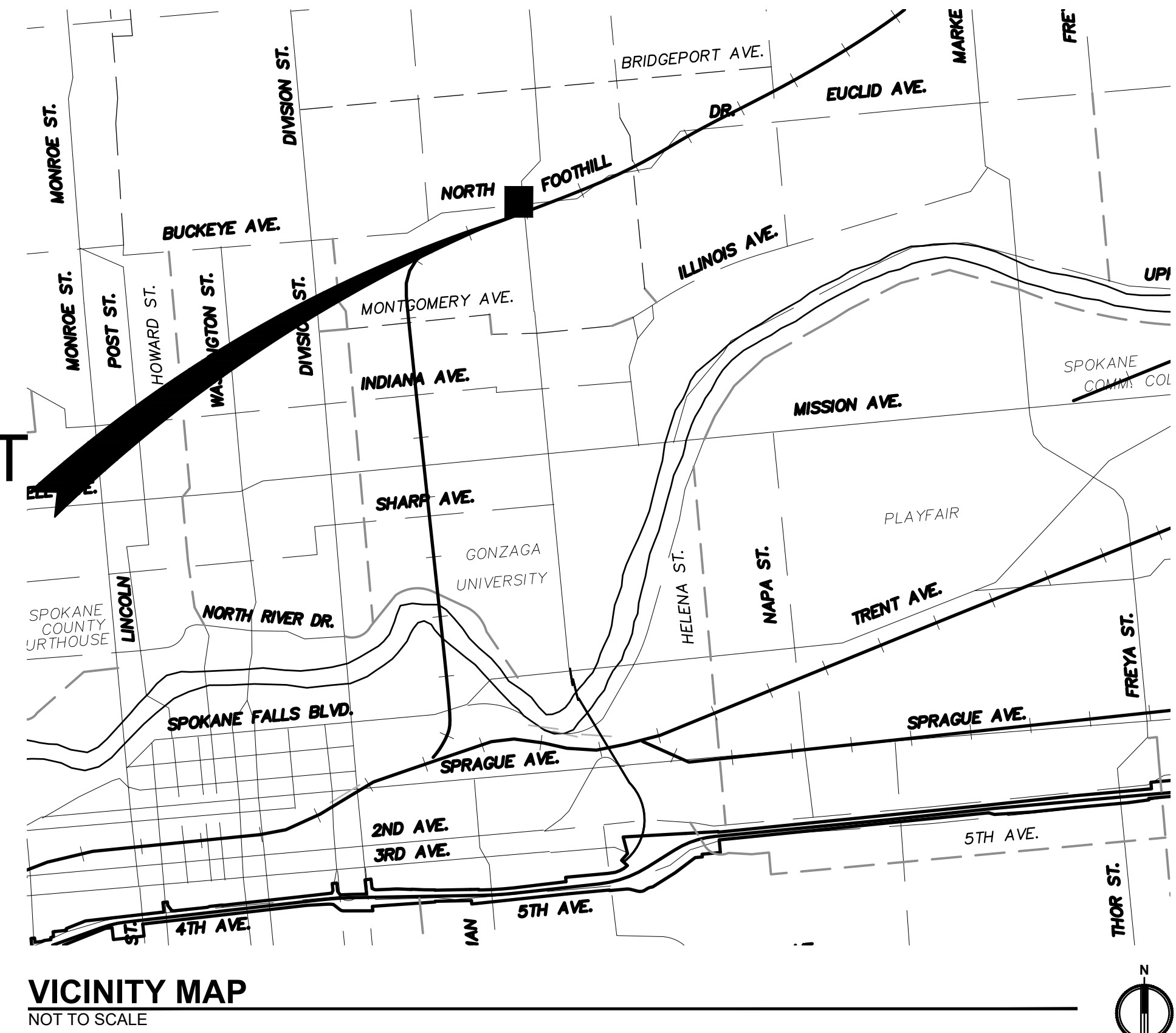
05/13/2020



GONZAGA HAVEN  
N1/2, SEC. 8, T25N, R43E, W.M.  
CITY OF SPOKANE, WASHINGTON



PROJECT  
SITE



**OWNER**  
CATHOLIC CHARITIES  
12 E. 5TH AVE.  
SPOKANE, WA 99202  
CONTACT: JONATHAN MALLAHAN  
PH: (509)459-6189  
EMAIL: JMALLAHAN@CCSPOKANE.ORG

**PRIMARY CONTACT**  
INLAND GROUP  
120 W CATALDO AVE  
SPOKANE, WA 99201  
CONTACT: REID DICKINSON  
PH: (509)714-9026  
EMAIL: REID@INLANDCONSTRUCTION.COM

**CIVIL**  
AHLB INC  
827 W 1ST AVE.  
SPOKANE, WA 99201  
CONTACT: ERICK FITZPATRICK, PE  
PH: (509)262-5019

**ADDRESS**  
2821 NEVADA ST.  
SPOKANE, WA 99201

**PARCELS**  
35081.1208, 35081.2101, 35081.2102, 35081.2103, 35081.2104

**BUILDING CLASSIFICATION**  
BUILDING A OCCUPANCY TYPE: R-2, B, E 3 STORIES 18,230 SF  
BUILDING B OCCUPANCY TYPE: R-2, B, A-3 3 STORIES 10,690 SF  
BUILDING C OCCUPANCY TYPE: R-2 3 STORIES 7,840 SF

**CONSTRUCTION**  
CONSTRUCTION TYPE: V-B  
ESTIMATED COST: \$11.5M  
START DATE: NOVEMBER 2020

**SURFACING LEGEND**

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HMA PAVEMENT

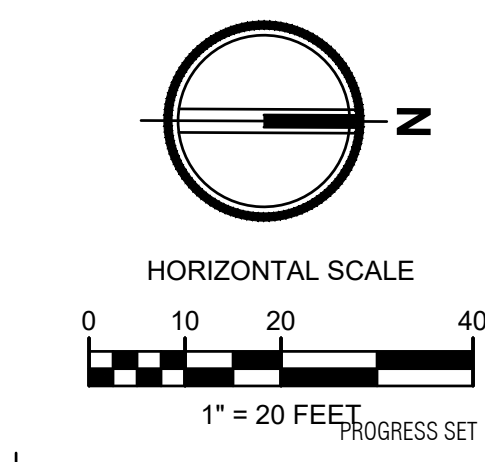
**FIRE PROTECTION**

ALL BUILDINGS TO CONTAIN A SPRINKLED FIRE SYSTEM



PHASE I -  
GONZAGA HAVEN  
2821 NEVADA ST.  
SPOKANE, WASHINGTON 99202

PROJ. #: 2749  
DRAWN: DMS  
CHECKED: EMF  
DATE:



EXB-01