

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

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

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Purpose of Checklist:**

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

**Instructions for Applicants:**

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

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

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

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

**Use of checklist for nonproject proposals:**

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

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

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

## A. BACKGROUND

1. Name of proposed project: 206 W Riverside
2. Applicant: deChase Miksis
3. Address: 1199 Shoreline Lane, Suite 290  
City/State/Zip: Boise, ID 83702 Phone: c/o GGLO Design  
Agent or Primary Contact: Boise, ID 83702  
Address: 225 W Main, Suite 200  
City/State/Zip: Spokane, WA 99201 Phone: c/o GGLO Design  
Location of Project: Spokane, WA  
Address: 206 & 214 W. Riverside Avenue - Spokane, WA 99201  
Section: 18 Quarter: SE 1/4 of SE 1/4 Township: 25 North Range: 43 East, Willamette  
Tax Parcel Number(s) 35184.0917 and 35184.0918 Principal Meridian
4. Date checklist prepared: 11/13/2020
5. Agency requesting checklist: City of Spokane, Washington
6. Proposed timing or schedule (including phasing, if applicable): Phase I - Commence demolition,  
clearing and grading - 3/4/2021; Project completion 7/31/2022.
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 report has been prepared for the site by Budinger & Associates, Inc. dated 12/4/2019.

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.](#)
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10. List any government approvals or permits that will be needed for your proposal, if known. [Demolition, Clearing and Grading Permit - to be issued by the City of Spokane. Building, Mechanical and Electrical Permits, and compliance with the Washington State Energy Code - to be issued by the City of Spokane.](#)
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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. [See attached project description.](#)
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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 application related to this checklist. [See attached vicinity map; site plan; and topographic survey with legal description.](#)
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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 project site lies within an aquifer sensitive area, the city limits of Spokane, and is served by the municipal sewer network.](#)
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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). This project will infiltrate 100% of the on-site stormwater via the use of dry wells located under the building footprint. Stormwater will be routed directly from the roof and level 2 courtyard and is not expected to contain any contaminants.
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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 chemical storage is planned for the project - however, there will be an oil-water separator located in the parking garage to capture incidental oil from vehicles.
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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. No protective measures for chemicals are planned for the project.
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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? There is no chemical storage planned for the project.
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b. Stormwater

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

Approximate groundwater elevations in well reports on file with Ecology range from 50 to 70 feet below ground surface. Bedrock is located approximately 4' below ground surface for the majority of the site.

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

Yes, all on-site stormwater will be infiltrated via the use of dry wells located under the building. No adverse impacts are anticipated as a result of the infiltration given the site has favorable infiltration rates and the stormwater being discharged is anticipated to be clean.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

☒ Flat   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

Other: N/A

b. What is the steepest slope on the site (approximate percent slope)? 17%

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. \_\_\_\_\_

Fill including layered sand with silt and gravel varying to gravel with sand and occasional debris. The native soil consisted of sand with silt. Rock was encountered at varying depth below grade, ranging from 2.5 to 17.5 feet BGS, but mostly 4 feet BGS.

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

No indications known.

- 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: The site will be excavated a depth of 2.5' to 5' to allow for the new structure - total of approximately. 4,888 CY. On-site improvement area is 28,500 SF / off-site is 10,500 SF / total = 39,000. Imported structural fill will be approximately 7,504 CY for the building pad / parking garage. Source of fill to be determined at time of construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could occur as a result of construction, however, the project will implement various BMPs with the purpose of preventing sediment laden water from leaving the site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 90%.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: A temporary erosion and sediment control plan will be developed for the project to reduce and control erosion. Expected BMPs will include silt fence, swales, check dams, and settlement tanks.

## 2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction emissions to the air will be generated by construction vehicles and equipment. Once the project is complete, emissions will be generated by resident, guest and delivery vehicles, by operation of the natural gas emergency generator, by a natural gas fire pit at the sidewalk plaza, and by barbecues at the level 2 courtyard.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: To minimize emissions from construction activity, the general contractor will monitor and maintain their construction vehicles and equipment to minimize the amount of emissions generated by construction activity.
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### 3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No. The nearest water body is the Spokane River, located approximately 1,200 feet north of the project site.
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- (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. The nearest water body is the Spokane River, located approximately 1,200 feet north of the project site.
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- (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 proposed.
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- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. No surface water withdrawals or diversions are proposed.
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(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. \_\_\_\_\_

No, the project does not lie within the 100-year floodplain.

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(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, the project does not propose any

discharge of waste materials to surface waters.

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b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No, the project does not propose to withdraw any

groundwater.

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(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 does not propose to discharge any waste

material into the ground.

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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. This project will infiltrate 100% of the on-site stormwater via the use of dry wells located under the building footprint. Stormwater will be routed directly from the roof and level 2 courtyard, and is not expected to contain any contaminants.

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- (2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that any waste materials will enter ground or surface waters.

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- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The existing project site infiltrates 100% of on-site stormwater through the use of infiltration facilities spread across the site. The proposed project will also infiltrate 100% of on-site stormwater, but will concentrate the infiltration to a single facility near the north property line.

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- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. The entirety of the on-site area will be routed to infiltration facilities located near the north property line which is likely to limit nearly all stormwater runoff.

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#### 4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: Vine Maple

Evergreen tree: ☒ fir ☐ cedar ☐ pine

Other: Blue Spruce

☒ 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: There is a small number of existing deciduous and evergreen shrubs.

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

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

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

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

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Native plants are proposed for all new landscaping.

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- e. List all noxious weeds and invasive species known to be on or near the site. None known.

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## 5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

Other: Crow, Starling, English Sparrow

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: \_\_\_\_\_

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

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

None known.

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- c. Is the site part of a migration route? If so, explain. No.

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- d. Proposed measures to preserve or enhance wildlife, if any: Native landscape materials will be used for landscaping on the project.

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- e. List any invasive animal species known to be on or near the site. None known.
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## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Energy sources to be used for the completed project include electric power for lighting, electrical appliances and equipment, and heating / cooling (VRF); natural gas will be used to power an emergency generator.
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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Yes, the project as proposed could affect the properties to the north and west. The proposed project is 6 stories, and the neighboring properties to the north and west are 1 story and 2 stories respectively.
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- 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 proposed project will be designed to meet the 2015 Washington State Energy Code, which has a high level requirement for high thermal insulation values, and a requirement for low electrical power consumption for lighting. The project is also targeting LEED v4 Gold Certification.
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## 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.
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- (1) Describe any known or possible contamination at the site from present or past uses. \_\_\_\_\_  
The site currently has an abandoned bank structure and associated parking area. A previous use was a service station, with shallow basalt and fill from previously removed underground storage tanks.
- (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. The previous service station storage tanks may require remediation prior to development.
- (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 proposed.
- (4) Describe special emergency services that might be required. Emergency services might be required as the result of a fire event or injuries incurred by construction activity or by resident activities.
- (5) Proposed measures to reduce or control environmental health hazards, if any:  
Any hazardous materials encountered will be remediated prior to construction activities. The project will be designed to meet current building code requirements for fire and life safety requirements, and will include a fire sprinkler system and emergency power.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The site is bounded by 2 streets (N Browne Street and W Riverside Avenue) with moderate to heavy automobile traffic that generates traffic noise; and there is a railway line approximately 600' to 800' south of the site.

- (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 will be short-term noise generated by construction activity. There will be long-term noise generated from automobiles entering / leaving the building; automobiles for guests at street level parking; vehicles making deliveries to the site; and vehicles picking up trash and recycled materials at the site.

- (3) Proposed measure to reduce or control noise impacts, if any: The building will implement acoustic details within the building to minimize noise impacts within the facility. The project is providing a minimal number of automobile stalls within the building to reduce vehicle traffic. Trash and recycled material pickup will occur in the alley to the north of the project.

**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 existing site has an abandoned bank and associated parking. No, the proposed project is allowed by city land use.

- 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.

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- c. Describe any structures on the site. There is an existing one story, 1,056 sf bank structural that is no longer in use, and there are retaining wall structures approximately 4'-0" high on the north side of the project adjacent to the alley.

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- d. Will any structures be demolished? If so, which? All existing structures and site improvements will be demolished.

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

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- f. What is the current comprehensive plan designation of the site? To "develop city wide plans and strategies that are designed to ensure a viable, economically strong downtown area" - per City of Spokane Comprehensive Plan - LU1.9.

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

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- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. No.  
\_\_\_\_\_  
\_\_\_\_\_
- i. Approximately how many people would reside or work in the completed project? There will be approximately 200 residents and approximately 5 employees.  
\_\_\_\_\_  
\_\_\_\_\_
- 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: The project is being designed within the allowable land use requirements.  
\_\_\_\_\_  
\_\_\_\_\_
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: The project is being designed to implement landscape / plant materials that are native to its location.  
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## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. There will be approximately 138 middle income housing apartment units.

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

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

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## 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? The building is a flat roof structure and the highest element is a stair penthouse to access the roof - approximately 76' above West Riverside Avenue. The principal building materials are brick masonry and metal siding.

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- b. What views in the immediate vicinity would be altered or obstructed? The completed project will potentially block views from projects in the vicinity. However, the project is designed to be in compliance with local zoning and land use codes for height and bulk.

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- c. Proposed measures to reduce or control aesthetic impacts, if any: The building is being designed to respect the local context and be an aesthetic benefit to the neighborhood that contributes to the overall community. It is using materials compatible with the surrounding projects and it has a direct relationship with street frontage and sidewalk activities / pedestrians / bicycles.

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## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? \_\_\_\_  
The project will produce glare from vehicles exiting the building onto N Browne Street, most likely during morning work hours. Glare will also be produced by solar reflections from windows on days when the sun is shining.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_  
Glare should not cause safety hazards or interfere with views since they are not consistent.
- c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_  
Glare from off-site sources should not affect our project.
- d. Proposed measures to reduce or control light and glare impacts, if any: \_\_\_\_  
None

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_  
Riverfront Park (within .4 miles), the Centennial Trail (within .4 miles), the Gonzaga sports complex (within 1 mile) and Glover Field (within .9 miles).
- 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: \_\_\_\_  
There are no negative impacts from this project on recreation activities. The project will be located on a new bike path located on W. Riverside Avenue.

### 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. Yes. The Realty Building located at 242 W. Riverside Avenue was built after 1910 and is on the national register and state register. It was built for the Spokane Realty Company and was later used as an annex of City Hall and once housed the Spokane Police Department. It is still standing, but it's use is not known due to Covid 19.  
There are other historic buildings in the vicinity of our proposal, but no others are within the same block.
- 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. The site is predominantly underlain with basalt rock and has been previously developed. A geotechnical report was prepared on 12/4/2019 and no evidence of landmarks, Indian or historic use or occupation was noted in the report.
- 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 methods to assess potential impacts to cultural and historic resources include reviewing available information from the Spokane Historic Society, the Spokane County Assessor's Office, Spokane County GIS Data and historical photographs from Archives West.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required The project is designed to respect the historical nature of its immediate context. No measures are proposed to address any loss, changes to, or disturbance of resources since none are known. During site excavation the contractor will observe the excavation for evidence or existence of any historic features that might be present on the site.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site is bounded by N. Browne Street to the east; W. Riverside Avenue to the south; an existing development to the west and an alley and existing development to the north. Vehicle access to the parking area will be from an existing driveway at N. Browne Street.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop The site will be served by a westbound Central City Line route on W. Riverside Avenue. There will be an eastbound Central City Line route north of the site on W. Main Avenue.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The site has 37 parking stalls serving an abandoned bank building. The new project proposes 59 parking stalls - an addition of 22 parking stalls.
- 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. The project's residents may take advantage of existing rail transportation and air transportation available to Spokane.

- 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? As parking for the project is not required by the City of Spokane due to the availability of local transportation and proximity to local places of business - the vehicle trips generated by the completed project are not expected to affect local streets.

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

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

- h. Proposed measures to reduce or control transportation impacts, if any: Parking for the project is not required by the City of Spokane due to the availability of local transportation and proximity to local places of business. On-site parking provided is solely for the convenience of building tenants.

## 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. Yes. Use of existing fire protection, police protection, public transportation and health care facilities may increase as a result of the project. Impacts should be minimal.
- b. Proposed measures to reduce or control direct impacts on public services, if any: The project shall be designed to meet current building / fire codes that should reduce impact on fire protection. The project is designed to be secure to reduce impact on police protection. The project will encourage the use of public transportation services to reduce the volume of vehicle traffic that the project might generate otherwise.

## 16. Utilities

a. Check utilities currently available at the site:

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

Other: Data / Cable

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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: \_\_\_\_\_

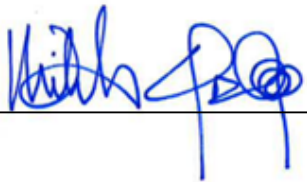
Electricity - Avista; Natural Gas - Avista; Water - City of Spokane; Refuse Service - City of  
Spokane; Telephone - multiple options available; Sanitary Sewer - City of Spokane; Data / Cable -  
multiple options available.

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### 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: 11/24/2020

Signature: 

***Please Print or Type:***

Proponent: Mitch Yockey, GGLO

Address: 1301 First Avenue, Suite 300

Phone: 206 261-5285

Seattle, WA 98101

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

#### 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.

#### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

*(Do not use this sheet for project actions)*

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Discharge to water will be minimal or non-existent; emissions to air will be minimal; production, storage or release of toxic / hazardous materials will be non-existent; and production of noise will be minimal.

Proposed measures to avoid or reduce such increases are: The project shall be designed to avoid / minimize increases noted.

2. How would the proposal be likely to affect plants, animals, fish or marine life? The project will have little to no impact on plants and animals, and no impact to fish or marine life.

Proposed measures to protect or conserve plants, animals, fish or marine life are: The project will implement native landscaping to respect the local flora and fauna. No measures are proposed for fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? The project is unlikely to deplete energy or natural resources due to its energy and sustainability goals - described below.

Proposed measures to protect or conserve energy and natural resources are: The project will be designed to meet the current Washington State Energy Code and is targeted to achieve LEED v4 Gold Certification in an effort to be sustainable and use less energy and resources.



4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? It is unlikely that the project will use or affect environmentally sensitive areas or areas designated for governmental protection described above. It is likely that the project's residents will use existing designated parks.

Proposed measures to protect such resources or to avoid or reduce impacts are: None proposed.

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? It is unlikely that the project will affect land and shoreline use, due to its location.

Proposed measures to avoid or reduce shoreline and land use impacts are: None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? It is likely that the project will increase demands on existing transportation systems ,public service and utilities.

Proposed measures to reduce or respond to such demand(s) are: The project is encouraged by the local jurisdiction to make use of the existing transportation system. There will be minimal demand on public services due to the safe / secure design of the project. Utility use will be increased, but minimized through adherence to the current energy code and compliance with LEED certification.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The project is located in an area of Downtown Spokane where development of this type of project is encouraged. The project will be designed to protect the environment through use of sustainable materials, implementation of BMP's, and through energy efficient design.

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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 11/24/2020

Signature: 

**Please Print or Type:**

Proponent: Mitch Yockey, GGLO Address: 1301 First Avenue, Suite 300

Phone: 206 261-5285 Seattle, WA 98101

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

**FOR STAFF USE ONLY**

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

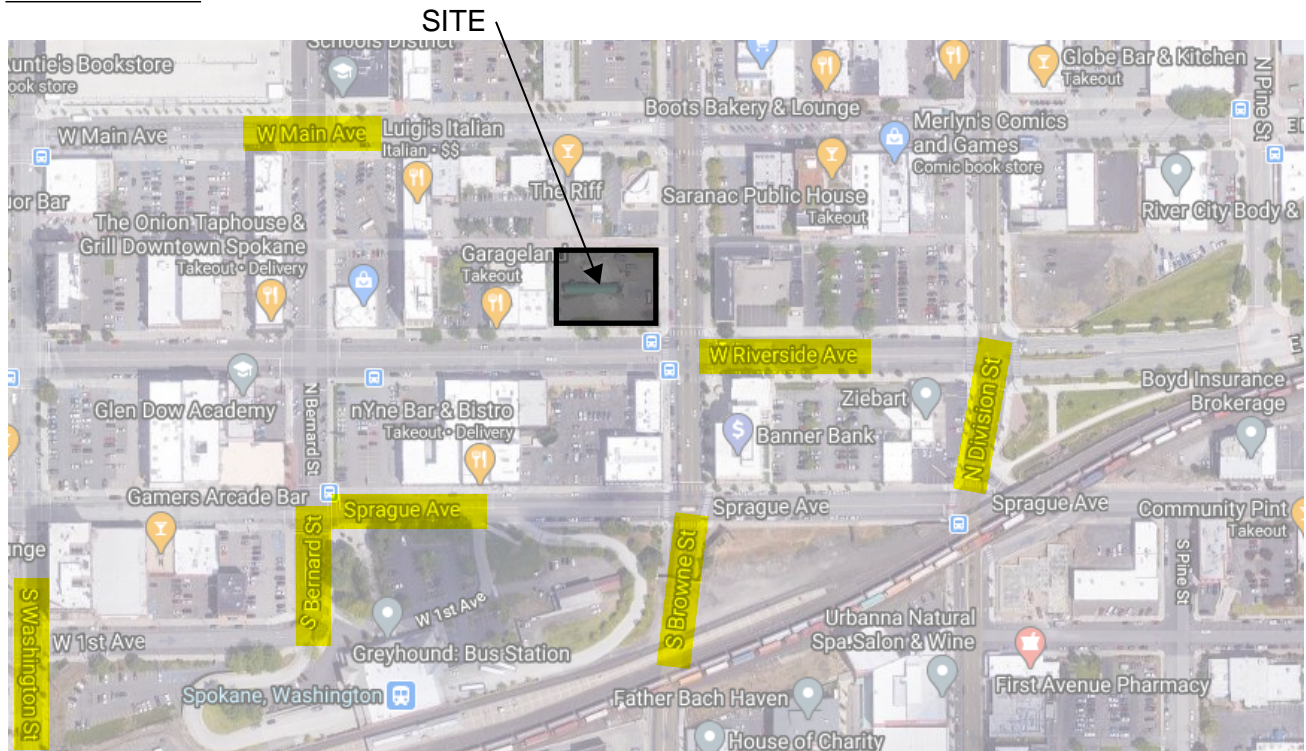
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. ☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. ☐ probable significant adverse 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.

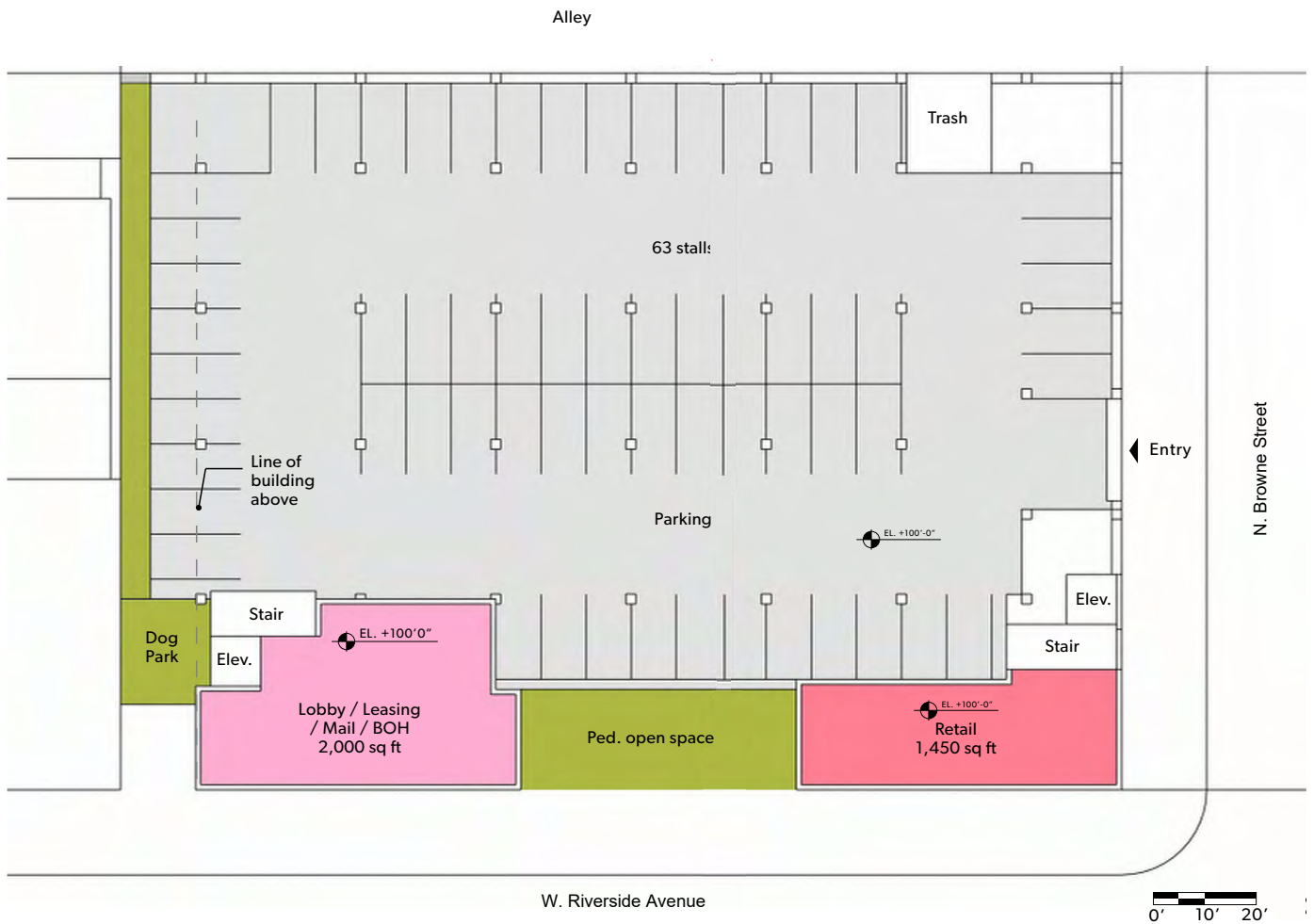
## PROJECT DESCRIPTION

The project proposed at 206 and 214 W. Riverside Avenue is a residential building at the northwest corner of W. Riverside Avenue and N. Browne Street. It will be 6 stories. Level 1 will have approximately 2,000 sf of the residential lobby and leasing, 1,450 sf of retail / commercial, approximately 60 parking stalls, and building services (trash / recycling room and transformer room serviced from the alley; emergency generator room, electrical switchgear room, fire pump room and a pet wash room). Level 2 will have 26 residential units, 2 amenity spaces, and a landscaped courtyard. Levels 3 through 6 will each have 28 residential units. All levels are served by 2 elevators and 2 egress stairs.

## VICINITY MAP

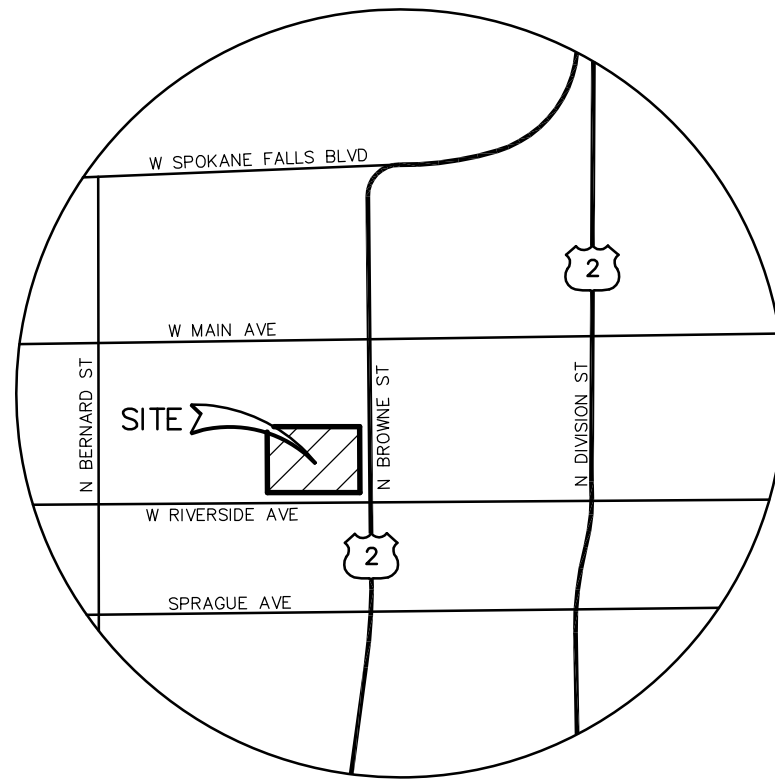


NORTH ↑



SITE PLAN





VICINITY MAP  
NOT TO SCALE

N. BERNARD STREET

FOUND SCRIBED "X" IN CURB

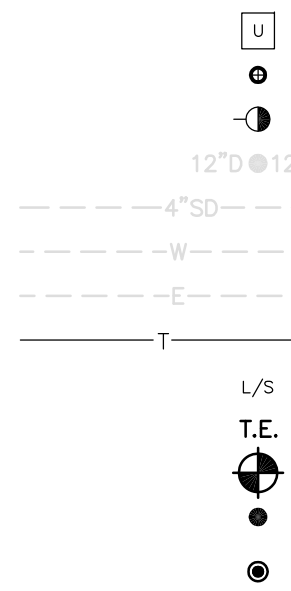
S89°23'54"E 97.74'

N42°18'19"W 68.60'

FOUND SCRIBED "X" IN CURB

LEGEND:

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- BUILDING LINE
- 6" CONCRETE CURB
- EDGE OF ASPHALT
- 6" WOODEN FENCE
- CONCRETE WALL
- BRICK SURFACE
- CONCRETE SURFACE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- STORM SEWER MANHOLE
- DRYWELL
- POWER POLE
- PARKING METER
- TELECOMMUNICATION VAULT
- LIGHT STANDARD
- ELECTRIC JUNCTION BOX
- TELLER BOX



- UTILITY VAULT
- BUILDING COLUMNS
- TRAFFIC SIGNAL POLE
- DECIDUOUS/CONIFER TREE WITH DIAMETER
- UNDERGROUND STORM DRAIN LINE WITH SIZE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC/TELEPHONE LINE
- LANDSCAPED AREA
- TRASH ENCLOSURE
- ON-SITE TEMPORARY BENCHMARK
- FOUND MAG NAIL & WASHER MARKED "STORHAUG ENG. PLS 45775 DJA"
- FOUND AS NOTED

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:  
LOTS 21, 22, 23 AND 24, BLOCK 5, HAVERMALES ADDITION TO SPOKANE FALLS, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 22, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN 2ND COMMITMENT FOR TITLE INSURANCE NUMBER 4251-3443689 DATED SEPTEMBER 25, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY  
2ND COMMITMENT NO. 4251-3443689  
SCHEDULE B - EXCEPTIONS:

- AGREEMENT AND THE TERMS AND CONDITIONS RECORDED OCTOBER 23, 1890, RECORDED IN BOOK B, PAGE 605; AFFECTS PROPERTY, PLOTTED.
- AGREEMENT AND THE TERMS AND CONDITIONS RECORDED SEPTEMBER 09, 1903, RECORDED IN BOOK I, PAGE 236; AFFECTS PROPERTY, PLOTTED.
- AGREEMENT AND THE TERMS AND CONDITIONS RECORDED MARCH 09, 2020, RECORDED NO. 95101; AFFECTS PROPERTY, PLOTTED.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 08, 1993, RECORDED NO. 9304080096; AFFECTS PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS RECORDED JANUARY 25, 1995, RECORDED NO. 9501256247; AFFECTS PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- EASEMENT AND CONDITIONS RECORDED JANUARY 29, 2001, RECORDED NO. 4555639; NOT PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY.

POSSIBLE ENCROACHMENTS:

THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS ON THE ADJOINING PROPERTY ONTO SUBJECT PROPERTY, AND NO ENCROACHMENTS BY IMPROVEMENTS LOCATED ON SUBJECT PROPERTY OVER ANY ADJOINING PROPERTY OR OVER ANY PLOTTED OR PLOTTABLE EASEMENTS.

NOTES AND COMMENTS:

- POSTED PROPERTY ADDRESS: NONE
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 53063C0541D WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- GROSS LAND AREA 28,551 SQUARE FEET OR 0.655 ACRES, MORE OR LESS.
- PER THE CITY OF SPOKANE PLANNING DEPARTMENT, THIS SITE IS CURRENTLY ZONED DOWNTOWN GENERAL (DTG); DTG ZONING REQUIREMENTS FOR THIS SITE:  
SETBACKS:  
FRONT: 0 FEET  
SIDE: 0 FEET  
REAR: 0 FEET  
HEIGHT: NO LIMIT  
LOT COVERAGE: NONE  
PARKING: NONE
- THE BUILDING AREA SHOWN HEREON WAS DETERMINED BY THE FIELD MEASUREMENTS OF THE EXTERIOR WALLS AT GROUND LEVEL.
- TOTAL PARKING SPACES 40 = 39 REGULAR AND 1 DISABLED
- THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.
- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS LIMITED TO THE OBSERVED EVIDENCE OF THE VISIBLE SURFACE FEATURES SHOWN HEREON PURSUANT TO SECTION 5.E.IV. AN EXACT LOCATION OF THESE UTILITIES WAS NOT PERFORMED FOR THIS SURVEY. BEFORE DIGGING, CALL THE APPROPRIATE LOCAL UTILITY LOCATE SERVICE FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES.
- AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- PURSUANT TO THE CITY OF SPOKANE PUBLIC WORKS DEPARTMENT WEBSITE <https://my.spokanecity.org/projects/construction/>, THERE ARE NO CURRENT PROPOSALS FOR ANY CHANGES IN STREET RIGHT OF WAY LINES ADJACENT TO THE SUBJECT PROPERTY SHOWN ON THIS SURVEY.  
AT THE TIME OF FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF FIELD SURVEY, THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST.
- PURSUANT TO TABLE A, ITEM 19, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.
- PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY: NORTH BROWN STREET AND WEST RIVERSIDE AVENUE.
- EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- AT THE TIME OF THE FIELD SURVEY, THERE WAS NO VISIBLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- THE RECORD DESCRIPTION DOES MATHEMATICALLY CLOSE.
- BASIS OF BEARINGS:  
THE BEARING OF SOUTH 89°58'35" EAST ALONG THE MONUMENT LINE OF RIVERSIDE AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 63 OF SURVEYS, PAGE 82, SPOKANE COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
- THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR PUBLIC STREET RIGHTS OF WAY SHOWN ON THIS SURVEY.
- TAX MAP PARCEL NO. 35184.0918 AND 35184.0917
- THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY AND DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. ADDITIONAL SURVEYING WILL BE REQUIRED FOR DESIGN PURPOSES.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.
- DURYEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.

SURVEYOR'S CERTIFICATION:

To: DeChase Development and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.  
The field work was completed on October 7, 2020.

Date of Map or Plat: October 12, 2020.



Mitchell Duryea  
LS 33658  
Exp. 9/17/2021  
mitch@duryea-associates.com

10/28/2020

ALTA/NSPS LAND TITLE SURVEY

UMPQUA BANK

206 & 214 W. RIVERSIDE AVE.  
SPOKANE, WA



2702 N. Perry Street Spokane, WA 99207 (509) 465-8007  
[www.duryea-associates.com](http://www.duryea-associates.com)

PROJECT SURVEYOR: MJD  
DRAWN BY: ALH  
LAST DATE OF REVISION: 10/28/2020

SHEET: 1 OF 1  
JOB NO.: 19-2698