Evaluation for
Agency Use Only

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: Panda Express on Division and Ruby
2. Applicant: Storhaug Engineering Inc.
3. Address: 510 E Third Ave

   City/State/Zip: Spokane, WA 99202 Phone: 509-242-1000

   Agent or Primary Contact: Liam J. Taylor (Storhaug Engineering Inc.)

   Address: 510 E Third Ave

   City/State/Zip: Spokane, WA 99202 Phone: 509-242-1000

   Location of Project: South side of E Nora Ave, between N Division St & N Ruby St

   Address: 1730 N Division St, Spokane, WA 99207

   Section: 08 Quarter: SW/SW Township: 25N Range: 43E

   Tax Parcel Number(s) 35083.2001, .2002, .2005, .2012
4. Date checklist prepared: 02/24/2021
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Site demolition: Early 2021. Lot Aggregation (via BLA) and Construction, Phase 1: Summer-Fall 2021. Construction of Phase 2: TBD

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Lot Aggregation (via BLA) will need to be performed prior to the start of construction.

   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. None known.

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. Approval of lot aggregation, sewer, grading, drainage, and building permit plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Construction of a 2,300 SF chain-restaurant w/ a drive thru window (Phase 1), a 2nd tenant w/ a drive thru window at 2,000 SF (Phase 2) (tenant TBD). Approx. 52 on-site parking spaces, w/ a potential additional 7 street parking spaces subject to approval. Trash enclosures also planned.

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. Located on the south side of E Nora Ave, between N Division St and N Ruby St, address 1730 N Division St, 12 E Nora Ave, and 22 E Nora Ave, Spokane, WA 99207.

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.) Proposed action lies within the ASA, the General Sewer Service Area, the Priority Sewer Service Area, and the City of Spokane.

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). The proposed project will be connected to the City of Spokane sanitary sewer system. Stormwater to be disposed of on-site, and disposal facilities will be developed conforming to City of Spokane standards.

(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? Not anticipated. Oil-water separator may be constructed for automobile fluids.

(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. Oil-water separator may be constructed for automobile fluids.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? No.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Nearby well log (exact location unknown) shows static water level to be 30ft per WA State DOE Well Logs. Exact depths of groundwater and bedrock unknown on-site.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Stormwater will be disposed of on-site. Proposed development will comply with applicable stormwater regulations to mitigate stormwater impacts.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)? Less than 5%. This site has been previously developed.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Urban land, gravelly substratum, per United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

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: On-site grading will be required to accommodate utilities, parking lot, building foundations, and landscaping. Cut and fill quantities are anticipated to balance on-site with approximately 1,000 CY of total grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Construction activities will disturb surface soils. An erosion control plan and mitigation plan will be put in place and will follow applicable guidelines and regulations.

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: Erosion is anticipated to be mitigated through implementation of the required Erosion and Sediment Control Plan.

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. Dust and fuel emissions are anticipated during construction. The completed project is anticipated to increase vehicle trips with the typical emissions associated with commercial use. Quantities are unknown. The proposal will comply with Spokane Regional Clean Air Agency requirements.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, applicable clean air regulations are anticipated, i.e., water truck operations to control dust.

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.

(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? If yes, give general description, purpose, and approximate quantities if known. No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.

(6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

b. 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. The proposed project will connect to available public water and sewer systems. Stormwater systems will conform to applicable City and Regional regulations.

(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 proposed residential project will be served by the City of Spokane sanitary sewer system available at the site.

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 run-off is anticipated from the impervious surfaces proposed. Treatment and disposal will be consistent with City and Regional regulations.

(2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that any waste materials would enter ground or surface waters. The proposed project will be served by City Solid Waste services as well as public sanitary sewer.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. Erosion and stormwater will be controlled in accordance with applicable regulations.

4. Plants

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

Deciduous tree: ☐ alder ☒ maple ☐ aspen

Other: _____

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: _____

☒ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: _____

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? Existing vegetation will remain. Additional landscaping to be developed per City of Spokane Standards.

c. List threatened and 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: Anticipated landscaping includes visual screening at the property boundary in accordance with City landscaping requirements.

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

5. Animals

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

Birds: ☐ hawk ☐ heron ☐ eagle ■ songbirds

Other: _____

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: _____

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

Other: _____

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

b. List any threatened or endangered animal species known to be on or near the site.
None.

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

d. Proposed measures to preserve or enhance wildlife, if any: None.

e. List any invasive animal species known to be on or near the site. None known.

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. The proposed project will use electricity for lighting, cooking, mechanical operation, heating, and cooling. Natural gas may also be used for heating and cooking.

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: The proposed project will comply with applicable energy codes and regulations.

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. Restaurants may be at risk of fire damage due to volume of cooking and heating appliances. Project will not be at more risk than typical restaurant developments.

(1) Describe any known or possible contamination at the site from present or past uses. None known.

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. This is a restaurant commercial development and hazardous liquids and gases are not anticipated to be on-site, with the exception of natural gas for cooking and heating.

(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. See above answer.

(4) Describe special emergency services that might be required. See answer 7.a. above.

(5) Proposed measures to reduce or control environmental health hazards, if any:
None.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? There is heavy traffic along N Division St and N Ruby St but this noise will not affect this 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. Short-term noise associated with construction activities will be mitigated by applicable noise ordinance requirements for these activities. Long-term noise generated is anticipated to be like other restaurant commercial projects and mitigated by applicable noise ordinance requirements for these activities.

(3) Proposed measure to reduce or control noise impacts, if any: The proposal is anticipated to comply with applicable noise ordinance requirements.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Site is currently under demolition. Adjacent properties include other commerical properties, which will not be affected by the proposed 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.

c. Describe any structures on the site. 3 buildings are on-site but are scheduled/in the process of being demolished.

d. Will any structures be demolished? If so, which? Yes, all 3 existing buildings on-site.

e. What is the current zoning classification of the site? GC-70.

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

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

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? Approximately 10-20 workers will be employeed by this development.

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 will comply with applicable regulations to ensure compatibility with existing and projected land uses and plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

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: 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? Buildings to be approximately 25' in height, and the exterior building materials will be a mix of metal, wood, and stone siding.

b. What views in the immediate vicinity would be altered or obstructed? None.

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? The proposed project is anticipated to produce headlight and street light akin to any commercial development when it is dark, typically in the evening/nighttime.

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not anticipated.

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: The project will comply with applicable regulations to reduce or control light or glare impact.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Heath Park is approximately half a mile to the east of this project.

b. Would the proposed project displace any existing recreational uses? If so, describe. No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. If historical artifacts are found during any part of construction, work will stop and the appropriate historical preservation office will be contacted.

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 See above answer.

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. E Nora Ave, N Ruby St, and N Division St provide access to this site.

b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop The site is currently served by Spokane Transit Authority, specifically the 25 & 39 bus route. The closest bus stop is approximately 250' north of the site, on the west side of N Division St.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 40 spaces proposed in Phase 1, with an additional 12 spaces in Phase 2, for a total of 52 spaces. 7 off-street parking spaces are also proposed following City approval. Approximately 47 parking spaces will be eliminated.

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). Sidewalk and landscape improvements may be required for E Nora Ave, N Division St, and N Ruby St.

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? Per the 10th Edition of Trip Generation Manual by the Institute of Transportation Engineers, Land Use: 934 Fast Food Restaurant w/ Drive-Thru Window, the 2 restaurants would generate 2,026 ADT, with 174 trips during the AM peak, and 142 trips during the PM peak.

(*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: None.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The project will result in an incremental increase in the need for public services. Impacts are anticipated to be partially offset by tax revenues generated by the project.

b. Proposed measures to reduce or control direct impacts on public services, if any: The project will comply with applicable regulations to reduce or control impacts to public services.

16. Utilities

a. Check utilities currently available at the site:

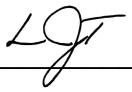
- [x] electricity
- [x] natural gas
- [x] water
- [x] refuse service
- [x] telephone
- [x] sanitary sewer
- [ ] septic system

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: _____
Electricity and Natural Gas: Avista. Sewer, Water, and Refuse: 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: 02/24/2021 Signature: 

Please Print or Type:

Proponent: Liam J. Taylor Address: 510 E Third Ave

Phone: 509-242-1000 Spokane, WA 99202

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? _____

   _____

   _____

   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, flood plains 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. _____

   _____

   _____

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: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____ _____

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.

storhäug
civil engineering | planning
landscape architecture | surveying

February 24, 2021

Mike Nilsson, PE
City of Spokane Department of Engineering Services
808 W Spokane Falls Boulevard
Spokane, WA 99201

RE: Trip Generation and Distribution Letter
Panda Express at Division & Nora, B20M0130PDEV
Storhaug Engineering Project #21-020

Dear Mike,

It is the intent of this narrative to discuss the Panda Express at Division & Nora project, B20M0130PDEV, 1730 N Division St, Spokane, WA 99207 to summarize the trips generated by the completed project. The project is situated on the south side of E Nora Ave, between N Division St and N Ruby St, and all streets can provide access, but E Nora Ave will be the primary entrance. The approximately 1-acre site has 3 existing buildings which are being demolished. The site is situated on Parcels No. 35083.2001, .2002, .2005, & .2012, which are all zoned GC-70. This site is not within a SEPA Infill Area. Please see the attached drawings for site plan, circulation diagram, and parking locations. The project is anticipated to be built in 2 phases, and construction will start in Summer of 2021.

Trip Generation characteristics for the Panda Express at Division & Nora project, B20M0130PDEV, 1730 N Division St, Spokane, WA 99207, are calculated from trip generation studies compiled by the Institute of Transportation Engineers, "Trip Generation", 10th Edition, 2017. The project includes an approximately 2,300 SF Panda Express with a drive-through window in Phase 1, as well as a future approximately 2,000 SF building with a drive-through window in Phase 2. Please note that the plans for Phase 2 are a schematic guess at this time, and the final tenant is TBD. For the purposes of this letter and based off of the referenced site plan, the same ITE Land Use category will be used for both Phase 1 and 2. Based on the total floor area of the proposed project, Trip Generation characteristics of the project are projected as follows:

The trip generation characteristics of the commercial project conforms to ITE Land Use category 934, Fast-Food Restaurant with Drive-Through Window. The weekday trips were calculated as follows:

510 E. 3rd Avenue · Spokane, WA 99202
509.242.1000 · Fax 509.242.1001 · www.storhaug.com

Panda Express:

ITE 934 Fast-Food Restaurant with Drive-Through Window trip generation average trips per 1,000 SF: 470.95
Calculation: 2,300 SF X 470.95 trips/1,000 SF = 1,083.18 rounded to **1,084 ADT**

ITE 934 Fast-Food Restaurant with Drive-Through Window A.M. Peak Hour of adjacent street traffic trip generation average trips per 1,000 SF: 40.19
Calculation: 2,300 SF X 40.19 trips/1,000 SF = 92.44 rounded to **93 A.M. Peak Hour trips**
Allocation: 51% entering, 49% exiting: 47 trips enter, 46 trips exit

ITE 934 Fast-Food Restaurant with Drive-Through Window P.M. Peak Hour of adjacent street traffic trip generation average trips per 1,000 SF: 32.67
Calculation: 2,300 SF X 32.67 trips/1,000 SF = 75.14 rounded to **76 P.M. Peak Hour trips**
Allocation: 52% entering, 48% exiting: 38 trips enter, 38 trips exit

Future Tenant TBD (Calculated at ITE 934):

ITE 934 Fast-Food Restaurant with Drive-Through Window trip generation average trips per 1,000 SF: 470.95
Calculation: 2,000 SF X 470.95 trips/1,000 SF = 941.9 rounded to **942 ADT**

ITE 934 Fast-Food Restaurant with Drive-Through Window A.M. Peak Hour of adjacent street traffic trip generation average trips per 1,000 SF: 40.19
Calculation: 2,000 SF X 40.19 trips/1,000 SF = 80.38 rounded to **81 A.M. Peak Hour trips**
Allocation: 51% entering, 49% exiting: 41 trips enter, 40 trips exit

ITE 934 Fast-Food Restaurant with Drive-Through Window P.M. Peak Hour of adjacent street traffic trip generation average trips per 1,000 SF: 32.67
Calculation: 2,000 SF X 32.67 trips/1,000 SF = 65.34 rounded to **66 P.M. Peak Hour trips**
Allocation: 52% entering, 48% exiting: 33 trips enter, 33 trips exit

Trip Generation summary for overall proposed project:
ADT Total: 2,026
A.M. Peak Total: 174, 88 enter, 86 exit
P.M. Peak Total: 142, 71 enter, 71 exit

A Fitted Curve Equation was not given for any calculations. It is anticipated that 45% of the traffic will travel to and from the north, utilizing N Division St, and 45% of the traffic will travel to and from the south, utilizing N Ruby St. The remaining 10% of the traffic will travel to and from the east and the west, utilizing E Nora Ave. Please see trip generation distribution graphic.

Written by: Liam J. Taylor

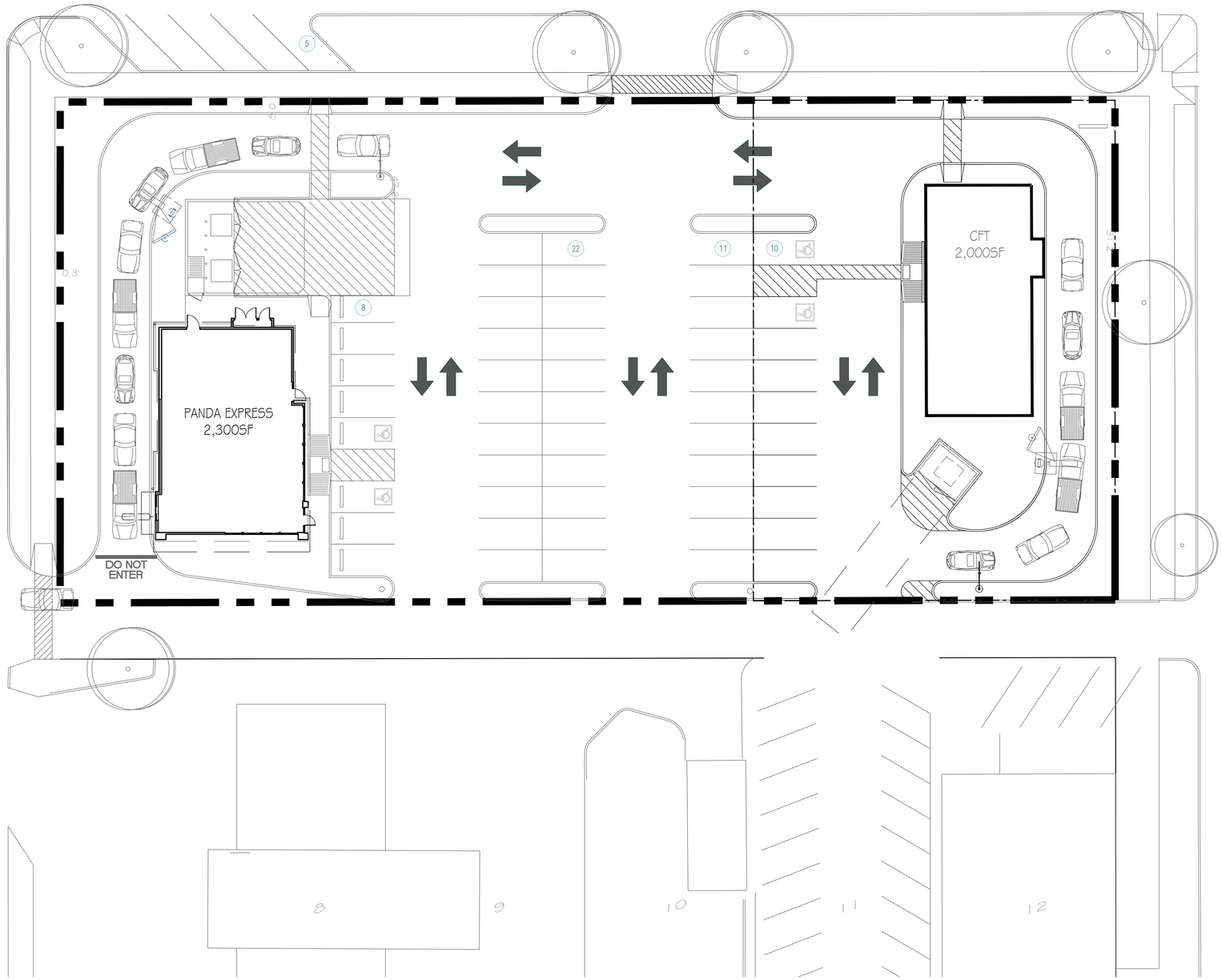
Reviewed by: Austin Storhaug, PE

TRIP GENERATION AND DISTRIBUTION MAP

'PANDA EXPRESS' ON DIVISION

1730 N Division St, Spokane, WA 99207

Storhaug Job No. S21-020


5
8
22
11
10
CFT
2,000SF
PANDA EXPRESS
2,300SF
DO NOT
ENTER