

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**  
WCE Job No. 21-2809

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:** Red Band Apartments
2. **Applicant:** Whipple Consulting Engineers, Inc. C/O Todd R Whipple, P.E.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
3. **Agent or Primary Contact:** Whipple Consulting Engineers, Inc. C/O Todd R Whipple, P.E.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
4. **Location of Project:**  
Address: 1620 N River Ridge Boulevard  
Section: 11 Quarter: SW Township: 25N Range: 42E  
Tax Parcel Number(s): 25116.0077
5. Date checklist prepared: October 11, 2021
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):  
Construction is anticipated to begin Spring of 2022. This project will be phased, with two phases of two 24-unit apartment complexes each. Future phases are as of yet unknown.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
Yes, however, beyond the second phase of an additional 48 units, no definite plans have been made, these buildings are shown on the site plan as "Future Not A Part".  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:  
Yes, the developer is a partner in the existing Fort Wright Apartments.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
Other environmental information that has been prepared for this project include: a SWPPP/Erosion Control Plan, Stormwater Plans, and water plans, sewer plans and a Trip Generation and Distribution Letter additionally, a Geotechnical Evaluation has been prepared.

10. 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 applications are currently pending for governmental approvals of other proposals affecting this property.

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

12. A SEPA Checklist, Building Permits, Water Plans, Sewer Plans, Storm Drainage Plans, Street Plans, UIC Registration, Street Permit, Utility Permit, Street Tree Plan, and Clean Air Permit will be required for this proposal.

13. 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.

This project proposes to construct four apartment buildings on 3.93 acres +/- within the CB-55 zone in the City of Spokane. The proposed apartment buildings (4 ea.) will have a combined footprint of approximately 29,132 sf, an approximately 71,600 sf parking lot with 188 total stalls of which 8 are proposed to be ADA will be constructed for phases I and 2 along with approximately 62,466 sf of landscape, paths, sidewalks, EV charging stations. Additionally, water, sewer and stormwater construction for the project is included with water being supplied from N. River Ridge Boulevard and sewer from the same roadway. The project will be connected to the apartments on the east via a driveway and sidewalks.

14. 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.

This project is located on 1620 N. River Ridge Boulevard in Spokane, Washington, to the southeast of and adjacent to the intersection of River Ridge Boulevard and Whistalks Way. The project is located in Section 11, Township 25 North, Range 42 East, W.M. Please see the attached civil plans for more information.

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No  
The General Sewer Service Area? Yes No

- The Priority Sewer Service Area? Yes No  
The City of Spokane? Yes No

16. 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 proposal, laying in the high susceptibility area, will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rate will be appropriate for the design option chosen. At this time the volume has been determined, see the drainage report submitted with the building permit for more information. Because the system will follow the SRSM there will be dead storage component of 0.5' or more in each swale or pond area that should limit direct discharge of items used in the home as well as firefighting activities.*

- (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 storage tanks are proposed. During construction, no chemicals will be stored on site. After development it would be expected that household-sized chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. These containers might include fertilizer and weed abatement chemicals, paint and assorted solvents, or other chemicals typical of an apartment complex.*

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

*With the development, no commercial volumes of chemicals are expected to be stored onsite. During construction, refueling and oiling operations for construction equipment will*

occur. The contractor and Owner will maintain strict spill and remediation protocols. After development, only household-sized volumes of chemicals are expected to be used and all spills will be cleaned up in keeping with the limited amount spilled; therefore, no protective measures are proposed.

- (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, while there could be household-sized chemicals stored on-site by individuals or landowners, spills associated with household volumes will be handled on-site by the responsible resident. Minor spills within the apartment buildings or on the parking lots will be maintained generally on impervious surfaces.

b. Stormwater

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

Based on nearby well logs, the depth to groundwater is approximately 150 to 180 feet. Due to the terrain and relatively few nearby wells, depth to groundwater may vary.

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

Yes, stormwater will be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time as groundwater is proposed to be treated.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: Answer

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

The steepest slope on the site is approximately 8 percent.

- 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.

According to the USDA web soil survey the following soils are on site:

3140—Springdale gravelly ashy coarse sandy loam, 0 to 8 percent slopes

7170—Urban Land-Springdale, disturbed complex, mass wasted, 0 to 3 percent slopes

A geotechnical evaluation was submitted as a part of the previously noted drainage report.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

- 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.

Proposed grading will be for the streets, parking lots, storm facilities and building pads. The grading would involve removal of organics, preparation of street subgrade, installation of wet and dry utilities and preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 10,000cyd to 20,000cyd of material onsite. This project is not expected to be a net cut or fill project, excess materials, if any, shall be to a preapproved destination and coordinated with the City of Spokane, it is assumed that most of the excess material will be kept on site. Please take note that a separate grading application may be made later as a phase of the noted project and should be considered a part of a consolidated permit process.

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

Some minor localized erosion from wind and rain may occur during construction but would be mitigated using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping. This site contains erodible soils that are more susceptible to wind and rain. Please see geohazard report for more information. This project will comply with SRSM Erosion and Sediment Control Standards and the SWMMEW.

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

This project anticipates a maximum of 50 to 60% impervious coverage within the project boundary.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:  
Erosion will be reduced and controlled through the use of appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.

## 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 some fugitive dust could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction, air emissions may be from appliances such as dryers and gas furnaces, exhaust from lawn maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
There are no known off-site sources of emissions or odor that may affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements.

## 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.  
Per the City of Spokane GIS, there are no surface bodies of water on or in the immediate vicinity of the project site.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*As there are no surface bodies of water on or adjacent to the project site, this project will not require work over, in, or adjacent to surface bodies of water.*

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

*No fill or dredge materials are anticipated to be placed in or removed from surface waters or wetlands.*

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

*This proposal is not anticipated to require any surface water withdrawals or diversions.*

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

*This proposal does not lie within a 100-year floodplain per the City of Spokane GIS.*

- (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 waste materials will be discharged as the site will be connected to public sewer.*

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 groundwater will be withdrawn from this site as all potable water used will be provided by the local purveyor (City of Spokane) per their existing water right. The project's rate and volume of stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific storm drainage report has been provided as part of the project application.*

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste will be discharged via septic or other onsite systems. The subject site is in the City of Spokane and will be served by the City of Spokane Public Sewer. The site is expected to serve approximately 202 (96\*2.1) people.

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.

The source of runoff from this site after completion of the apartment project will be from the constructed elements of the project including but not limited to apartment buildings, streets, sidewalks, driveways, parking lots, open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, galleries, etc. It should be expected that pre-developed flows will continue to be discharged in the manner that they exist today.

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

No waste materials will enter ground or surface waters as this project will be connected to public sewer. All stormwater is required to be treated per the SRSM by treating runoff in catchment areas before infiltrating through treatment soil and then into native soils. Any spills, while generally contained on the property, may be contained within project swales and can be easily remediated prior to any discharge below grade.

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

Yes, with the introduction of grassy swales and permanent stormwater BMPs, drainage patterns will be diverted away from impervious surfaces and into grassy swales. This alteration of drainage patterns should be expected with the construction of any development.

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

The project's proposed connection to public sewer protects against the discharge of waste materials into the underlying soils. The project will be developed following the requirements for stormwater as outlined in the SRSM. An increase in stormwater runoff should be expected due to the conversion of permeable lands to impermeable surfaces created by the development. This increase will be addressed during the design and approval process with the City of Spokane and any other affected agencies to control impacts from the development. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other affected agencies.

#### 4. Plants

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

Deciduous trees:  alder       maple       aspen

Other: Answer

Evergreen trees:  fir       cedar       pine

Other: Answer

shrubs       grass       pasture       crop or grain

orchards, vineyards or other permanent crops

Wet soil plants:  cattail       buttercup       bullrush       skunk cabbage

Other: Answer

Water plants:  water lily       eelgrass       milfoil

Other: Answer

Any other types of vegetation:

Weeds

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

At the present time it would be expected that all onsite vegetation would be removed from the 3.93 +/- acres where required and applicable.

- c. List threatened and endangered species known to be on or near the site:  
A review of the Spokane County, City of Spokane and WDFW Fish and Wildlife Map reveals a biodiversity area and corridor onsite. There are 10 plant species listed in Washington. Of these, none are found on site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
Drainage areas will be vegetated per standards to provide treatment and street trees are required other plantings will be in keeping with the commercial and residential nature of the site.
- e. List all noxious weeds and invasive species known to be on or near the site:  
No noxious weeds or invasive species are known to be on or near the site. However, no extensive inventory of weed species was undertaken. Any noxious weeds will be removed during clearing and grading operations.

## 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: Big brown bat, Townsend's Big-eared Bat (township mask per PHS)

Fish:         bass         salmon     trout         herring     shellfish

Other:

Any other animals (not listed in above categories): Answer

- b. List any threatened or endangered animal species known to be on or near the site.  
A review of the WDFW PHS, the City of Spokane GIS and Spokane County PDF Maps and the U.S. Fish and Wildlife IPaC reveals biodiversity area and corridor through the site. There are 21 animal species listed in Washington. Of these, none are found on site; however, the following have habitat that covers this region: Yellow-Billed Cuckoo and Bull Trout; however, there are no Bull Trout onsite, and stormwater from this site is not anticipated to affect Bull Trout habitat. Additionally, the candidate species Monarch Butterfly has habitat that covers this region.

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

Spokane County is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that the following migratory birds may be found in the vicinity of the site: Bald Eagle, Cassin's Finch, Evening Grosbeak, Golden Eagle, Lewis's Woodpecker, Olive-sided Flycatcher and Rufous Hummingbird. A review of the WDFW PHS map indicates that the following animals and plants may utilize or traverse this parcel: Mule Deer, Northwest White-Tailed Deer, Big Brown Bat and Townsend's Big-Eared Bat. It should be noted that both bat species are listed by township, and their habitat is not currently publicly available.

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

As this property is an infill development within the Urban Growth Area, there are currently no proposed measures to preserve or enhance wildlife. Urban wildlife populations such as scavenging birds and mammals will continue to reside within the site, and street trees and other plantings will provide shelter for small animals.

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

There are no known invasive animal species known to be on or near the site.

## 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.

Electricity and natural gas will be made available to each residence for heating, air conditioning and lighting. Additionally, solar, wind, and other sources of power would be available if installed by the property owner. Due to energy code changes, these homes may be all electric or a combination of gas, electric and solar.

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

The apartments will be 55' max height as allowed by code which should not affect solar energy collection by neighboring parcels.

- 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:

At this time none are proposed beyond those required by current city, state, county, and national energy codes.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

As this is a commercial development that does not propose to store large quantities of toxic or flammable chemicals, no non-residential exposure would be expected, and no large-scale health hazards are anticipated to adversely impact the general public.

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

There is no known contamination of the site from present or past uses.

- (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.

No measures are proposed to reduce or control environmental health hazards.

- (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.

During construction, no chemicals will be stored on site. After development it would be expected that household-sized chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. These containers might include fertilizer and weed abatement chemicals, paint and assorted solvents, or other chemicals typical of an apartment complex.

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

There are no special emergency services that would be required for this commercial development project.

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

A SWPPP will be employed and source control BMPs will be utilized during construction to prevent contamination of surface or underground water. Additionally, OSHA standards will be followed to protect the health of workers and the environment.

b. NOISE:

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

Traffic has been observed along River Ridge Boulevard and Whistalks Way. To the north of the project site is a soccer fields, track and field stadium, two baseball courts, and tennis courts. Spokane Falls Community College and their athletic facilities are north of the site. Residential noises such as dogs, people, cars, lawn mowing, etc.... from the subdivision to the south.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

In the short term, noises from construction equipment for both land disturbing and building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction will be restricted to daylight hours and as allowed by code.

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use for this site is vacant land. Surrounding properties are the Spokane Falls Community College to the north, multifamily residences to the east, west and northwest, and vacant land and a residential subdivision (River Run) to the south.

- 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?

The project site has not been used as working farmlands or forest lands in the near past.

- 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:  
*This site is not adjacent to or near working farm or forest land. No impact is anticipated to or from any forest or farmland.*
- c. Describe any structures on the site.  
*There are currently no structures onsite.*
- d. Will any structures be demolished? If so, which?  
*No structures will be demolished as none currently exist onsite.*
- e. What is the current zoning classification of the site?  
*The project site is currently zoned CB-55. Additionally, the parcel has RHD-35 zoning outside of the project site.*
- f. What is the current comprehensive plan designation of the site?  
*The project site is currently designated General Commercial. Additionally, the parcel has Residential 15+ designation outside of the project site.*
- g. If applicable, what is the current shoreline master program designation of the site?  
*There is no current shoreline master program designation for the project site.*
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.  
*This site is not classified as a critical area by the city or county, excepting the CARA which encompasses most of the City of Spokane.*
- i. Approximately how many people would reside or work in the completed project?  
*Approximately 202 people will reside in the completed project.*
- j. Approximately how many people would the completed project displace?  
*This project will not displace anyone.*
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
*No impacts are anticipated to displacement, and no measures are proposed.*

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

*This project will be developed to the standards set in the SMC regarding the CB-55 zone all well as all other appurtenant City, County or State statues.*

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

*There are no measures proposed as there are no nearby agricultural or forest lands.*

## 9. Housing

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

*This project will provide approximately 96 middle-income residential units.*

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

*As the land is currently vacant, no units would be eliminated.*

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

*Mo measures are proposed to reduce or control housing impacts, as none are anticipated.*

## 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 maximum height of the proposed structure will be as allowed by code, 55'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.*

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

*Territorial views of the vacant property, the apartment units to the south, and the stadiums to the north will be altered or obstructed with the construction of apartment units.*

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

*No measures are proposed to control aesthetic impacts, except for following City of Spokane code.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*The subject site will be illuminated at night consistent with City of Spokane codes and standards. It should be expected that several street lights will be added as well as additional porch and parking lot lights, all to residential levels.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*Light generated from the finished project should increase safety in the area.*
- c. What existing off-site sources of light or glare may affect your proposal?  
*Light generated during soccer or other sports games may affect the completed apartment complex.*
- d. Proposed measures to reduce or control light and glare impacts, if any:  
*No measures are proposed to reduce light and glare impacts.*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
*Nearby designated recreational opportunities include Downriver Park and Riverside State Park. Nearby informal recreational opportunities include Spokane Falls Community College and Spokane Windsong School.*
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
*As the property is currently vacant land, no displacement to existing recreational uses is anticipated.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
*Street trees and site landscaping as well as building facade look, color, and texture.*

## 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.  
*This property is located within the Fort George Wright Historic District.*

- 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 Fort George Wright Historic District encompasses this site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A DAHP WISAARD search was utilized to assess potential impacts to cultural or historic resources. As the site is an extremely disturbed cut fill site, all prior construction activities have displaced any opportunity for cultural resources to be discovered, therefore, as the WISAARD site does not evaluate prior site grading or use impacts are expected.

- 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.

Regardless of the significant and prior land disturbing activities that have occurred on site, an inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area and the City and Owner will be notified.

#### 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.

N. River Ridge Boulevard and W. Whistalks Way serve the project site. This project will connect to both roads, please see the civil plans for more information.

- 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 project is located adjacent to STA bus route 20 with a stop at the intersection of Whistalks Way and Randolph Road.

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

No spaces will be eliminated. This project site is anticipated to provide 180 standard stalls and 8 handicap stalls, for a total of 188 new 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).

Frontage improvements such as street trees and sidewalk are anticipated to be made to Whistalks Way. Please see the Civil Plans for planned improvements.

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

This project does not utilize or occur in the immediate vicinity of water, rail or air transportation.

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

Per the Trip Generation and Distribution Letter, this project is anticipated to generate approximately 33 AM peak trips, 43 PM Peak trips and up to 522 ADT.

- 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, this proposal is not anticipated to affect or be affected by agricultural or forest products on roads or streets in the area.

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

This project anticipates to pay transportation impact fees as required by the City of Spokane.

## 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, however, as an infill project we do not believe that this project will negatively impact these services below acceptable levels of service nor beyond the services ability to self-regulate per the comprehensive plan.

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

No measures are proposed to reduce impact on public services at this time as no significant impact is anticipated.

**16. Utilities**

a. Check utilities currently available at the site:

electricity     natural gas     water     refuse service

telephone     sanitary sewer     septic system

Other: Answer

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:

Utilities that will be provided by the City of Spokane include, water refuse services and sanitary sewer. A 6" ductile iron pipe is stubbed onto the property from River Ridge Boulevard; however, the Spokane GIS does not identify any sewer service that directly accesses the site.

Avista will provide electricity to the proposed project.

Centurylink (Lumen) will provide telephone services to the proposed project.

Comcast will provide cable services to the proposed project.

Utilities will require grading and trenching to install water, sewer, cable, and telephone, as well as electrical services if underground electricity is utilized on the project site.

**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: 10/11/2021

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



***Please Print or Type:***

PROJECT PROPONENT:

Name: Whipple Consulting Engineers Address: 21 S. Pines Road

Phone: (509) 893-2617 Spokane Valley, WA 99206

CHECKLIST PERPARER (If different from proponent):

Name: Todd R. Whipple, PE Address: 21 S. Pines Road

Phone: (509) 893-2617 Spokane Valley, WA 99206

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Staff Name

Based on this staff review of the environmental checklist and other pertinent information, 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.