

**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: Millennium North Hill Apartments
2. Applicant: Millennium Northwest LLC
3. Address: 718 W 18th Avenue
City/State/Zip: Spokane WA Phone: _____
Agent or Primary Contact: Bernardo Wills Architects, Mike Stanicar
Address: 153 S Jefferson St.
City/State/Zip: Spokane WA 99201 Phone: (509) 838-4511
Location of Project: Spokane WA
Address: 3911, 3917, 3923 and 3927 N Wall
Section: 06 Quarter: NW Township: 25 Range: 43
Tax Parcel Number(s) 35062 1601, 1602, 1603, 1604
4. Date checklist prepared: June 2022
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Fall of 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 additional plans for this project

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
No additional expansions are envisioned for this project

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

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. _____

The project may be integrated into the City of Spokane MFTE program, recently adopted by Council for this area. If so, it would adhere to any applicable development guidelines of that program. (Note, this has yet to be determined by the Applicant). _____

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

There would be grading, landscaping, demolition, new construction and access permit. _____

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. _____

The project envisions a 60 unit 4-story building situated on approximately 37,200 sf (.85 acres), on 5 existing lots. A small addition (=/- 800 sf footprint) to the existing office/retail building is proposed directly adjacent to the apartment building. The residential building and commercial addition will share a common lobby and elevator (to provide needed ADA access to the existing building), and other limited facilities. The structures will operate as a single building but will remain separate property buildings using an approved fire separation wall. Parking will consist of 44 on site and up to 20 street stalls with a code requirement of 60 spaces. _____

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. _____

The site is located within the Garland District at 706 W Garland and is all that portion of the block bounded by Garland, Wall, Walton and Post lying easterly of the existing alley. _____

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.) [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). [All storm drainage systems will be designed in accordance with Spokane County Regional Stormwater Management Guidelines.](#) _____

(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? _____
[None planned for this land use.](#) _____

(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. [N/A](#) _____

(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)? Unknown at this time. A Geo-technical report is pending.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Yes, Stormwater will discharge into the ground through 208 swales, drywells, or similar below ground infiltration systems. No impacts are foreseen and all structures and/or systems will be designed and approved to Spokane County Regional Stormwater Management Guidelines.

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)? Not Applicable

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. ____

The soils are Garrison Gravelly Loam _____

- 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: No fill is anticipated for this existing flat site. _____
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- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____

No _____

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 85% would be building or other hard surfaces. _____
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- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____

Storm Ponds or other approved drainage systems will receive the surface drainage. _____

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. The site is expected to be balanced. Excavations are limited to swales, drywells, foundations, and utilities.

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: Dust abatement measures will be followed during on-site excavation and construction.

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. Does not apply _____

(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. No _____

(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 _____

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. Runoff would come from roofs and asphalt surfaces and would discharge to approved storm drainage systems. _____

(2) Could waste materials enter ground or surface waters? If so, generally describe. No _____

(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 patten impacts, if any. On site drainage will be directed to approved drainage systems. _____

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? [All vegetation will be removed and replaced pursuant to approved landscape plans.](#) _____

c. List threatened and endangered species known to be on or near the site. [unknown](#) _____

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [To be reviewed and approved per landscape plans submitted hereafter.](#) _____

- e. List all noxious weeds and invasive species known to be on or near the site. Unknown
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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: _____

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.

Unknown

- c. Is the site part of a migration route? If so, explain. Not likely because it is well within an urban setting bounded by various arterials and land uses.
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- 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. _____
Unknown _____

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.
Electric or gas is expected to be used for heating. _____

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No impacts to any near-by solar is expected due to distance to or from said adjacent land uses and/or existing vegetative tree cover off-site. _____

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: The project will comply with NW Energy Code _____

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No _____

(1) Describe any known or possible contamination at the site from present or past uses. _____
The historical use of the subject site is a gathering hall, and residential lots. No contamination is
expected. _____

(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. N/A _____

(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. Domestic cleaning chemicals would be used by residents on site. _____

(4) Describe special emergency services that might be required. No special EMS is anticipated. _____

(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)? Typical urban noise levels from traffic and outdoor social gatherings.

(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. Normal Construction activity during allowed construction hours.

(3) Proposed measure to reduce or control noise impacts, if any: Compliance with noise regulations

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. Existing: SF and Office-Retail; North: Residential S/F; East: Residential S/F and Retail; West: Retail and S/F Residential; South: Retail

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 non-forest 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

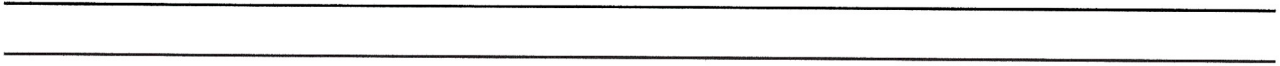
c. Describe any structures on the site. 5000sf retail/office and 3 Residential S/F rentals

d. Will any structures be demolished? If so, which? All S/F units will be demolished

e. What is the current zoning classification of the site? CC-1 NC

f. What is the current comprehensive plan designation of the site? CC Core

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? _____

Unknown

j. Approximately how many people would the completed project displace? _____

Depending upon then current occupancy at time of displacement, between 3-10 persons

k. Proposed measures to avoid or reduce displacement impacts, if any: To be determined prior to project commencement. Tenants have been notified of pending project. _____

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with applicable development regulations. _____

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

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 60 units for middle income residency. _____

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 3 units would be removed _____

- c. Proposed measures to reduce or control housing impacts, if any: the site is being converted from 3 rental units to 60 apartment units. _____

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? A 4-story height of 55 ft. will be needed and is within the zone standards. _____

- b. What views in the immediate vicinity would be altered or obstructed? Views from North to South and from East to West and vice versa from off site vantage points. _____

- c. Proposed measures to reduce or control aesthetic impacts, if any: Compliance with all applicable development standards _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ____
There would be interior lighting within the units and exterior lighting of the site. _____

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ____
No _____

- 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: ____
Indirect lighting down-casted. _____

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? ____
Garland Theater, local pubs and eatery's, Clarke Park. _____

- 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. Unknown _____

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No _____

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. None, just observation of historical uses of this urban setting. _____

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 None _____

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. _____
Garland Avenue serves on the South and Walton on the North. _____

- 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 Route 25 from Division and Route 4 from Monroe serve this neighborhood. _____

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The proposal would have 44 spaces on site and up to 20 on street. _____

- 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). Yes, the project would accommodate a bikeway as approved by City of Spokane. _____

- 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? Residential: 30 trips AM/PM Peak
Retail at 6800 sf: 45 trips PM Peak
Office at 6800 sf: 15 trips PM Retail/Office will be a mix

(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. N/A

- h. Proposed measures to reduce or control transportation impacts, if any: On site and On Street parking with alley access to parking from existing alley entrances

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. Fire protection would change from 1 story to 4 story structure as well as apartment/mix sue vs detach s/f.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Development to current Fire Code standards and new construction vs 80 year old structures.

16. Utilities

a. Check utilities currently available at the site:

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

Other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: _____

Existing infrastructure is being used for service to this site. City of Spokane and AVISTA. _____

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: 6-10-22

Signature: 

Please Print or Type:

Proponent: Dwight Hume, agent for BWA Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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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.