

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

Prose Spokane

2. Name of applicant:

Alliance Realty Partners, LLC

3. Address and phone number of applicant and contact person:

**C/O Alliance Realty Partners, LLC
Attn: Rob Anderson
1900 N Northlake Way, Suite 237
Seattle, WA 98103
randerson@allresco.com**

4. Date checklist prepared:

August 19, 2022

5. Agency requesting checklist:

City of Spokane

6. Proposed timing or schedule (including phasing, if applicable):

Construction is anticipated to begin in the late summer/early fall of 2023 or as soon as necessary permits and entitlements are obtained. The estimated time for construction is 22 months. The involved parties are in the process of due diligence related to the site and are seeking comment from the City and related agencies at the earliest possible juncture.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None known.

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

A Geotechnical engineering study will be prepared for the project.

A Critical Areas Report was completed in 2008 by Dr. Mike Folsom that describes the project site as containing three Category IV Wetlands, and a segment of Garden Springs Creek, and two other offsite wetlands with buffer areas contained with the project site. The Project Applicant has retained T-O Engineers' qualified wetland biologist to complete a Wetland/Stream Re-Eval and Wetland/Stream Mitigation Report, as applicable. Once completed, the T-O Engineers' consolidated Report will be circulated to the City of Spokane, Washington Department of Fish and Wildlife, and the Department of Ecology for concurrence.

Other environmental information that will be prepared for this project may include: a geotechnical engineering study, stormwater plans, an erosion control plan, water plans, sewer plans, and a trip generation and distribution letter, habitat management plan, topographic site plan.

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.

None known.

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

- **Grading Permit**
- **Utility Permits**
- **Building Permits**
- **Electrical Permits**
- **SEPA Checklist**

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. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes to construct a new multi-family development consisting of several buildings, though the precise number has not yet been determined. The precise site plan is dependent on surveys that have not yet been conducted. The buildings will include attached housing as defined in SMC 17A.020.010 and will provide approximately 450 residential units. The project will also include a clubhouse. The development will require driveways, parking stalls, landscape, paths, sidewalks.

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 applications related to this checklist.

The proposed site does not currently have an address, as it will be spread across multiple existing lots. The proposed project is primarily bounded by Interstate 90 to the north, S Milton St to the east, W 16th Ave to the South, and an existing residential area to the west. Both W 14th Ave and W 15th Ave will run into the site. Please see attached image for reference.

NE ¼ OF NE ¼ SEC. 26 T.S. 25N RNG. 42E W.P.M.

[Image on following page]



13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

The proposed project is within the City of Spokane limits. The property is served by the City of Spokane public sewer, and it lies within an Aquifer Sensitive Area (ASA).

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).

It is anticipated that stormwater throughout the site will be conveyed to various on-site treatment swales for infiltration. In the event that infiltration is not feasible at the site, evaporation ponds will be used or metered outflow to the City sewer system.

(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?

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 batement chemicals, paint and assorted solvents, or other chemicals typical of a residential area.

- (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.

During construction, no commercial volumes of chemicals are expected to be stored onsite. Refueling and oiling operations for construction equipment will occur. Any contractors or subcontractors will maintain and enforce 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.

b. Stormwater

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

A geotechnical investigation for this site has not yet been performed. It is estimated, based on information gathered from the NRCS Web Soil Survey, that the groundwater table exceeds 80 inches in depth. In addition, according to the Washington State department of ecology website, a geotechnical investigation was performed along 16th Ave directly south of the site in 2007. This report drilled to a depth of 35 feet, and did not encounter any bedrock or groundwater.

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

If on-site infiltration is feasible, stormwater will be discharged into the ground via drywells or infiltration galleries. Otherwise, stormwater will be detained for evaporation or metered outflow to the sewer system. The site stormwater system will be designed per the Spokane Regional Stormwater Manual requirements and will have no significant impacts to the surrounding area.

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

(circle one): Flat, rolling hilly steep slopes, mountainous, other _____

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

The site contains steep slopes greater than 10% throughout and likely up to 50% in some locations. Certain locations contain slopes greater than 30%.

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 NRCS Web Soil Survey, the project property is underlain with sand and loam. This information will be verified when the geotechnical report is received for the project.

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

To the knowledge of the Project Applicant, 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.

Based on the current site plan, a significant amount of earthwork will be necessary for grading the site. An effort will be made to balance cut and fill and a majority of fill material will likely come from on-site.

Proposed grading will be for streets, parking, storm facilities, and building pads. The grading will involve removal of organics, preparation of street subgrade, installation of wet and dry utilities, and preparation of building pads. Although quantities are unknown at this time, an effort will be made to balance cut and fill, and a majority of fill material will likely come from on-site. Excess materials, if any, shall be to a preapproved destination coordinated with the City of Spokane.

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

Erosion could occur as a result of clearing and construction grading. However, all proposed construction activity will be subject to an erosion control plan designed to prevent erosion from occurring.

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

The amount of impervious surface on the property after development would be approximately 50%, but this is dependent on the results of surveys that have not yet been completed. The other 50% is either landscaping, or existing untouched surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The Project Applicant will implement an approved erosion control plan during construction including water runoff and sediment barriers (silt fencing, construction entrance(s), temporary sediment ponds, etc.).

Long term erosion will be controlled by bio-infiltration swales and drywells anticipated to be constructed to manage storm water for the project.

2. Air [\[help\]](#)

- a. What types 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 emissions from the site will be from general construction activities including rock or material transport, painting and/or surface coating.

The proposed project will result in a slight increase of vehicular traffic to and from the site.

At the completion of construction, air emissions may be from appliances such as dryers, 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.

Interstate 90 is adjacent to the site, which may produce emissions or odors. However they are not likely to affect this proposal.

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

Dust control measures for earthwork will be implemented during construction. Regular maintenance of construction equipment will also be required.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

A Critical Areas Report was completed in 2008 by Dr. Mike Folsom that describes the project site as containing three Category IV Wetlands, and a segment of Garden Springs Creek, and two other offsite wetlands with buffer areas contained with the project site. The Project Applicant has retained T-O Engineers' qualified wetland biologist to complete a Wetland/Stream Re-Eval and Wetland/Stream Mitigation Report, as applicable. Once completed, the T-O Engineers' consolidated Report will be circulated to the City of Spokane, Washington Department of Fish and Wildlife, and the Department of Ecology for concurrence.

- 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.

Work will likely occur adjacent to (within 200') of the waters described above.

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

None anticipated.

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

None anticipated.

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

The proposal does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None anticipated.

b. Ground Water: [\[help\]](#)

- 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.

None anticipated.

- 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.

None anticipated.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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 runoff from the pollution generating impervious surfaces (PGIS) constructed on the site will be treated by bio-infiltration swales and infiltrated through the bottom of the swales and drywells. Runoff from any non-pollution generating impervious surface (NPGIS) will be infiltrated directly into the ground via drywells.

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

The Project Applicant does not believe that waste materials could enter the ground or surface waters. Any waste materials on the project site (automobile oils, spills, leaks, etc.) will drain to on-site bio-infiltration swales for treatment prior to discharging into the ground.

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

The existing site primarily slopes to the northeast. The proposed site will be graded for stormwater flow to infiltration facilities throughout the site. The overall concept will flow to the northeast, so overflow will flow with the existing contours.

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, including the swales described more fully in response to (c)(1) above.

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** [\[help\]](#)

a. Check the types 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?

Large trees and other existing bushes and vegetation will be removed for the proposed site.

c. List threatened and endangered species known to be on or near the site.

We do not know of any threatened or endangered species on or near the site.

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

Landscaping meeting the requirements of the City of Spokane will be implemented as part of the project. Additionally, an effort will be made to maintain existing vegetation where possible.

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

We do not know of noxious weeds or invasive species on the site.

5. **Animals** [\[help\]](#)

a. 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

The site is listed as a priority priority habitat for the big brown bat, which is a Federal Species of Concern and a State candidate for protection. It is also a priority habitat

for the Townsend big eared bat, which is a Federal Species of Concern and State candidate for state protection.

The Project Applicant has no direct knowledge of any endangered or threatened species on or near the site.

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

The Project Applicant is not aware of this site being part of a migration route.

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

None anticipated.

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

The Project Applicant does not know of any invasive animal species on near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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 are anticipated to be the primary sources of energy for the addition. During operation, these energy sources will be used for site lighting and building lighting, heating, and cooling.

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

We do not believe the project will have adverse effects for solar use of adjacent properties.

- 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:

We anticipate that the addition will have energy efficient lighting, windows, and other building materials for energy conservation features.

7. Environmental Health [\[help\]](#)

- 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.

There are currently no known health hazards that could occur as a result of this project.

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

The Project Applicant does not know of any contamination on the site from past or present 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.

The Project Applicant does not know of any existing hazardous chemicals/conditions on the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None anticipated.

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

We do not anticipate the need for special emergency services.

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

No measures are proposed to reduce or control environmental health hazards at this time. However, any health hazards that may be encountered would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. Noise

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

There is existing noise from the traffic around the site due to the project area being located next to the interstate.

- 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, noise will be generated from general construction of the building addition project. In the long term, noise will be generated by traffic entering and exiting the proposed development. Upon completion of the development, noise from general household activities including children, pets, entertainment will also be generated.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically that construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM.

8. Land and Shoreline Use [\[help\]](#)

- 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 project property is currently vacant. The adjacent properties are residential, and will not have an affect on the land use of these properties.

- 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 Applicant has no knowledge of the site being used for agriculture.

- c. Describe any structures on the site.

There are no existing structures on the site.

- d. Will any structures be demolished? If so, what?

No.

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

Residential Multi Family.

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

Residential Multi-Family.

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

There is no shoreline master program designation for this site.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is listed as a "fish and wildlife habitat conservation area" and a "geologically hazardous area." Additional information regarding possible wetlands on the site will be provided when available (see response to Section A.8).

- j. Approximately how many people would reside or work in the completed project?

It is estimated that there will be between 500 and 1,000 residents in the proposed project.

- 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:

None.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

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

There will be approximately 450 new housing units provided within the development. These will be market-rate units, and will not be targeted toward any particular income rate.

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 [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed structure is approximately 35 feet (to parapet). The principal exterior building material is anticipated to be vinyl siding with masonry accents.

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

No significant views are anticipated to be blocked.

The current site is vacant and undeveloped. The site does not contain scenic views. However, non-scenic views of the undeveloped lots will change as housing and related elements are constructed.

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

No measures are currently proposed. The design of the new buildings will be designed to, at a minimum, meet current IBC and city code requirements.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

During construction, there may be light added from site lighting used during twilight or after sundown/before sunup. Minimal light will be produced from the building interiors. Additional light will be added by fixed outdoor lighting such as street lights from sundown to sunup. Vehicles will add minimal, temporary light via headlights and brakelights when in use after sundown and before sunup.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The Project Applicant does not believe the light or glare from the finished project will be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

The Project Applicant does not know of any off-site sources of light or glare that would affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All outdoor lighting will comply with applicable provisions of the Spokane Municipal Code.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

John A. Finch Arboretum, Grandview Park, and the Fish Lake Trailhead are all located within a half-mile radius of the proposed site. Informal activities include walking, hiking, biking, picknicking.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None.

- 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 [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The Project Applicant has no knowledge of any such structures.

- 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 Project Applicant has no knowledge of any evidence of Indian or historic use or occupation on the 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

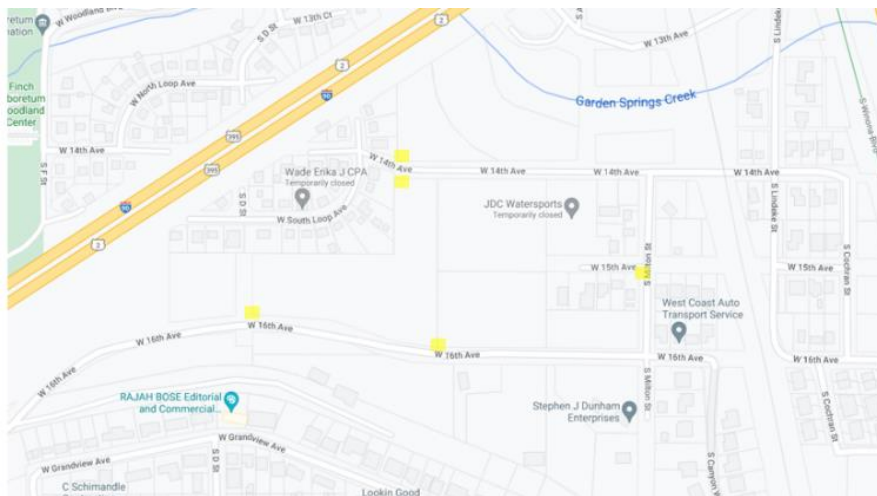
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None are proposed at this time. All applicable laws and agency requirements will be followed.

14. Transportation [\[help\]](#)

- 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.

A preliminary review of the project property shows that it will connect to the existing street system at five locations. Two locations are on W 16th Ave, another two locations are on W 14th Ave, and the final location is on S Milton St.



- b. Is the 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 Spokane Transit Authority has bus stops located within a half-mile of the proposed site to the northeast, at the intersection of W Sunset Blvd and S Government Way.

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

The proposed project will not eliminate any existing parking spaces. It is anticipated that the proposed project will add approximately 315-550 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).

It is anticipated that road frontage improvements will be required on 14th Avenue for this project, as well as half road improvements along 16th Avenue.

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

No water, rail, or air transportation will be used by the project.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using the 11th Edition of the ITE's "Trip Generation Manual" using land use 220: Apartment it is estimated that the project will generate 2,960 trips on a typical weekday, with 162 trips in the AM peak between 7 and 9 AM, and 214 trips in the PM peak between 4 and 6 PM. A small portion of these trips, (-5%) would be trucks.

- 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, generally describe.

The Project Applicant does not believe the project will interfere with or be affected by the movement of agriculture and forest products.

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

None anticipated at this time.

15. Public Services [help]

- 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, project would require more public service than what is required for the existing conditions.

An increase in residents in this area will increase demand for fire protection, police protection, and public transit. The Project Applicant does 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.

None.

16. Utilities [help]

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other fiber

- 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.

Avista Utilities will be providing natural gas and power for the project site. The City of Spokane will be providing water (fire and domestic), refuse service, and sanitary sewer service. CenturyLink will be providing telecommunication services.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Alliance Realty Partners, LLC

Signature: By: 
Jeremiah Jolicoeur, Vice President

Name of signee: Jeremiah Jolicoeur

Position and Agency/Organization: Vice President

Date Submitted: 8/23/2022