

**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: Thrive Apartments: Nevada

2. Applicant: Thrive International Apartments-I, LLC

3. Address: 718 W 18th Ave

City/State/Zip: Spokane, WA, 99203 Phone: _____

Agent or Primary Contact: Bernardo Wills Architects, Mike Stanicar

Address: 153 S. Jefferson St.

City/State/Zip: Spokane, WA Phone: (509) 838-4511

Location of Project: Spokane, WA

Address: 6980 N. Nevada St.

Section: _____ Quarter: _____ Township: _____ Range: _____

Tax Parcel Number(s) 36294.0063

4. Date checklist prepared: July 29, 2024

5. Agency requesting checklist: City of Spokane

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

Begin construction ~October 2024

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The project has been developed in association with Spokane Public Libraries who's work includes a community garden, book kiosk, education dome, in addition to participation in the construction of a joint parking area and shared utilities and access.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Phase I Environmental Site Assessment (ESA) prepared

by Rich Naccarato & Bob Spears 1998. Geotechnical Engineering Report prepared by

Budinger & Associates for 6930 N. Nevada St.

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. _____

Certificates of occupancy and/or completion for permit #s B2321409BLDC and B2321411BLDC.

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

Building Permit(s).

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. Development

of 1.6 total parcel area, +/- 1.0 acres project area, with approved access onto Nevada St. located in northeast Spokane. The project is anticipated a two 3-story "walk-up" residential buildings, 48-units total, and 1,500sf community Center attached to one building and associated site improvements.

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. _____

29-26-43 N 258FT OF W330FT OF NE1/4 OF SE1/4 EXC NEVADA ST

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.) Yes.

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 stormwater drainage systems shall be designed in accordance with Spokane County Regional Stormwater Management Manual and City of Spokane Design Standards Section 6.

(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.

(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)? _____

Groundwater is not anticipated to be encountered. No "free ground water" was observed in any of the test-borings or pits - see geotech report.

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

Yes. Storm water will discharge into the ground through "208" swales, dry-wells, or similar approved below ground infiltration structures.

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)? The site generally flat.

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. _____

Homogeneous sands - see geotech report.

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: Project cut-fill quantities are anticipated to balance.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion is not anticipated.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? 70% to 80%
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: A temporary erosion control plan will be prepared by the project civil engineer and implement by the contractor during construction activities.

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. Temporary increased emissions from construction related activities are anticipated.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.

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

Does not apply

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. _____

N/A

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. _____

Storm water from asphalt surfaces will discharge into the ground through "208" swales, dry-wells, or similar approved below ground infiltration structures. Runoff from non-pollution generating surfaces will discharge into drywells.

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

None anticipated.

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

None anticipated.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any. N/A

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: None observed

Other types of vegetation: _____

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

The site will be fully disturbed and new landscaping installed per City of Spokane Design Standards

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

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation

on the site, if any: New landscaping will be designed in accordance with City of Spokane Design Standards

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

Unknown.

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: None known or observed

Mammals: deer bear elk beaver

Other: None known or observed

Fish: bass salmon trout herring shellfish

Other: None known or observed

Other (not listed in above categories): _____

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

None known or observed

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

Unknown

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

None.

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

None known or observed

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 is anticipated to be the sole Project energy sources.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: _____

Project will be designed in accordance with the Washington State 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. _

None anticipated.

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

[See Phase I report attached](#)

(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. _____

[See Phase I report attached](#)

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

[See Phase I report attached. In addition, small quantities of common household detergents and cleaning agents are anticipated.](#)

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

[Possible EMS or poison control in response to accidental ingestion by tenants of common household detergents and cleaning agents.](#)

(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)? General traffic noise from Nevada St.

(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. _____

General construction noise, during standard business hours

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

Buildings are set back from the street and most windows do not face Nevada.

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 subject property is vacant. Existing apartments to the north, trailer park to the east, and senior care 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? _____

No/Not Known

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. _____

Site is vacant.

d. Will any structures be demolished? If so, which? _____

No.

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

O-35 (Office)

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

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

Does not apply

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ___
No.

i. Approximately how many people would reside or work in the completed project? _____
Approximately 75 to 100 residents.

j. Approximately how many people would the completed project displace? _____
None

k. Proposed measures to avoid or reduce displacement impacts, if any: _____
Does not apply

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Project will be designed in accordance with City of Spokane Municipal Code
which includes use, height and mass transition guidelines, and design standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Does not apply

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. +/- 48 units, mixed income, including refugee settlement, and low-income.

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: _____

Does not apply

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? _____

35'-0" max allowable building height, building materials not known at this time but may include: metal, masonry, or enticements claddings, or combination.

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

None known.

c. Proposed measures to reduce or control aesthetic impacts, if any: Project will be designed in

accordance with City of Spokane Municipal Code which includes use, height and mass transition guidelines, and design standards. Incorporate applicable portions of neighborhood plan, if any.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
During nighttime hours, limited light or glare may be produced from living units. Parking lot and building lighting will be equipped with cutoffs to inhibit glare and light "trespass" off the property.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
Light or glare from the project is not anticipated to be a safety concern or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal? _____
Light from traffic and adjacent properties may contribute to light or glare within dwelling units.
- d. Proposed measures to reduce or control light and glare impacts, if any: _____
Dwelling units will be provided with window coverings. Parking lot and building lighting will be equipped with cutoffs to inhibit glare and light "trespass" off the property.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? The project envisions considerable resident common open-space in addition to common/community spaces such as community garden, educational spaces, community center activities. Project is also approximately 1/4 mile from Friendship 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: Does not apply

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. [Refer to attached Phase-I Report](#)

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. [Not likely, existing site is a parking lot](#)

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. _____

[Refer to attached Phase-I Report](#)

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 _____

[Does not apply](#)

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. Northwest Boulevard

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 _____

Yes. The project is served by STA Route #28

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

The project anticipates +/- 75 on-site parking spaces, 12 of which are dedicated to Spokane Public Library (SPL) for the community garden & Ed. Dome and Community Center. Issued SPL permits include up to 39 parking stalls.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

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

A Trip Generation and Distribution (TG&D) analysis is not anticipated. Transportation Impact fees will be assessed based on the total number units provided, less and credit for existing facilities.

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

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

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

Transportation Impact Fees are anticipated to help fund City-wide transportation priorities which may include transportation systems directly adjacent to or near the Project.

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. _____

Project is already fully served by essential services (EMS, Police, Fire, etc.).

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

None.

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: _____

Avista- electricity, City of Spokane- Domestic Water & Sewer, Multiple carries at or near the property for Fiber, Cable, Telephone.

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: July 25, 2024 Signature: 

Please Print or Type:

Proponent: Bernardo Wills Architects, Address: 153 S. Jefferson St.
Mike Stanicar Spokane, WA 99201
Phone: (509) 838-4511

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <ul style="list-style-type: none"><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.<input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.<input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.
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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? _____

Proposed measures to avoid or reduce such increases are: _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? _____

Proposed measures to protect or conserve plants, animals, fish or marine life are: _____

3. How would the proposal be likely to deplete energy or natural resources? _____

Proposed measures to protect or conserve energy and natural resources are: _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? _____

Proposed measures to protect such resources or to avoid or reduce impacts are: _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? _____

Proposed measures to avoid or reduce shoreline and land use impacts are: _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities? _____

Proposed measures to reduce or respond to such demand(s) are: _____

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. _____

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.