



SPOKANE CITY COUNCIL
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3335
(509) 625-6255

Ben Stuckart
Council President

December 17, 2018

Tirrell Black
Planning Department, City of Spokane
808 W Spokane Falls Blvd.
Spokane, WA 99201

Dear Tirrell:

I am writing to submit an application for a text amendment to the Comprehensive Plan. This amendment consists of a new policy in section 4 (Transportation) of the Land Use chapter (Chapter 3), and is intended to implement the recommendations of STA's Central City Line ("CCL") Strategic Overlay Plan. The text of each of this new policy is as follows:

[PROPOSED] Policy LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

In order to implement this strategy, consistent with the recommendations of the Central City Line Strategic Overlay Plan adopted by resolution in 2016, I am proposing a work plan item in order to develop and implement high-performance transit overlay zone(s) or district(s) within the Central City Line ("CCL") corridor area as called for in the Spokane Transit Authority's ("STA") Central City Line plans and route alignment.

Overlay zones/districts modify the underlying zoning or land use plan to achieve certain goals. A transit overlay zone or district can improve walkability, enhance neighborhood character, encourage a mix of different uses, and ensure urban-scale housing densities. In the CCL corridor, an overlay district or zone can also be used to apply development incentives that reduce the costs of development, making it more likely for a project to "pencil out" (*i.e.*, be financially feasible). Rental rates within the CCL corridor are relatively low, which means that new development is less likely to be financially feasible. Incentives can help close that feasibility gap and make projects happen.



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Overlay zone(s) or district(s) could be developed for property within the entire CCL corridor or only within certain areas, such as within a certain distance from specified permanent CCL stations. Some or all of the characteristics and incentives applicable within CCL overlay zone(s) or district(s) could also be later made applicable to other high-performance transit network areas as the network expands throughout Spokane.

In general, new development within a high-performance transit overlay zone or district should be required to meet the stricter standard as between the overlay zone or district and the underlying base zone. For example, if the overlay zone or district requires 10-foot minimum sidewalk widths, and the underlying base zone requires 5-foot minimum sidewalk widths, the overlay zone or district's 10-foot minimum would prevail.

This proposed change to the text of the Comprehensive Plan and attendant work plan item request are being presented as a single Comprehensive Plan amendment application because they both concern a single topic (transit-supported development) and geographic area (the CCL route).

Please see the attached documents, namely: (1) pre-application answers, (2) threshold review application answers, (3) proposed amendment text, and (4) a completed SEPA checklist for your review. If you have any questions or need further information, please reach out to City Council Policy Advisor Brian McClatchey.

Sincerely,

Ben Stuckart
President, Spokane City Council

Encl. (4)



Transit-Supported Development

Proposed Comprehensive Plan Text Amendment

PROPOSED AMENDMENT TEXT

The following text would be added, verbatim, to Chapter 3, Land Use, Shaping Spokane—the 2017 Comprehensive Plan Update. New text is shown underlined. The existing goal LU 4 is shown for reference.

LU 4 TRANSPORTATION

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

...

LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit corridors and other transit corridors with service of at least every 15 minutes during weekdays.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z18-958COMP

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: Transit-supported development text amendment
2. Applicant: Council President, Ben Stuckart
3. Address: Spokane City Council, 808 W Spokane Falls Blvd.
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6258
Agent or Primary Contact: Same
Address: _____
City/State/Zip: _____ Phone: _____
Location of Project: Citywide (Text Amendment)
Address: _____
Section: _____ Quarter: _____ Township: _____ Range: _____
Tax Parcel Number(s) All parcels within City Limits
4. Date checklist prepared: October 31, 2018
5. Agency requesting checklist: Neighborhood and Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): To be considered in the 2018-2019 Comprehensive Plan Amendment cycle.

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

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
N/A, non-project text amendment.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None.

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. Unknown.
-
-
-
10. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive Plan amendment docketing process approval; Plan Commission recommendation; City Council adoption.
-
-
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 proposal would amend the Comprehensive Plan to include one new land use policy to encourage and support transit-supported development. This proposal is intended to amend the City's land use policies in advance of the construction of the Central City Line and to give sufficient time for developers and neighbors to understand the impacts of the Central City Line and the new development options along the route.
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. This proposal would have effects city-wide, as high-performance transit routes are established and implemented. For further information, see the STA website at <http://stamovingforward.com/plan/projects/hpt-service-central-city-line>
-
-
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). None.

- (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.

- (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. Non-project text amendment.

- (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? None.

b. Stormwater

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

N/A. Non-project text amendment.

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

N/A. Non-project text amendment.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: All types. Proposal concerns all parts of the City.

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

Unknown.

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. _____

Unknown.

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

Unknown.

- 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: _____

Various. Proposal concerns entire city.

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

N/A, non-project text amendment.

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

N/A, non-project text amendment.

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

N/A, non-project text amendment.

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. N/A, non-project text amendment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A, non-project text amendment.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
N/A, non-project text amendment.

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. _____

N/A, non-project text amendment.

- (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. _____ None--the proposal amends the text of the Comprehensive Plan only.

- (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. _____ N/A, non-project text amendment.

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. _____ N/A, non-project text amendment.

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

N/A, non-project text amendment.

(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. _____

N/A, non-project text amendment.

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. N/A, non-project text amendment.

(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.

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. N/A, non-project text amendment.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. N/A, non-project text amendment.

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A, non-project text amendment.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. None.

4. Plants

- a. Check the type of vegetation found on the site: All types. Proposal concerns all parts of the City.

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? _____

None.

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

None/Unknown.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A, non-project text amendment.

- 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: Unknown. Proposal concerns all parts of the city.

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. Unknown. _____

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

N/A, non-project text amendment. _____

- 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.
N/A, non-project text amendment. _____

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____
N/A, non-project text amendment. _____

- 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: _____
N/A, non-project text amendment. _____

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. _____
N/A, non-project text amendment. _____

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

N/A, non-project text amendment.

- (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. _____ None known.

- (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. _____ N/A, non-project text amendment.

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

None.

- (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)? N/A, non-project text amendment.

(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. N/A, non-project text amendment.

(3) Proposed measure to reduce or control noise impacts, if any: None.

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. _____

As this proposal would be implemented city-wide, the proposal concerns all possible land uses.

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? _____

Portions of the City have been used or are used for agriculture. The proposed amendment would not change any existing protections for those uses.

- 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. The proposal has no "site" as it concerns a text amendment.

- d. Will any structures be demolished? If so, which? No.

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

As this proposal would be impelmented city-wide, the proposal concerns all possible zoning classifications.

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

As this proposal would be impelmented city-wide, the proposal concerns all possible designations.

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

As this proposal would be impelmented city-wide, the proposal concerns all possibl shoreline designations.

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ____
As this proposal would be impelmented city-wide, the proposal concerns all critical areas within the city. However,
the proposal would not modify any existing protections for such areas

- i. Approximately how many people would reside or work in the completed project? _____
Unknown.

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

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None.

- c. Proposed measures to reduce or control housing impacts, if any: _____
N/A, non-project text amendment.

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? N/A, non-project text amendment.

- b. What views in the immediate vicinity would be altered or obstructed? N/A, non-project text amendment.

- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A, non-project text amendment.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ____
N/A, non-project text amendment.

- 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? ____
N/A, non-project text amendment.

- d. Proposed measures to reduce or control light and glare impacts, if any: ____
N/A, non-project text amendment.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? ____
Various. Proposal concerns entire city.

- 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: N/A, non-project text amendment.

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/various.

- 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. Unknown.

- 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. _____
N/A, non-project text amendment.

- 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. _____

The proposed amendment would concern any City street designated as a high-performance transit route.

- 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. Spokane Transit Authority serves the entire City.

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

None.

- 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? N/A, non-project text amendment.

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

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

- h. Proposed measures to reduce or control transportation impacts, if any: None.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. N/A, non-project text amendment.

- b. Proposed measures to reduce or control direct impacts on public services, if any: N/A, non-project text amendment.

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: _____

None.

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: 1/7/19 Signature: Ben Stuckart

Please Print or Type:

Proponent: Ben Stuckart Address: 808 W Spokane Falls Blvd

Phone: 509-625-6258 Spokane, WA 99201

Person completing form (if different from proponent): Brian McClatchey

Phone: 509-625-6210 Address: 808 W Spokane Falls Blvd
Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposed amendment could result in more dense development along high-performance transit routes. This increased density could have the potential to increase these types of emissions/etc. as would any new development.

Proposed measures to avoid or reduce such increases are: Any such increases would be analyzed on a project-by-project basis as individual building permit applications are submitted to the City for approval.

2. How would the proposal be likely to affect plants, animals, fish or marine life? As densification and redevelopment as a result of this proposal occurs in established, developed parts of the City, the impact to plans, animals, fish, or marine life would be minimal.

Proposed measures to protect or conserve plants, animals, fish or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? See the answer to question 1 above.

Proposed measures to protect or conserve energy and natural resources are: See the answer to question 1 above.

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? The proposal would not directly affect these locations as it concerns a text amendment. However, if development occurs as a result of the proposed policy, each development project could have incremental effects on these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are: _____
Any potential effects will be analyzed by the City on a project-by-project basis as building permit applications are submitted.

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? Similar to answer 4 above, incremental effects on shorelines might occur as a result of development following adoption of the proposed policy.

Proposed measures to avoid or reduce shoreline and land use impacts are: _____
Any such development would be subject to the City's existing protections and limitations on land uses in the shoreline areas.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed policy concerns development in the vicinity of transit, specifically designed to foster greater use and demand for those transit uses and the attendant benefits resulting from it, such as less vehicle travel, pollution, etc.

Proposed measures to reduce or respond to such demand(s) are: _____
None.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal would not conflict with any local, state, or federal law or policy.

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: 1/7/19 Signature: Ben Stuckart

Please Print or Type:

Proponent: Ben Stuckart Address: 808 W Spokane Falls Blvd

Phone: 509-625-6258 Spokane, WA 99201

Person completing form (if different from proponent): Brian McClatchey

Phone: 509-625-6210 Address: Same

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.