

SEPA RULES

WAC 197-11-970 Determination of non-significance (DNS)

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: The proposed project would involve demolishing the existing 1910-1948 Adams Elementary School and replacing it with a new 60,037 square foot, three-story Adams Elementary School at the same site. This school is planned with 23 classrooms with a capacity of 450 students grades K to 5. In addition to instructional space, multi-purpose room/cafeteria, kitchen, stage, gymnasium, stage/music rooms, project rooms (art, science), learning commons (library), administrative, and support spaces are provided. On-site parking for staff and visitors, play apparatus and paved courts, and a playfield will be east of the new building.

Applicant: Spokane School District No. 81

Location of Proposal: Adams Elementary School, 2909 East 37th Avenue, Spokane, WA 99223

Legal Description: A full legal description is available for review at the Facilities Building, 2815 E. Garland Avenue, Spokane, WA. Parcel Numbers: 35342.2901, 35342.0001; and 35342.3022, an adjacent house at 3401 East 36th Avenue, and undeveloped right of way of Fiske Street between 36th and 37th avenues.

Lead Agency: Spokane School District No. 81

After review of a completed environmental checklist and other information on file with the agency, School District No. 81 has determined this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below. Comments must be received by 20 July 2023.

Responsible Official: Gregory Forsyth
Director of Capital Projects
Spokane School District No. 81
2815 E. Garland Avenue 99207
Spokane, WA 99207
Phone: (work) 509-354-5775

6 July 2023

Date Issued



Signature

Comment Period Information:

Any person may appeal and submit comments regarding this determination. Comments will be considered on environmental issues and any environmental documents related to the proposed action. All written comments will become part of the record. **Comments are due by 5:00 p.m. 20 July 2023,** and must be sent to Gregory Forsyth, Spokane School District No. 81, 2815 E. Garland Avenue, Spokane, WA 99207-5811. Mr. Forsyth is available to answer questions regarding this project at the above address or by email: gregoryf@spokaneschools.org



Spokane Tribe of Indians
Tribal Historic Preservation Officer
P.O. Box 100 Wellpinit WA99040

June 20, 2023

TO: Jim Kolva, Land Use Assessment

RE: New Adams Elementary School

Mr. Kolva,

Thank you for contacting the Tribe's Historic Preservation Office, we appreciate the opportunity to provide a cultural consent for your project, the intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

We concur with the definition of the APE and as stated in your letter that the existing Adams Elementary School will be demolished and the site cleared this area has a low potential for encountering cultural resources.

Recommendation: This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work.

With this letter is your notification that this project may move forward.

As always, if any artifacts or human remains are found upon excavation this office should be immediately notified and the work in the immediate area cease.

Should additional information become available, or scope of work change our assessment may be revised. Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Spokane Tribal Historic Preservation Officer (T.H.P.O.)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

July 19, 2023

Jim Kolva
Jim Kolva Associates, LLC
115 S. Adams St. Suite 1
Spokane, WA 99201

Re: New Adams Elementary School Project

Dear Jim Kolva:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the New Adams Elementary School Project (Proponent: Spokane School District 81). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the New Adams Elementary School Project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and demolition website has a more comprehensive list and a link to help identifying and designating your wastes. Please visit <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or via email at Alexandra.Bergh@ecy.wa.gov.

Water Quality Program

If all construction related stormwater is retained onsite, a Construction Stormwater General Permit may not be required.

Furthermore, you must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program/UIC-registration-requirements-information>.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

If you have questions or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov.

For more information or technical assistance, please contact Suman Paudel at (509) 601-2124 or via email at suman.paudel@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

For more guidance on, or to respond to the comments made by a specific Ecology staff member, please contact the appropriate program staff listed above at the phone number or email provided.

**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: Construct new Adams Elementary School, Demolition of Existing

2. Applicant: Spokane School District No. 81

3. Address: 2815 E. Garland Avenue
City/State/Zip: Spokane, WA 99207-5811

Contact: Greg Forsyth, Director Capital Facilities and Planning
Phone: 509-354 5775 Email: gregoryf@spokaneschools.org

Agent or Primary Contact:

Jim Kolva, Jim Kolva Associates, LLC

Address: 115 South Adams Street, Suite 1

City/State/Zip: Spokane, WA 99201-4603 Phone: 509-458-5517

Email: jim@jimkolvaassociates.com

Architect: Brooke Hanley

NAC Architecture

Address: 1203 West Riverside Avenue

Spokane, WA 99201 Phone: 509-838-8240

Email: bhanley@NACARCHITECTURE.com

Location of Project: 2909 E 37th Ave.

Address: Spokane, WA 99223

Section: 34 Quarter: NW Township: 25N Range: 43E

Tax Parcel Number(s) 35342.2901, 35342.0001 and 35342.3022 (single-family parcel recently acquired)

4. Date checklist prepared: 18 July 2023

5. Agency requesting checklist: Spokane School District No. 81 (Lead Agency)

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

Project construction would be the June of 2024 - December 2025.

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

No

The proposed project is the demolition of the existing Adams Elementary School and replacement on the same site by a new Adams Elementary School. Prior to construction of the new school the existing school would be demolished, and the portable units would be removed. Students would be transferred to the vacant Jefferson school while construction is taking place.

The single-family house adjacent to the east side of the northeast corner (3104 East 36th Avenue) and owned by the Spokane School District will also be demolished, and included in an expanded school campus. A portion of the vacated right of way of Fiske Street between 36th and 37th will be included in the Adams campus.

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

No, the project is within the 3.72-acre Adams Elementary School Campus. The single-family house adjacent to the east side of the northeast corner (3104 East 36th Avenue), 6,534 square foot lot (0.15 acres) is owned by the Spokane School District. The School District also plans to acquire portions of the undeveloped 50-foot right of way for Fiske Street (approximately 255 feet long, for area of 12,750 square feet, or 0.23 acres). Total area would be about 4.1 acres

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

Adams Elementary Reconstruction TG & Distribution Letter (Job No. 220654). T-O Engineers, 11/1/2022.

Draft Geotechnical Report. Adams Elementary School, 2909 East 37th Avenue, Spokane, WA. STRATA. File SP23012A, 4/6/2023.

Adams Elementary School Site Noise Study. Alan Burt, P.E., SSA Acoustics. 4/18/2023.

Schematic Design Report. NAC Architecture. 6/7/2023.

Good-Faith Regulated & Hazardous Materials Survey Report. Spokane Public Schools. (Pending).

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.

No

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

February 2024 Spokane Schools bond vote approval
Vacation and acquisition of portion of Fiske between 36th and 37th avenues.
Variance for building height
Possible variance for non-separated sidewalks
Demolition of and removal of existing buildings and improvements
Land Disturbance Permit (Grading and drainage)
Stormwater Management
Right of Way Permit
Approach Permit
Building
Electrical
Plumbing/mechanical
Occupancy
SRCAA Notice of Construction and Application for Approval

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 proposed project is the construction of a new Adams Elementary School at 2909 East 37th Avenue. The proposed project is slated for construction in 2024-2025. Prior to construction the existing Adams School Building will be demolished and the portable units relocated. The students would attend classes in the old Jefferson Elementary School. The new building, with a footprint of 33,347 square feet, and planned building area of 60,037 square feet, will be three stories in height (along 37th and Regal).

Red brick and glass will be the primarily exterior materials of the building complex that will include 23 classrooms, multi-purpose room/cafeteria, kitchen, stage, gymnasium, stage/music rooms, project rooms (art, science), learning commons (library), administrative, and support spaces. The maximum capacity of the school when completed will be 450 K-5 students (presently K-6 students).

Campus improvements will include new guest parking lot north of the new building, a staff parking lot east of the building along 37th Avenue, new access drive from 36th Avenue just east of Fiske Street to the staff parking lot, new hard and soft surface play areas and grass turf playground.

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.

Adams Elementary School is in the southeast quadrant of the City of Spokane, at 2909 E. 37TH Avenue, Spokane, WA 99223. The site on which the school is built includes parcel

number 35342.2901 – 1.95 acres and parcel number 35342.0001 – 1.77 acres. Additionally, Spokane Schools owns the single-family house at 3104 E. 36th – parcel number 35342.3022 and is planning to vacate a portion of the right of way of Fiske Street

between 36th and 37th avenues. The parcels are in the NW quarter of Section 34, Township 25N, Range 43E at the northeast corner of 37th Avenue and Regal Street.

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 project lies in an ASA, GSA, PSSA, and the City of Spokane.

14. The following questions supplement Part A.

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

None, the school is connected to the City of Spokane Sewer system. Stormwater would be managed in accordance with the City of Spokane SMC 17D.060.140 "Storm Water Facilities".

- (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.

A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed in accordance with a District management plan.

- (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?

The District has a management plan for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan.

The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

The District will provide the City of Spokane with a Critical Materials List.

b. Stormwater

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

The Geotechnical report (2023) reported that exploratory borings had encountered basalt bedrock throughout the site at depths from approximately 5 to 15 feet beneath the ground surface. The geotechnical exploration did not encounter groundwater and did not anticipate static groundwater within the upper 50.0 feet of the soil profile. The report did, however, advise that seasonal changes in irrigation, precipitation, site development, and stormwater disposal could result in localized, perched groundwater conditions beneath the site within native soil deposits and especially at soil/bedrock interfaces.

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

Yes, the Geotechnical report (Strata. 2023) stated the following: Stormwater disposal is feasible provided the recommendations presented herein are followed and stormwater facilities are designed and constructed in accordance with the most recent Spokane Regional Stormwater Manual. The report provided measured near-surface infiltration rates and provided specifications for soils composing the drainage area. Boiswales and drywells would be used on the site in accordance with the report recommendations.

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, the campus of Adams Elementary School is developed with the three-story 1910-1948 classroom building with one-story multipurpose room, utility room, and kitchen. Three modular units are east of the classroom building. A parking lot occupies the northwest corner of the site, and the eastern portion is developed as a fenced playfield. The site is essentially flat and level at an elevation ranging from 2359 along the eastern edge to 2362 along the western edge. Embankments composed of concrete and concrete block are along portions of the north boundary and along the south boundary. The embankment along the east boundary is earth that slopes down to the vacant street right of way. The embankment around site perimeter about 3 to 5 feet above street grade.

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

The Adams campus' underlying soils, according to the National Resource Conservation Service Web Soil Survey (6/9/2023), is Urban Land Phoebe disturbed complex, 0 to 3 percent slopes. Because of the developed condition, the NRCS Web Soil Survey does not rate the physical and chemical characteristics of the soils of the site.

The 1968 USDA, Soil Conservation Service Soil Survey of Spokane County maps surficial natural soil deposits at the site as HoB Hesseltine silt loam, moderately deep, 0 to 8 percent slopes. The Hesseltine soil group typically consists of well-drained medium textured soils underlain by sand, gravel and cobblestones at a depth of 12-36 inches, formed in glacial outwash. Many areas are underlain by bedrock.

A Draft Geotechnical Report provided by Strata (4/6/2023), provided geotechnical recommendations to the design team based on the analysis of some twenty borings across the site. The memo indicated that additional work was required once the design concept was sufficiently defined. Analysis and recommendations provided by Strata, both in this draft report and in the final report, are hereby incorporated by reference into this

checklist. The findings and recommendations of those reports should be incorporated into design for earthworks, footings, foundations, and loading of the buildings.

The reports pointed out potential issues with shallow basalt bedrock, and the presence of undocumented fill. No groundwater was encountered, however, shallow bedrock could cause seasonal perched groundwater. The survey utilized some twenty borings up to 21.5 feet below the ground surface.

According to the report, the exploration encountered topsoil or asphalt pavement above silty sand undocumented fill overlying native sand or weathered bedrock. Weathered bedrock was typically found within the upper 2 to 5 feet on the west half of the site and typically ranged from 7.5 to 18 feet deep on the site's eastern half. Weathered basalt is present throughout the site at depths of 1 to 8 feet; below that is basalt bedrock.

Within the report, the section on Geotechnical Opinions and Recommendations included the following:

- Undocumented Fill encountered during site preparation and construction should be completely removed below the proposed building (including footings and interior slabs) to expose native sand. Such material may be repurposed as structural fill if it meets specifications. Likewise, it may be used in other specified areas of the site.
- Weathered and Massive basalt bedrock is a limiting factor with respect to stormwater disposal. As such the report recommends to the civil design team that the site stormwater disposal is on the eastern half of the project site where the bedrock is deepest.

The report provides extensive recommendations for Earthworks, Shallow Foundation Design (including seismic considerations), Lateral Earth Pressures, Subsurface Drainage for Below-Grade Walls, Pavement Section Design, and Stormwater Disposal.

The project will include demolition of the existing structures, and replacement by new classroom, gymnasium/multi-purpose, and other support structures. Portable units will be removed and new play, parking, and landscape areas will be developed.

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

None are noted on city maps, nor was any observed during site walkover.

- 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:

It is not expected that significant quantities of soils will be removed or hauled into the site, although the geotechnical report recommends removing uncontrolled fill and replacing with structural fill prior to construction foundations and footings. The report also indicates that undocumented fill can be used in other areas of the site.

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

Cut exposed slopes on the site could be subject to erosion from stormwater runoff.

Standard erosion control and stormwater management measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with city storm drainage requirements. (See paragraph h below.)

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

The existing Adams Elementary School campus contains an area of approximately 162,043 square feet (3.72 acres). The site consists primarily of turf grass playfield, yard, swales, and landscaped area with approximately 78,000 square feet of asphalt surface parking and play areas and rooftops, or about 48 percent site coverage.

The new campus will include approximately 93,140 square feet (2.13 acres) of impervious asphalt and roof area. About 52 percent of the campus would be covered by impervious surface.

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

Standard erosion control measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with city storm drainage requirements.

An Erosion/Sediment Control Plan will be submitted to the Engineering Services Department. Standard runoff control measures will be followed to minimize erosion during construction. Adjacent properties will be protected from sediment deposition as well as increased volume, velocity and peak flow rates of stormwater runoff.

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.

SCAPCA dust control regulations would be followed during demolition and construction. Typical pollution sources include building (partial) demolition, site grading, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated are unknown but expected to be nominal.

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

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

Other than following SCAPCA regulations, no additional measures are recommended.

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.

None

- (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, the site is within a Zone X, areas of minimal flooding. (FEMA MSC Viewer, reviewed 6/12/2023, Community Panel Number 53063C0726D, 7/6/2010.

- (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, the school is connected to the City of Spokane for domestic and irrigation water supply.

- (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.

The proposed project is connected to the City of Spokane sewage collection and disposal system.

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.

Snowmelt and rainfall are presently absorbed over most of the site and do not flow into other waters. Runoff from impervious surfaces including rooftops, parking lots,

driveways, and sidewalks either runs to adjacent grass turf areas, or to drywells. Runoff from impervious play surfaces also migrates to grass turf areas.

A Draft Geotechnical Report provided by Strata (4/6/2023) provided stormwater infiltration ananalysis and provided management recommendations to the design team. Ultimately, the report advised adherence to the *Spokane Regional Stormwater Manual* requirements for on-site stormwater management.

The project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with City of Spokane SMC 17D.060, Storm Water Facilities, to develop a management plan in collaboration with the city.

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

No, a management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

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

No

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

Stormwater will be managed in accordance with a city-approved management plan prepared by the project design team.

4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree: alder maple aspen - Variety, landscaping surrounding school.

Other:

Evergreen tree: fir cedar pine - Variety, landscaping surrounding school

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

A review of the US Fish and Wildlife Service Wetlands Mapper for Spokane (<http://www.fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.HTML>) does not indicate wetlands within 200 feet of the site (6/6/2023).

The Adams School campus is composed of the classroom building and multi-purpose building along the west side of the site with turf grass playfields to the east. Three portable units are east of the building along the south side of the campus. Grass areas with domestic landscape and deciduous trees are also between buildings and along the street frontages. An undeveloped pine thicket with houses to the east is east of the playfield in the undeveloped street right of way strip. Various shrubs are in front of the foundation walls of the classroom buildings.

Other types of vegetation:

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

The existing grass and domestic landscaping within the building footprint and construction zone will be removed and replaced by the new addition, driveways, parking lot, sidewalks, and play areas. A new landscaping plan will be designed in conjunction with the building and site plan, and city of Spokane landscaping standards.

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

None known The Washington Department of Fish and Wildlife "Priority Habitat and Species" Map (6/9/2023 - <https://geodataservices.wdfw.wa.gov/hp/phs/>) does not indicate any habitats or priority species associated with the Adams Elementary School campus.

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

A landscape plan will be submitted to the City of Spokane for approval. New street trees in clusters and landscaping will be planted along 36th and 37th Avenues and Regal Street. Existing trees along the street frontages intended to be saved will be protected during construction. Shade trees will also be incorporated within the new parking lot. An automatic remote controlled irrigation system will be installed and maintained.

An arborist should assess condition and stability of the existing trees on the campus. The trees in the undeveloped street right of way will be assessed and selectively retained.

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

None known

5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

Other:

Mammals: deer bear elk beaver

Other: mice, gophers

Fish: bass salmon trout herring shellfish

Other: (not listed in above categories):

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

None known. The Washington Department of Fish and Wildlife "Priority Habitat and Species" Map (6/9/2023 - <https://geodataservices.wdfw.wa.gov/hp/phs/>) does not indicate any habitats or priority species associated with the Adams Elementary School campus.

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

No

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

The site landscaping should include native species that would contribute to the habitat for local bird species. Selective native trees in the undeveloped Fiske Street right of way will be maintained.

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

None known

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 used for power, and natural gas for heating. Petroleum-based fuels are used for bus and automobile transportation of faculty, support staff, students, parents, and visitors.

Gasoline and diesel fuels would be used by construction vehicles during the completion of the additional and remodel project.

- 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:

The project would be built in accordance with the Washington State Energy Code with Interior lighting will conform to the 2018 Washington Non-Residential State Energy Code.

The project will be designed to meet the Washington Sustainable Schools Protocol (WSSP), 2015 Edition. The design team is evaluating the potential of incorporating such measures into the project. Final determination on targeted credits will be made by the design team and Spokane Public Schools based on a balanced approach of lowest first cost, greatest future value, and overall occupant health and comfort.

7. Environmental health

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

No

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

The site has been used by Spokane Schools for the existing Adams School since 1910 with the addition completed in 1948. Portables east of the classroom building have been added over the years.

- (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 are 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.

During construction petroleum-based fuels, hydraulic fluid, and other materials used by construction vehicles and equipment, and in the construction process will be used on the site.

During the operation of the school, typical materials used for building and landscape maintenance will be used on the site.

The project will include a kitchen that will use standard cleaning materials for cleaning of utensils, food preparation surfaces, and floor areas

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

None

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

Prior to demolition, inspections will be completed to determine presence of asbestos containing materials, lead, and other potentially hazardous materials. A plan will be developed for removal and disposal. A management plan will also be developed for management of liquids and fuels, and other potentially hazardous materials during construction of the new building.

b. NOISE:

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

Noise sources in the immediate vicinity of the site include motor vehicles along 37th Avenue, and Regal Street; both of which are arterial streets. Residential uses are north across 36th Avenue, and adjacent to the east. The Ferris High School campus is across 37th Avenue to the south. A Ferris parking lot is across from Adams school. Residential and office uses are across Regal Street to the west.

Sounds typical of a schoolyard and of a single-family residential neighborhood set the noise environment of the site and vicinity. Typical neighborhood sounds include dogs barking, snowblowers in winter, lawnmowers during spring and summer, leaf blowers in fall, and occasional sounds generated by adjacent play fields. None are incompatible with use of the site for an elementary school.

A memo reporting Ambient Noise Level Measurements for Adams Elementary School was completed by Eric. E. Dickson, CIEC, Industrial Hygienist on 18 April 2023. The noise study was completed in accordance with WAC 246-366-030 Site Approval for Educational Facilities and WAC 246-366-110 Sound Control as required by the Health and Safety Guide for K-12 Schools in Washington. The report indicated that exterior noise levels exceeded WAC standards with Leq range at all locations from 57 to 66; Average Leq from 59 to 65; Lmax Range from 72 to 92; Average Lmax from 79 to 84.

The report recommended: “To ensure noise levels in the classrooms meet WAC requirements, construction methods for increased noise reduction will need to be implemented.” The report recommended the acoustical design of the building envelope needed to reduce exterior noise levels to the WAC standard for classrooms. It indicated that standard construction methods to meet current energy code requirements would provide sufficient noise reduction. The report outlined the performance of wall and roof as well as exterior window glazing configurations.

- (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.

During site preparation and construction, noise would be generated by construction equipment such as trucks, trenchers, front-end loaders, backhoes, compressors, etc. during demolition, site preparation and building construction.

Over the life of the project, noise would be generated by vehicular traffic along 37th Avenue and along Regal Street. The proposed project is not expected to increase noise levels. The primary access point to the parking lot will shift further east to just beyond Fiske Street. The bus loading zone would remain along the 37th Avenue frontage as currently exists, while the parent drop-off would continue to remain along 36th Avenue but would be lengthened to reach the Fiske Street intersection.

It is not expected that the project operation would perceptibly increase noise levels (typically, a doubling of traffic volume is necessary to result in a change in noise level that a human ear can perceive [3 decibels]).

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing elementary school. The sound of students coming and leaving school, and on the play fields during recess, and after school athletic practice and events would remain essentially as is. The playground will remain in its current location.

The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would continue on the site. As presently takes place, children, young adults, and other neighborhood residents may use the outdoor facilities during summer months, weekends and after school hours.

The school hours and evening activities will not be changed from historic operations. They will be typical of Spokane elementary schools. The range of noise is considered

normal for the site and activities of the community.

(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.

The project is the demolition of the existing Adams Elementary School on its existing site and replacement by a new Adams school building. The Adams Elementary campus on a site of about 3.72 acres (Spokane County Assessor website) is bounded on the south by 37th Avenue, and the west by Regal Street. The Ferris High School campus is across 37th Avenue to the south. Across Regal Street to the west are residential and office uses. Kiddy-cornered to the southwest are single-family houses, due west is a day care and office building, and kiddy-cornered to the northwest is an apartment complex.

The proposed project would add two parcels to the existing site: a 0.15 acre single family lot at the southeast corner of 36th and Fiske extended, and the 0.23 acre vacated strip of Fiske right of way between 36th and 37th avenues.

Surrounding land uses include:

South across 37th Avenue – Ferris High School campus with a school parking lot opposite Adams school;

West - Across Regal Street are residential and offices uses. Kiddy-cornered to the southwest are single-family houses due west is a single-family house converted to a day and an office building; and kiddy-cornered to the northwest is an apartment complex.

North across 36th Avenue – from west to east, an apartment complex and single-family houses.

East adjacent – single-family house and apartment complex.

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

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

Adams School is comprised of the original 1910 three-story classroom building (including elevated basement) integrated with the 1948 classroom addition; and the northerly-extending 1948 one-story multipurpose room, utility room, and kitchen addition. Three portable classroom units to the east of the classroom building.

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

The existing building will be demolished in order to prepare the site for construction of a new school building.

The three portable units will be removed from the campus.

The single-family house at 3104 E. 36th, owned by Spokane Schools, will be removed from its lot.

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

The site, the Adams Elementary School campus, is zoned RSF, Residential Single-Family.

The zoning designations surrounding the campus are mixed: the Ferris campus is zoned RSF as are the single-family houses across Regal Street to the west. The eastern half of the block across 36th Avenue is zoned RSF while the west half is zoned Multi-family (MF). The property adjacent to the east of the Adams campus is zoned Multi-family. West across Regal Street, the south lot is zoned MF and the north lot, O-35 (Office). The property kiddy-cornered to the northwest is zone MF.

Schools are allowed in residential zones but with special limitations, as Conditional Uses (Note 7) Schools. This regulation applies to all parts of the [Table 17C.110-1](#) that have a note [7]. In the RA, RSF and RTF zones, new buildings require a conditional use permit and are processed as a Type II application. The planning director may require a Type II conditional use permit application be processed as a Type III application when the director issues written findings that the Type III process is in the public interest. Applicants must

comply with the requirements set forth in [SMC 17G.060.050](#) prior to submitting an application.

Development Standards

Within Chapter 17C100, Table 17C.110-3 lists development standards. Applicable standards include:

Maximum Building Coverage – 40%

Maximum Roof Height – 35 feet

Maximum Wall Height 25 feet

Yard Setbacks – Front, 15 feet; Side, 5 feet; and rear, 25 feet

At this time, the schematic design shows the wall height of 47'-4" which would require a variance.

Other sections that provide design guidance include: Section 17C.110.230 regulates fence height and placement; Section 17C.110.245 regulates Parking and Loading (see chapter 17C.230 SMC.); Section 17C.110.250 regulates Signs; and Section 17C.110.255 regulates Landscaping and Screening.

Design Transition Next to Residential Zone

Section 17C.110.440 Transitional Sites, Articulation and Details provides guidelines for avoidance of bulky and institutional buildings and covers varied building heights, difference materials used on first floor, different window types, colors, offsets, projecting roofs, recesses, and varied roof forms or orientation.

Section 17C.110.500 Institutional Design Standards are intended to maintain compatibility with, and limit the negative impacts on surrounding residential uses.

Section 17C.110.515 Buildings Along the Street, is intended to ensure that some part of the development of a site contributes to the liveliness of sidewalks. Paragraph 1. States "New development shall not have only parking lots between the buildings and the streets."

Section 17C.110.545 Transition Between Institutional and Residential Development: The purpose of this provision is to ensure compatibility between the more intensive uses in and lower intensity uses of adjacent residential zones.

Paragraph B. Design Standards states:

"Code provisions require lower heights for portions of buildings that are close to single-family residential zones. In addition, any side of the building visible from the ground level of an adjacent single-family residential zone shall be given architectural treatment using two or more of the following:"

1. Architectural details such as: projecting sills; canopies; plinths; containers for season plantings; tilework; medallions.

2. Pitched roof form.

3. Windows.

4. Balconies.

The proposed project will also comply with the following provisions of the code:

Section 17C.110.550 Treatment of Blank Walls

Section 17C.110.555 Prominent Entrances

Section 17C.110.560 Massing

Section 17C.110.565 Roof Form

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

The site of the Adams Elementary School campus along with the Ferris High School campus is designated Institutional (City Map, June 2023). The surrounding residential neighborhood is Multi-family and single-family with one parcel designated for office.

The school site is within Lincoln Heights Neighborhood.

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

NA, the site is not within a shoreline.

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

No. The Washington Department of Fish and Wildlife “Priority Habitat and Species” Map (6/9/2023 - <https://geodataservices.wdfw.wa.gov/hp/phs/>) does not indicate any habitats or priority species associated with the Adams Elementary School campus.

A review of the US Fish and Wildlife Service Wetlands Mapper for USGS 7.5 minute Quadrangle Spokane NW does not indicate wetlands within 200 feet of the site (<http://107.20.228.18/Wetlands/WetlandsMapper.html#>), 6/5/2023).

The site is within a Zone X, areas of minimal flooding. (FEMA MSC Viewer, reviewed 6/5/2023, Community Panel Number 53063C0726D, 7/6/2010.

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

According to the Spokane Schools website (6/2023) and staff directory, approximately 65 people assigned to the school, with 8 administrative and office staff, 34 teachers, and 23 support staff. Current school enrollment is approximately 346 students in grades K-6 (includes 36 Sixth graders). When the new school opens in 2025, the actual student enrollment is expected to be about the same (minus Sixth) at 310 students. The new Adams Elementary building would accommodate grades K-5, approximately 310 students (with a maximum capacity of 450). As far as the 450 capacity, that accounts for areas like the art/project room which can hold 30 students—but it holds the same 30 students

that are based in another classroom elsewhere in the building. This would also apply to spaces like the Flex Classrooms, Music Classroom, Library, Gym, Multipurpose Room, etc. Because the 6th grade will be moving out, the staff may be reduced to 50 to 60 people.

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

No people will be displaced, but students would be temporarily housed in the old Jefferson School during the construction period that is scheduled for June 2024 through December 2025, with a move-in of January 2025.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

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

The existing Adams Elementary School replaced the original school on this site with a new building in 1910. A major addition was made in 1948, and three portables were added through the year 2015.

The surrounding neighborhood grew up around and with the Adams Elementary School and has transitioned over the years as the school has expanded over the past 50 or so years.

The building of a new Adams Elementary School is consistent with the comprehensive plan and historic use of the site. The city of Spokane zoning ordinance allows schools within single-family zones as a Permitted Use. Section 17C.110.100. Spokane Public Schools will work with the city of Spokane to meet the criteria of the Residential Low Density (4-10) zone.

The Schematic Design Report (herein incorporated by reference) discusses design approaches to meeting city guidelines, and be compatible with the neighborhood. Although described as a three-story building, the existing building presents two stories over a raised basement level. The 1948 extension of the kitchen and multipurpose room to the north is one-story in height.

The proposed building would be three stories with a height of 47'-4" feet. The three story configuration is intended to reduce the footprint of the building on the small site to provide more space for playground facilities.

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

NA

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.

The school district owns the single-family house at 3104 E. 36th Avenue. This house will be removed from the site.

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

NA

10. Aesthetics

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

The proposed classroom roof height exceeds the maximum established by Table 17C.110-3 Development Standards of Spokane Municipal Code, and Section 17C.110.215 Height, with a proposed height of 47'-4" feet. The Schematic Design Report (NAC, 6/7/2023) depicts a three-story floor plan in order to reduce the building footprint on a small site, thus allowing greater area for playground facilities.

The principal building material of the existing Adams Elementary School classroom building is red brick with accents of gray terra cotta and glass windows. The proposed new building would contain brick and large areas of clear glass and spandrel glass panels within a metal grid. It will vary from the characteristic large expanses of red brick in the original building by using large areas of glass that are intended to make the building more transparent.

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

There are no designated view corridors in the vicinity of Adams Elementary School. The existing school preceded any of the houses or structures in the adjacent neighborhood.

The new Adams school will essentially cover the view field as the existing school buildings but will be moved west of the existing school from the current distance of approximately 120 feet to a setback from Regal Street of about 10 feet in the northwest corner.

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

The project designers will coordinate with the city, and complete the design review process, to meet applicable design standards. The intent of the design is to create a state-of-the-art elementary school that will serve the students another 50 years.

11. Light and Glare

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

The existing school produces light that is emitted through glass windows and doors, building mounted external security lighting, pole-mounted lighting along parking lots, driveways, and pedestrian walkways.

Light and glare produced by the school will be similar to that produced by the existing school. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas.

Parking lots, driveways, and pedestrian walkways will also be lighted with full cutoff LED fixtures. Parking lot lighting will use luminaries with horizontal cut-off and 20-24-foot poles, and pedestrian walkways will use luminaries with horizontal cut-off and 12-14-foot poles. No atypical light or glare is expected.

The exterior luminaries are planned to be vandal resistant and have automatic controls.

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

It is not expected that the building glazing or the lighting system, either interior or exterior, would create adverse light or glare.

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

None, lighting is typical of a single-family residential neighborhood and arterial traffic along 37th Avenue and Regal Street. A commercial use and apartment complexes provide larger scale light sources to the west, north and east. A Ferris High School parking lot is across 37th Avenue to the south.

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

New lighting would be designed to reduce the horizontal dispersion of light to adjacent off-site properties. Site lighting should be minimized during non-use hours to that required for security so as to minimize impacts to across-the-street off-site residential properties. Exterior and interior lighting will be turned off during non-use hours with occupancy sensors and energy management systems.

12. Recreation

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

Adams Elementary School has a full complement of playground and facilities including gymnasium, softball field, turf playfield, asphalt play courts including tetherball and basketball, and two pads with playground equipment.

- 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:

A new gymnasium and multi-purpose room/cafeteria will be constructed. The playground will be reconstructed with new play surfaces and playground equipment added.

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.

A two-room wood frame school known as Garden School was built on the site in 1902 and in 1908 it was annexed to the Spokane School District. This building was replaced by a two-story brick building with four classrooms, a social room, and an industrial arts room in 1910, having previously been named Adams School. A four-classroom addition was made in 1917, with the final addition made in 1948. This addition added six classrooms with a new west façade and entry. A one-story multipurpose room, kitchen, utility room extended the building to the north. A portable classroom unit was added in 1972 with another in 1987. One additional unit followed. (The First Class for 100 Years, Spokane Public Schools, 1989) The building appears eligible for the Spokane Register of Historic Places.

Across from the school at the northwest corner of 37th Avenue and Regal Street, 3622 South Regal, is a converted single-family house built in 1958. At the southwest corner of the intersection is a block of single-family houses built in 1957. Across the street from the Adams campus at the northeast corner of Regal Street and 36th Avenue is a two-story apartment building, built in 1971. To its east along 36th Avenue is a single-family house built in 1913 that has been modernized. Further east are three houses built in 2002 and 1983, and east of Fiske Street, houses built in the 1950s with one house built in 1933. The small single-family house adjacent to the east side of the northeast corner of the

campus, 3104 E. 36th Avenue, and built in 1946, is owned by the School District and will be removed as part of the reconfiguration of the Adams school campus. This house does not appear eligible for listing on the Spokane Register of Historic Places.

The Adams School is not listed, but appears eligible for listing on the Spokane historic registers. Several houses and apartment buildings across 36th Avenue and Regal Street are greater than 50 years old but do not appear eligible for listing on the local or national historic registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No. No archaeological testing has been conducted in the vicinity of the school. Years of school development have minimized the possibility of intact archaeological remains if any were present. The Spokane Tribe of Indians was consulted to review the potential for cultural resources that could be on the site. The Tribal Historic Preservation Officer determined “this area has a low potential for encountering cultural resources.” He recommended “This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work”; and “if any artifacts or human remains are found upon excavation this office should be immediately notified and the work in the immediate area cease.”

- 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.

Adams Elementary School has occupied the site since 1910 with the additions completed in 1917 and 1948, and portable buildings moved to the site up to 2015. The building has been surveyed to determine the condition of the historic fabric both exterior and interior. Historic plans, Spokane School Board minutes, and newspaper articles have been reviewed to document the building.

The portables will be removed from the site.

Buildings adjacent to the site were observed and records from the Assessor's office were reviewed to determine ages of structures.

None of the structures immediately surrounding the Adams Elementary School campus are listed on the National or Spokane historic registers. A review of WISAARD revealed no recorded sites on or in the immediate vicinity of the subject site.

Several houses and two apartment buildings in the neighborhood are greater than fifty years old but will not be adversely impacted by the proposed project.

- 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

Since the site is developed and has been previously graded and excavated, it is not expected that cultural resources will be encountered during site excavation.

Demolition of the existing Adams School and replacement by a new school building is not expected to affect the properties listed above or the character or quality of residences adjacent or across 36th Avenue and Regal Street. The design of the new building will be in accordance with city of Spokane design standards and the scale of the new building will be consistent with that of the historic building. The new building will be shifted toward Regal Street so as to provide more play area east of the classroom building.

The historic 1910-1948 building has been surveyed to identify historic fabric—design and materials. The building has been photographed to document the existing conditions and features of both the exterior and interior. The photographs, an historic narrative, floor plans, and other relevant information will be added to the DAHP WISAARD website.

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.

Thirty-Seventh Avenue, forming the south boundary of the Adams Elementary School campus, is classified as an Urban Minor arterial that extends between Bernard Street to the west and Glenrose Road to the east along the mid-South Hill. The street is configured with one lane each direction with a center turn lane. Likewise, Regal Street is an Urban Minor arterial that forms the western campus boundary. Regal, via Lincoln Heights shopping center and Ray Street, connects the South Hill to I-90 to the north and 65th

Avenue to the south. The street is configured with two lanes in each direction. The intersection of Regal and 37th is signalized. Major intersections with 37th are two blocks east at Ray Street, and further east at Freya Street; both streets provide linkage with Interstate 90 to the north. Thirty-Sixth Avenue, a local street, forms the northern boundary of the campus. All three streets have sidewalks along both sides.

The 2017 traffic volume (ADT) along the segment between 36th and 37th avenues counted 18,466 vehicles per day. The 2017 count along 37th Avenue, east of Regal was 9,649 per day. The posted speed limit is 30 mph, with exception of 20 mph at school zones.

Ray/Thor is a major arterial linking the Lincoln Heights area from 37th Avenue with Interstate 90 to the north. The street runs is two blocks east of the Adams campus.

- 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's (STA) Route 4 runs along Regal street to a stop across from the school at the northwest corner of Regal Street and 37th Avenue. A sheltered stop is in the southeast corner of 37th Avenue and Regal Street, along the east side of Regal Street just south of the intersection. Route 43 runs between the downtown and Adams school along 37th Avenue with a stop at the southwest corner with Regal Street. Route 45 runs from downtown along 29th avenue to Regal, then south to the school with a stop across Regal Street in the northwest corner of the intersection with 37th Avenue. All stops are within one-half block of the school.

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

Adams Elementary School has one parking lot in the northwest corner of the campus with 40 parking spaces.

The proposed project would reconfigure the campus layout. A new parking lot would be east of the school building along the north side of 37th Avenue providing a total of 47 stalls including two handicap stalls (includes vacated Fiske right of way and former residential lot). Driveway access would be from 36th Avenue at the northeast corner of the campus. A guest lot with driveway access to 36th Avenue would be north of the school building and provide seven stalls including one handicap stall.

- 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. A bus drop off, as currently exists, would continue to be indented along the north side of 37th Avenue. Access along 36th Avenue to the northside of the site will include a driveway to the guest parking lot, an indented parent drop-off lane (as existing), and a new driveway for the new parking lot. The new driveway to 36th Avenue would be offset to the east of Fiske Street. The drive would use a portion of the undeveloped right of way for Fiske Street between 36th and 37th avenues.

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

The Trip Generation & Distribution Letter by T-O Engineers (November 1, 2022), hereby incorporated by reference, discusses local area traffic circulation and projects vehicular trips generated by the proposed project. The projections are based on a student population of 350 students, a reduction from current enrollments. Trip generation is based on ITE (Institute of Transportation Engineers Trip Generation Manual, 11th Edition, 2021) and a capacity of 350 students. The study uses ITE Land Use Code 520 (Elementary Schools grades K-5).

Current traffic peaks are expected to be in the morning between 08:00 and 09:00 AM and the afternoon between 2:30 and 3:30 PM. Total school-day trips are projected at 795 with peak hour trips allocated as follows: AM Peak Hour – In 142, Out 121, for a total of 263 trips; PM Peak Hour – In 72, Out 86, for a total of 158 trips.

Elementary School ITE Land Use Code 520	Weekday	AM Generator Hour			PM Generator Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Capacity, 350 students	795	142	121	263	72	86	158	26	30	56
Current, 342 students	775	139	118	257	71	83	154	25	30	55
Net gain, +8 students	+20	+3	+3	+6	+1	+3	+4	+1	+0	+1

Source: ITE Trip Generation Manual (11th Edition)

No significant impacts to traffic flow or congestion are expected as a result of the proposed project.

- 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.

Fire: Fire Station 14, 1807 South Ray Street, is about 1.5miles, about 4 minutes south via Ray Street.

Police: City of Spokane Police Department based in the Public Safety Building at West 1100 Mallon Avenue, 6.8 miles, about 14 minutes via I-90 and Ray Street.

Schools: This is a Spokane Public Schools project. The project will serve existing student enrollment by the construction of a new Adams Elementary School to replace the existing 1910-1948 school building. No new services would be required as a result of the proposed project.

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

Project designers will coordinate with the Fire and Police departments to meet applicable codes and safety criteria.

16. Utilities

- a. Check utilities currently available at the site:

electricity – Avista Utility provides electrical service to the site vicinity and the existing buildings on the campus from various feeds.

natural gas – Avista Utility provides natural gas service via a 2-inch service line that runs from 36th Avenue.

water – The Adams School is served via a 4-inch water main that connects to a 6-inch main in 36th Avenue. Six-inch water mains are also along 37th Avenue and Regal Street.

The existing water service will be evaluated for conformance with the current standards and upgraded as needed to meet fire flow requirements.

refuse service – City of Spokane provides solid waste collection and recycling services in the City.

telephone – Lumen (formerly CenturyLink) and Comcast provide communications services in the Spokane regional area.

sanitary sewer –The school is served by an 8-inch main that runs from the intersection of Regal Street and 36th Avenue. A 20-foot-wide sewer main easement runs diagonally across the site between 36th and 37th avenues. Within the easement is a 6-inch force main from Ferris High School to the southeast.

septic system

Other: **Stormwater** - Drywell, catch basins in the modular pads collect runoff, and direct to storm drains that cross the campus and drain to trench drains and a drywell in the northeastern portion of the site.

The city requires that all storm water and surface drainage generated on-site be disposed on-site in accordance with SMC 17D.060, Storm Water Facilities. Stormwater generated by the new rooftop and sidewalk area will be managed on the site in accordance with city standards.

- 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:

Discussed in Section 16a above.

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: 7/6/2023 _____

Signature



Please Print or Type:

Proponent: Spokane School District 81, Greg Forsyth, Director Capital Projects

Address: 2815 East Garland, Avenue, Spokane, WA 99207

Phone: 509-354-5775 Email: GregoryF@spokaneschools.org

Person completing form (if different from proponent): Jim Kolva, Jim Kolva Associates, LLC

Phone: 509-458-5517 Address: 115 South Adams Street, Suite 1
Spokane, WA 99201

FOR STAFF USE ONLY

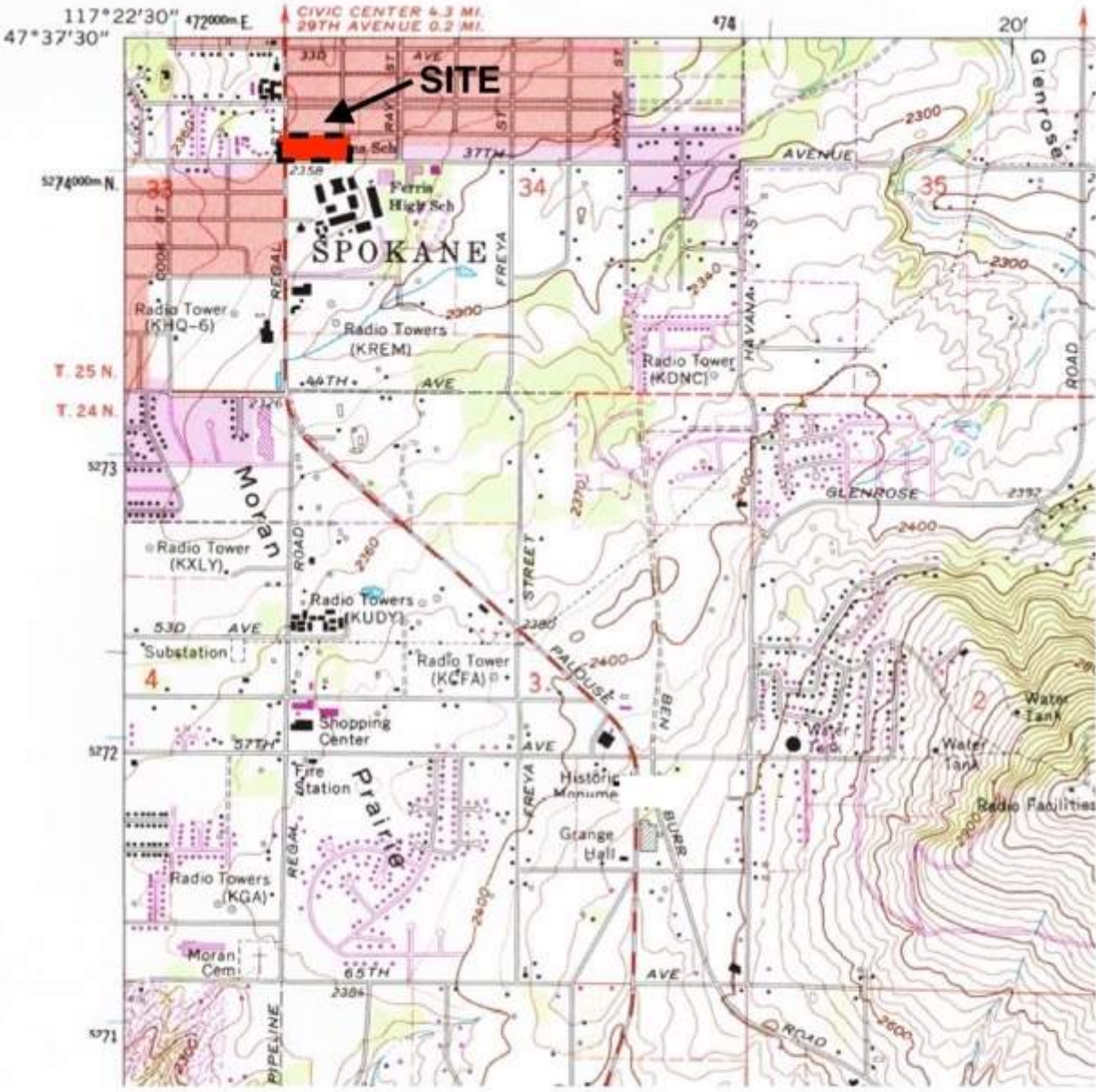
Staff member(s) reviewing checklist: Greg Forsyth, Director Capital Projects, Spokane School District, No. 81

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.

APPENDIX A

MAPS, PHOTOS, DRAWINGS & PLANS



USGS Spokane SE 1973/1986
T25N, R43E, 34NW

SITE – ADAMS ELEMENTARY SCHOOL



ADAMS ELEMENTARY SCHOOL - 2909 EAST 37TH AVENUE



ADAMS ELEMENTARY
SPOKANE PUBLIC SCHOOLS

DESIGN REVIEW BOARD SUBMITTAL
JUNE 7, 2023

CONCEPT: FLOOR PLANS

In the ongoing exploration through schematic design, the conceptual plans shown here and the following conceptual exterior renderings offer a snapshot of the continued development of the "Vertical Villages" scheme for the new Adams Elementary School.



THIRD FLOOR

SECOND FLOOR



FIRST FLOOR

DESIGN REVIEW BOARD SUBMITTAL
JUNE 7, 2023

ADAMS ELEMENTARY
SPOKANE PUBLIC SCHOOLS



CONCEPT RENDERINGS



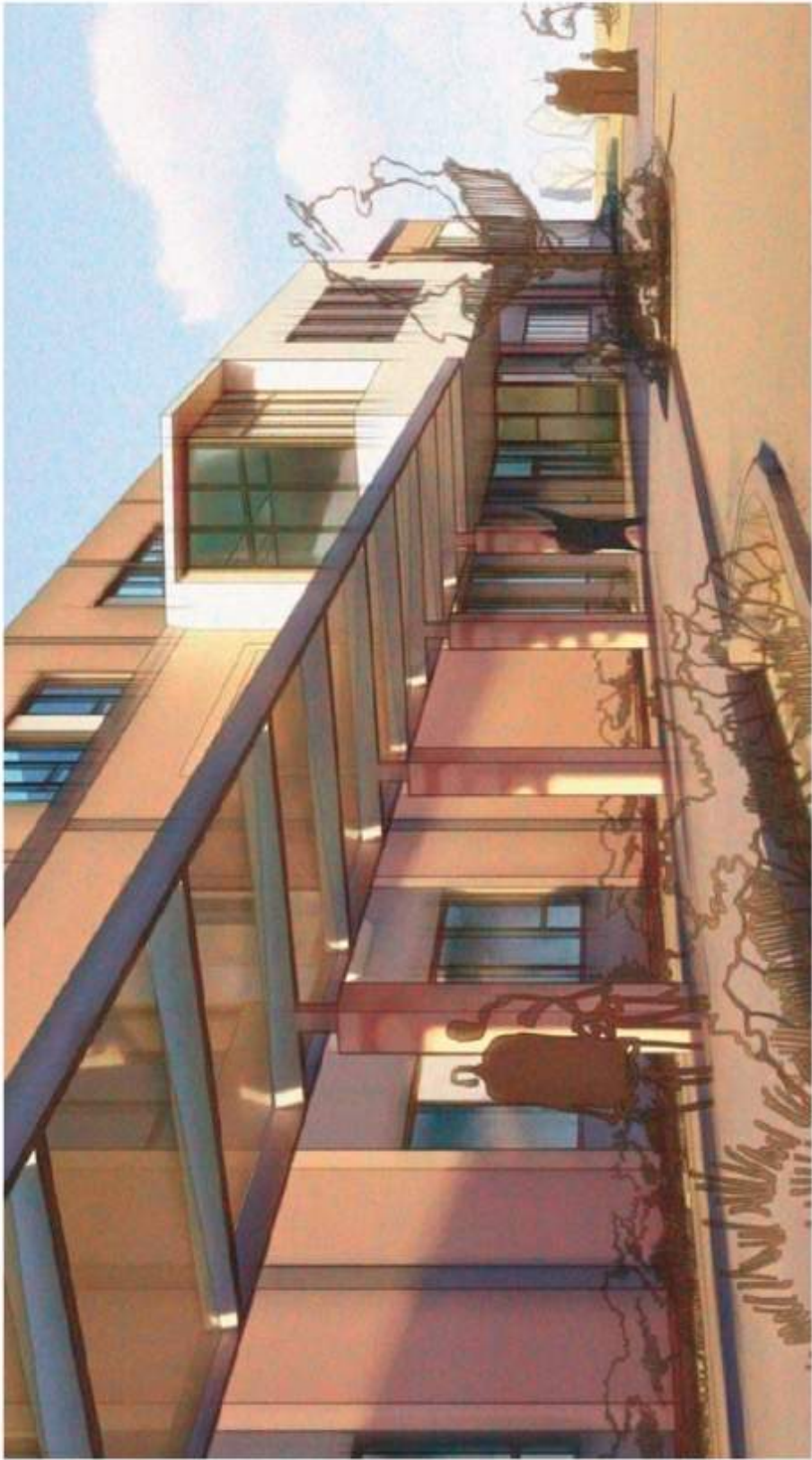
VIEW FROM NORTHEAST FROM PARENT DROP-OFF

DESIGN REVIEW BOARD SUBMITTAL
JUNE 7, 2023

ADAMS ELEMENTARY
SPOKANE PUBLIC SCHOOLS



CONCEPT RENDERINGS



MAIN ENTRY @ CANOPY

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CONCEPT RENDERINGS



VIEW FROM SOUTHWEST FROM 37TH & REGAL

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JUNE 7, 2023

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SPOKANE PUBLIC SCHOOLS



CONCEPT RENDERINGS



VIEW FROM STUDENT COURTYARD
DESIGN REVIEW BOARD SUBMITTAL
JUNE 7, 2023

ADAMS ELEMENTARY
SPOKANE PUBLIC SCHOOLS



APPENDIX B

DISTRIBUTION LIST

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Olympia WA 98501
sepa@dahp.wa.gov

Department of Commerce Review Team
Olympia, WA 98504-3172
reviewteam@commerce.wa.gov

Spokane Tribe of Indians - randya@spokanetribe.com

Spokane Regional Clean Air Agency
Spokane, Washington 99207
awestby@spokanecleanair.org

Spokane Regional Health District.
Spokane, WA 99201-2095
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