

Amended
**ENVIRONMENTAL
CHECKLIST**

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

River Run P.U.D.

Amendment to the Environmental Checklist
Prepared for Fort George Wright
Central Pre-Mix Concrete Annexation
In July, 1995

All responses to the above Environmental Checklist shall be applied to this current project,
except as modified herein.

SPOKANE ENVIRONMENTAL ORDINANCE
(WAC 197-11-960) Section 11.10230(1)

ENVIRONMENTAL CHECKLIST

File No. _____

Purpose of Checklist:

The State Environmental 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).

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For nonproject proposals, 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, if applicable:** River Run P.U.D.
2. **Name of Applicant:** Fort Wright, LLC
3. **Address and phone number of applicant or contact person:**
Mark Murphy
P.O. Box 3366
Spokane, WA 99212
(509) 534-6221
4. **Date checklist prepared:** April 7, 2000
5. **Agency requesting checklist:** City of Spokane Planning Services
6. **Proposed timing or schedule (including phasing, if applicable):**
Grading immediately as part of gravel pit reclamation. Construction of first phase – Spring of 2000. Subsequent phases will follow. Timing will be dependent upon market considerations.
7.
 - a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
Construction of associated infrastructure and buildings within the project.
 - b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.**
No.
7. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
Environmental Checklist and associated studies completed for the annexation of this property in July, 1995. Traffic Impact Analysis dated February 8, 2000 prepared by The Transpo Group. Geotechnical Engineering Evaluation dated June 27, 1997 prepared by Strata Geotechnical Engineering, Water and Sewer Analyses prepared by Taylor Engineering.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
None known.

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10. **List any government approvals or permits that will be needed for your proposal, if known.**
Approval of zone change, preliminary plat, preliminary P.U.D., construction drawings, final plat and P.U.D. plans, Shorelines Substantial Development Permit, and miscellaneous construction permits.
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.**
Rezone of approximately 13.2 acres from C1-L to R4-L with PUD, 4.2 acres from R4-l to C1-L, and 16.6 acres from R1 to R1 with PUD and a preliminary plat and PUD to permit 696 units on 371 lots on 153.4 acres. The project is a reclamation of an existing gravel pit and registered inert landfill. The final project will include vast amounts of open spaces, access to the Spokane River, and various housing types, including approximately 14.5 acres of multi-family, and 120.4 acres of duplex, zero-lot-line construction, standard detached construction, and open spaces.
12. **Location of the proposal. Give sufficient information to 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.**
Bounded by Government Way on the west, Fort Wright Drive on the north, and the Spokane River on the east, City of Spokane, Washington.
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).**
ASA, GSSA, PSSA, and City of Spokane.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:**
Refer to July 1995 Checklist.

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- b. **What is the steepest slope on the site (approximate percent slope)?**
Refer to July 1995 Checklist.
- 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 prime farmland.**
Refer to July 1995 Checklist and geotechnical study prepared by Strata Engineers.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
Refer to July 1995 Checklist.
- d. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
Refer to July 1995 Checklist.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Refer to July 1995 Checklist.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Approximately 15-20%.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
Refer to July 1995 Checklist.

2. AIR

- a. **What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**
Refer to July 1995 Checklist.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
Refer to July 1995 Checklist.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
Refer to July 1995 Checklist.

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3. WATER

a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site including year round streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**
Yes. The Spokane River is adjacent to the property along its eastern border.
- (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.**
Yes. Residential lots will be created and homes will be constructed within the 200-foot Shorelines Boundary, but no closer than 100 feet from the Ordinary High Water Mark, consistent with the City of Spokane Shorelines Management Act. Pedestrian access will be provided in several locations to provide for said access to and along the river. The Spokane River Centennial Trail may eventually be situated within the 100-foot setback area.
- (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.**
Refer to July 1995 Checklist.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
Refer to July 1995 Checklist.
- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
The 100-year flood plain is adjacent to the river and is located entirely within the 100-foot shoreline setback.
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**
Refer to July 1995 Checklist.

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b. Ground:

- (1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**
An existing well will be retained for irrigating the common areas within the project. Quantities are unknown at this time. Refer to July 1995 Checklist.
- (2) **Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.**
Refer to July 1995 Checklist.
- (3) **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 storm water 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 materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).**
Refer to July 1995 Checklist.
- (4) **Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what types and quantities of materials will be stored?**
Refer to July 1995 Checklist.
- (5) **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 ground water (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?**
Refer to July 1995 Checklist.

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- c. **Water Runoff (including storm water):**
 - (1) Describe the source of runoff (including storm water) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Refer to July 1995 Checklist.
 - (2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or ground water or to a storm water disposal system discharging to surface or ground water?
Refer to July 1995 Checklist.
 - (3) Could waste materials enter ground or surface waters? If so, generally describe.
Not as a result of residential development.
Commercial uses having the potential of waste material to enter ground or surface waters is improbable.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3B(4), 3b(5), and 3c(2) of this checklist).
The grassy swales filter out contaminants before stormwater overflows into the drywells.

4. PLANTS

- a. Check or circle type of vegetation found on the site:
Refer to July 1995 Checklist.
 - _____ deciduous tree: alder, maple, aspen, other.
 - _____ evergreen tree: fir, cedar, pine, other.
 - _____ shrubs.
 - _____ grass.
 - _____ pasture.
 - _____ crop or grain.

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_____ 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?**
Refer to July 1995 Checklist.
- c. **List threatened or endangered species known to be on or near the site.**
Refer to July 1995 Checklist.
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
Refer to July 1995 Checklist. All disturbed soils will be revegetated with either with native or ornamental landscaping. Further, all existing vegetation will remain on the hillsides adjacent to the river. This will be enforced through covenants.

5. ANIMALS

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**
Refer to July 1995 Checklist.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:
- b. **List any threatened or endangered species known to be on or near the site.**
Refer to July 1995 Checklist.
- c. **Is the site part of a migration route? If so, explain.**
Refer to July 1995 Checklist.
- d. **Proposed measures to preserve or enhance wildlife, if any:**
Retaining existing native vegetation along the river will provide wildlife corridor. Revegetating all previously disturbed soils and those disturbed as a result of construction will provide additional wildlife habitat.

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6. ENERGY AND NATURAL RESOURCES

- a. **What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
Refer to July 1995 Checklist.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
Refer to July 1995 Checklist.
- 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:**
Refer to July 1995 Checklist.

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.**
Refer to July 1995 Checklist.
 - (1) **Describe special emergency services that might be required.**
Refer to July 1995 Checklist.
 - (2) **Proposed measures to reduce or control environmental health hazards, if any:**
Refer to July 1995 Checklist.
- b. **Noise:**
 - (1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**
Refer to July 1995 Checklist.
 - (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.**
Refer to July 1995 Checklist.

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- (3) **Proposed measure to reduce or control noise impacts, if any:**
Refer to July 1995 Checklist.

8. LAND AND SHORELINE USE

- a. **What is the current use of the site and adjacent properties?**
Refer to July 1995 Checklist.
- b. **Has the site been used for agriculture? If so, describe.**
Refer to July 1995 Checklist.
- c. **Describe any structures on the site.**
Refer to July 1995 Checklist.
- d. **Will any structures be demolished? If so, which?**
Refer to July 1995 Checklist.
- e. **What is the current zoning classification of the site?**
C1-L with PUD Overlay, R4-L with PUD Overlay, and R1.
- f. **What is the current comprehensive plan designation of the site?**
High Density Residential, Low Density Residential, and General Commercial Area.
- g. **If applicable, what is the current shoreline master program designation of the site?**
Downriver Gorge Conservancy.
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:**
Refer to July 1995 Checklist.
- i. **Approximately how many people would reside or work in the completed project?**
The proposed project is divided into three general land uses: commercial, multi-family, and single-family. It is difficult to determine the number of employees that will work within the commercial area, as the individual uses are presently unknown. However, the 1995 annexation analyzed the impacts of over 25 acres of commercial. This proposal, with 18.5 acres of commercial zoning, is substantially smaller and will most likely contain fewer workers.

This proposal anticipates a maximum of 696 residential units. At an average of 3 persons per unit, a total of 2088 people can be expected to reside in this project.

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- j. **Approximately how many people would the completed project displace?**
Refer to July 1995 Checklist.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
Refer to July 1995 Checklist.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The proposal meets the goals and policies of the zoning code and comprehensive plan. Multi-family uses are proposed as a transition between the commercial uses and single-family uses. Proposed lot sizes and densities are considerably less than allowed in the High Density Residential comprehensive plan category or anticipated in the annexation. Further, a 100-foot building setback from the Ordinary High Water Mark is proposed, consistent with the City's Shorelines Management Plan.

9. HOUSING

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
The proposed project includes 406 single-family residential units of varying sizes and housing types. The proposed project also includes approximately 14.5 acres designated multi-family. At 20 dwelling units per acre, this amounts to approximately 290 multi-family units and totals 696 units for the entire project.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Refer to July 1995 Checklist.
- c. **Proposed measures to reduce or control housing impacts, if any.**
Refer to July 1995 Checklist..

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?**
Three stories. Exterior building materials have not been determined.

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- b. What views in the immediate vicinity would be altered or obstructed?**
Refer to July 1995 Checklist. Views from across the Spokane River will be altered from views of mining activities and native shorelines to views of residential dwellings, improved and natural open spaces.
- c. Proposed measures to reduce or control aesthetic impacts, if any:**
Retaining existing vegetation on the hillside adjacent to the river. Not permitting structures to be constructed on the slopes overlooking the river.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**
Refer to July 1995 Checklist.
- 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?**
Refer to July 1995 Checklist.
- d. Proposed measures to reduce or control light and glare impacts, if any:**
Refer to July 1995 Checklist.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?**
Refer to July 1995 Checklist.
- b. Would the proposed project displace any existing recreational uses? If so, describe.**
Refer to July 1995 Checklist.

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- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
Passive and active recreational opportunities will be provided throughout the project within the common areas. The preliminary plat and PUD will provide access to the river and internal pathway system. Provision will be made for future extension of the Spokane River Centennial Trail through the project along the river.

13. HISTORIC AND CULTURAL PRESERVATION

- a. **Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
Refer to July 1995 Checklist.
- b. **Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.**
Refer to July 1995 Checklist.
- c. **Proposed measures to reduce or control impacts, if any:**
Refer to July 1995 Checklist.

14. TRANSPORTATION

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**
Refer to July 1995 Checklist. Two accesses are proposed onto Government Way and one is proposed to Fort Wright Drive.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
Refer to July 1995 Checklist.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**
The number of parking spaces for the commercial uses will be based on City standards and determined upon building permit application. Each multi-family residence will have at 1-1/2 parking spaces. Each single-family residence will have at least two off-street parking spaces with driveways and additional on and off-street parking opportunities.

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- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).**
New public roadways will be constructed within the project to provide access to the residential lots. Some of the roadways may be private, depending on market considerations. In either instance, the design of the roadways will be consistent with city requirements. Refer to the Traffic Impact Analysis for recommended off-site transportation improvements.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
Refer to July 1995 Checklist.
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.**
Refer to the Traffic Impact Analysis prepared for this project.
- g. **Proposed measures to reduce or control transportation impacts, if any:**
Refer to the transportation study prepared for this project.

15. PUBLIC SERVICES

- a. **Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.**
Refer to July 1995 Checklist.
- b. **Proposed measures to reduce or control direct impacts on public services, if any:**
Refer to July 1995 Checklist.

16. UTILITIES

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
Refer to July 1995 Checklist.
- 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.**
Refer to July 1995 Checklist.

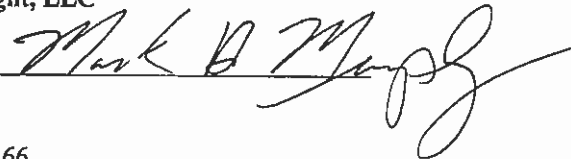
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C. SIGNATURE

I, the undersigned, swear under the 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: 4/20/00

Proponent: Fort Wright, LLC

Proponent Signature: 

Address:
P.O. Box 3366
Spokane, WA 99212

Phone: (509) 534-6221

Person completing form: Frank Ide, Taylor Engineering

Date: April 7, 2000

Phone: (509) 328-3371

FOR STAFF USE ONLY

Staff Member(s) Review Checklist: _____

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

- A. _____ Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance.
- B. _____ Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions.
- C. _____ Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance.

FILING FEE - \$75.00

