

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

Environmental Checklist

File No. _____

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.

2. Name of Applicant:

Jim Frank
Greenstone Corporation

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

Jim Frank
Greenstone Corporation
1421 N. Meadowwood Lane
Liberty Lake WA 99019
T: (509) 458-5860
C: (509) 475-6306

A. BACKGROUND

1. Name of proposed project, if applicable:
The Garden District, a PUD and Preliminary Plat for approximately 25 acres of land generally located south of 29th Avenue and east of Martin Street.

2. Name of applicant: Jim Frank, Greenstone Corporation

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

Jim Frank
Greenstone Corporation
1421 N. Meadowwood Lane
Liberty Lake WA 99010
T: (509) 458-5860
C: (509) 475-6306

4. Date checklist prepared: December 20, 2017

5. Agency requesting checklist: City of Spokane, Planning Services Department

6. Proposed timing or schedule (including phasing, if applicable): Entitlement approval 2017; commence construction 2017 as a single phase development; construction completed in 2019

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. Following the PUD and preliminary plat approval applicant will apply for final subdivision approval and building permits for the residential, commercial, office and retail uses.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
A wetland investigation and report was prepared by GeoEngineers, 2014, which concluded that no wetlands were present on the site.
Geotechnical Evaluation by Inland Pacific Engineering, 2017
Traffic Engineering Study, Whipple Consulting Engineers, 2017

Phase One Environmental Assessment by TechCon, 2009

NRCS Soil Summary Report, USDA, 2017

Additional environmental review will be conducted at the time of development of the actual proposed land uses.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

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

PUD approval; Approval of Preliminary Plat; Final subdivision Plat; Engineering approval for sewer, water and roadway infrastructure; building permits for vertical construction

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.

Proposal includes the development of a mixed use pedestrian oriented urban neighborhood on approximately 25 acres (about 10 acres in the CC1 zone and about 15 acres in the RSF zone). The project will consist of about 233 residential units with a diverse mix of single family homes, townhomes, and MF homes. The project will include about 70,000 SF of retail and commercial space, of which approximately 55,000SF has already been developed. The project will prioritize pedestrian and biking routes with connections to the surrounding neighborhood and streets.

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.

The subject properties are located south of 29th Avenue, west of Southeast Boulevard, east of Pittsburgh Street and north of 33rd Avenue extended, in Sections 31 and 32, Township 25, Range 43 EWM.

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

The proposed action lies within the City of Spokane and the Aquifer Sensitive Area. City sewer is located within the site in the Crestline ROW..

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).
Stormwater will be handled in accordance with the Spokane City Standards. Design of a stormwater system has not been completed.

(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. Future site development will incorporate typical uses compatible with CC1 and RMF Zones as outlined in City of Spokane Municipal Code.

(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.
Future site development will meet all applicable permitting standards for groundwater protection.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?
None anticipated. Future site development will meet all applicable permitting standards for groundwater protection.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?
See attached Geotechnical Study for the site. Bedrock was encountered at varying depths and locations on the site.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?
Stormwater will be disposed of in accordance with the Spokane City Guidelines. Design of a stormwater system has not been completed. Soils have good percolation rates for on-site stormwater disposal.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* Generally

considered flat, but site does slope toward the center of the site near 32nd Avenue and Crestline Street.

- b. What is the steepest slope on the site (approximate percent slope)? Approximately 10% on the hillside west of Crestline near 32nd Avenue.
- 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. HoB- Hesseltine Silt Loam; HvC Hesseltine very rocky complex; NcA Narcisse silt loam. None are prime soils. See attached Geotechnical Study.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: There will be minor filling and grading necessary for roadway and utility construction. The construction of the 31st Avenue connection to SE Boulevard will require some soil excavation and cut just west of the intersection.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Based on soils and slope, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The impervious site coverage will be about 30% of the site, including the currently developed buildings and parking.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with Spokane erosion control standards.

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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. Would be minor, but expect auto emissions and some dust during construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, other than auto emissions.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Conformance to all applicable local, state, and federal emission control requirements.

3. Water

a. SURFACE:

- (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. City mapping shows a seasonal stream and wetland on the site. A detailed wetland delineation study concludes there is no seasonal stream or wetland on the PUD site. It does identify a wetland west of Napa street on a parcel adjacent to the PUD site.
- (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. A small portion of the PUD site is located between 150 and 200 feet from the delineated wetland boundary. Most of this area is identified as common area. A small section of private drive falls within this 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.
None. A small amount of grading may occur within the area between 150-200 feet from the delineated wetland.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.
Not applicable.
- (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. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other 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.

None.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The only runoff anticipated at this time is stormwater from impervious surfaces (roadways, parking and buildings). Quantities and design are unknown at this time, however treatment and disposal will be consistent with City stormwater standards.

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

No. The project will be on public sewer and there are no surface waters nearby.

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

Conformance to all applicable design standards and requirements. The project will utilize grass percolation and rain garden systems.

4. Plants

- a. Check or circle type of vegetation found on the site:

Deciduous tree: *alder, maple, aspen, other.*

Evergreen tree: *fir, cedar, pine, other.*

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

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_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ X _____ Other types of vegetation. (Ornamental)

- b. What kind and amount of vegetation will be removed or altered? A number of trees; native grasses; and small understory plants will be removed for road, utility and building construction.
- c. List threatened or endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The location of large deciduous and evergreen trees have been surveyed and the project will retain existing mature vegetation to the extent possible. All future landscaping will be designed and installed in accordance with the Spokane City Zoning Code.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: *hawk, heron, eagle, songbirds, other.* mammals:
cows, bear, elk, beaver, other.
fish: *bass, salmon, trout, herring, shellfish, other:* _____
other: none _____
- b. List any threatened or endangered species known to be on or near the site.
None Known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: none

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6. Energy and natural resources

- a. What kinds or 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.
Electricity and natural gas will be used for heating and AC. Electricity will be use for street lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None.

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

Project will comply with State Energy Code. Street lighting will use LED fixtures.

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.

Not likely based on the type of land uses allowed in the CC1 and RMF zones.

- (1) Describe special emergency services that might be required.
Services will be typical for uses associated with CC1 and RMF Zones.

- (2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
There is noise associated with the traffic along 29th Avenue and Southeast Boulevard but it is not expected to impact the project.

- (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.
Construction traffic and equipment noise are anticipated during construction. Long-term noise will be typical of commercial, retail and residential uses.

- (3) Proposed measure to reduce or control noise impacts, if any:
Conformance with all applicable noise standards. Specific mitigation, if necessary, is unknown at this time. Construction activities will be limited to daytime hours.

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8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Portion of site is developed with office, medical and retail uses. The remainder of the site is undeveloped. The adjacent properties are developed with assisted living/retirement units, office and multifamily and single family residential uses.
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site.
There are currently three commercial buildings on the property consisting of approximately 55,000SF.
- d. Will any structures be demolished? If so, which?
No
- e. What is the current zoning classification of the site? CC1 and Residential Single Family.
- f. What is the current comprehensive plan designation of the site? Neighborhood Center and Residential 4-10
- g. If applicable, what is the current shoreline master program designation of the site?
Non applicable.
- h. Has any part of the site been classified as a critical area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
The project would have approximately 233 residential units housing a population of approximately 600 persons. The commercial portion of the site, including the currently developed buildings, would have approximately 300 employees.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.

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- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Compliance with all applicable development standards. The project will have a focus on pedestrian and bicycle movement which is consistent with neighborhood planning efforts.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
The project will provide about 225 residential units. The goal is to have an economically diverse community with a mix of single family homes, townhomes and MF homes.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
Economically diverse mix of housing types.

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?
All buildings will comply with the maximum building height limitation of the underlying zone. All buildings in the RSF zone will be a maximum of two stories and 35 feet, per code. All buildings in the CC1 zone will be a maximum of 4 stories or 55 feet, per code.
- b. What views in the immediate vicinity would be altered or obstructed?
Views of the subject property will be altered from undeveloped to developed condition.
- c. Proposed measures to reduce or control aesthetic impacts, if any The property owner intends to retain as much of the existing vegetation as practical based on future land uses

and infrastructure. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Zoning Code.

11. Light and Glare

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

There will be exterior lighting during non-daylight hours. Street lighting will use down lighting fixtures as permitted by Avista Utilities. Pedestrian lighting will use LED down lighting fixtures.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: All lighting will be shielded and directed in accordance with the Spokane Municipal Code.

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12. Recreation

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

South Sports Complex is located to the south on Regal Street. Hamblin Elementary School is a few blocks south on Crestline Street. Commercial recreational facilities are available in the Lincoln Height Shopping Center.

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

No. There are no existing recreational uses on the property.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The projects will provide a series of parks, plazas and open spaces in a green ribbon corridor that will angle through the

site from southwest to northeast. Recreation facilities will include nature walks; a community center and swimming pool, community gardens and a children's playground.

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.
None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:
Not applicable.

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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. 29th Avenue and SE Boulevard are located adjacent to the site. These streets are designated arterials. Access to these streets will be provided from existing and new driveways and/or public streets, which will intersect with these arterials.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. Spokane Transit Authority (STA) currently provides regular service to the area. An STA park and ride is located east of Southeast Boulevard.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Parking will be developed according to City Code. No parking will be eliminated. The project will use share and reciprocal parking to reduce the total project parking demand.
- 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). Yes. As noted in 14.a above Crestline

will be extended as a public street connection to SE Boulevard. The balance of the site will use a combination of private streets and drives. A urban style grid street system is proposed.

- e. Will the project 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? If known, indicate when peak would occur.

See attached traffic generation letter

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

The project includes many improvements to increase and support pedestrian and bicycle use in the project and the surrounding neighborhood. The project urban design is intended to reduce automobile trips.

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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.

There will be minimal impact. The property is currently served by City fire, police, and School District 81 public schools. Future needs are not expected to be significant.

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

Transportation system will be improved by the connection of Crestline to SE Boulevard. Property taxes, revenue and user fees from the commercial, business and/or mixed-use development will offset other impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities are available. Water and sewer will be provided by the City of Spokane. Electricity and natural gas will be provided by Avista.

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 Non-significance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: Jim Frank, Greenstone Corporation Address: 1421 N. Meadowwood Lane

Phone: (509) 458-5860 _____ Liberty Lake, WA 99019

Person completing form (if different from proponent):

SAME

Address:

Phone:

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Staff member(s) reviewing checklist: _____

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

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