

SEPA RULES

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

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: The proposed project would involve building a new 135,000 square foot, two-story building in the playfield east of the existing Glover Middle School building; and once complete, demolishing the existing 1958 Glover Middle School. This school will have 46 teaching spaces to accommodate approximately 750 students grades 6 to 8. In addition to instructional space, a gymnasium, commons/caféteria, band and choir, and other support spaces will be included. New parking lots and landscaping will accompany the school building.

Applicant: Spokane School District No. 81

Location of Proposal: Glover Middle School, 2404 Longfellow Avenue, Spokane, WA 99205

Legal Description: A full legal description is available for review at the Facilities Building, 2815 E. Garland Avenue. The site includes Parcel Number 25012.0002

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 27 June 2019.

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

13 June 2019

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. 27 June 2019,** 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

**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: Glover Middle School – Construct New Replacement Middle School - Demolition of existing

2. Applicant: Spokane School District No. 81 (Lead Agency)

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

Contact: Greg Forsyth, Director Capital Projects
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: Kris Jeske

NAC Architecture

Address: 1203 West Riverside Avenue,

Spokane, WA 99201 Phone: 509-838-8240

Email: Kris Jeske - kjeske@nacarchitecture.com

Location of Project: Address: 2404 Longfellow Avenue, Spokane, WA 99205

Section: 01 Quarter: NW Township: 25 Range: 42

Tax Parcel Number - 25012.0002 (existing site of Glover Middle School)

4. Date checklist prepared: 6/13/2019

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

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

Construction will begin in Spring 2020 and completed in Fall 2021.

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.

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

No

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

Glover Middle School, Expanded Trip Generation and Distribution Analysis (Job No. 5132.011.00). Morrison Maierle. June, 2019.

Preliminary Geotechnical Evaluation. Proposed Addition to Glover Middle School Renovation, 2404 West Longfellow Avenue, Spokane, WA. Inland Pacific Engineering Company Project No. 19-950. 5/2/2019.

Environmental Noise Report – Glover Middle School. Alan Burt, P.E., SSA Acoustics. 4/12/2019.

Asbestos Summary. Asbestos Containing Materials. Spokane Public Schools. No date.

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.

Demolition

Land Disturbance Permit (Grading and drainage)

Construction Stormwater General Permit (Dept. of Ecology)

Right of Way 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 Glover Middle School to replace the existing school on the same site, approved by Spokane voters in a 2018 bond election. The project would begin construction in Spring 2020 and be completed in Fall 2021. The proposed project would involve building a new 135,000 square foot, two-story building in the playfield east of the existing building; and once complete, demolishing the existing 1958 Glover Middle School. This school will have 46 teaching spaces to accommodate approximately 750 students, grades 6, 7 and 8. A gymnasium, commons/cafeteria, band and choir, and other support spaces will be included.

The existing 108,000 square foot school buildings will be used until the new middle school is completed and students are able to transition to the new facility. Once students have moved out, the existing school will be demolished to make space for on-site parking and additional playfield space.

Site work will consist of grading and preparation for the new school and the construction of on-site parking, a bus loop, outdoor playfields, service and delivery space, a mechanical yard and associated hardscape. Approximately 115 on-site parking stalls will be included in the design to accommodate staff, visitor and parent parking.

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.

Glover Middle School, 2404 West Longfellow Avenue, is in the Shadle Park neighborhood in the northwest quadrant of the city. The proposed project site is the existing middle school campus with a classroom complex bracketed on the west and east by turf playfields. The playfield on the east side of the buildings will be used for the new building. The project site is parcel number 25012.0002. The site is within a portion of the NW of Section 01, T. 25 N., R 42 E., W.M., City of Spokane, Spokane County.

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 is in an ASA, GSA, PSSA, city of Spokane, and is served by public sewer.

13. 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, as will be the new replacement school. Stormwater would be managed in accordance with the Spokane Storm Water Management guidelines.

- (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 a Critical Materials List.

b. Stormwater

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

No groundwater was encountered; it was noted in the Geotechnical Report that local area well log data indicate groundwater levels over 100 feet below ground surface.

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

Yes, via a drainage system designed in accordance with the Spokane Regional Stormwater Manual (April 2008).

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 has been graded to accommodate the existing school and playfields. The terrain rises to the north and the Shadle Shopping center is separated from the school grounds by an embankment with slopes around 22 percent. The site slope is to the west with a low point of about 1988 in the southwest corner (Spokane City Map) and high point of about 2024 along the eastern boundary.

- 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 underlying soils are, according to the National Resource Conservation Service Web Soil Survey (March 2019) and Soil Survey of Spokane County (1968), Urban land-Marble, disturbed complex (7120, 4121, and 7122). Because the land is urban and disturbed, the NRCS does not rate the soil characteristics. The 1968 Survey classifies the soil as McB, a sandy loam. The soil is deep, excessively drained and has moderately rapid permeability, low shrink-swell, slight to no susceptibility to frost action, high shear strength, slow surface runoff, and is suitable for building construction.

A Preliminary Geotechnical Evaluation was completed by Inland Pacific Engineering Company for Intermountain Materials Testing & Geotechnical (5/2/2019). That report is incorporated herein by reference. Seventeen penetration test borings to depths of 15 and 20 feet were completed. The native soils are sandy glaciofluvial deposits with poorly-graded sand. No groundwater was intercepted. The borings indicated the presence of fill, possibly uncontrolled fill. The report recommends that uncontrolled fill be excavated from the proposed building and pavement areas and be replaced with compacted structural fill. Based on the data from the borings, it is the opinion of the report that the proposed building can be supported on conventional spread footings bearing on the native soils or on compacted structural fill placed over the native soils. The floor slab can be placed over the native soils below the fill or on compacted structural fill placed over the native soils. In the parking and drive areas the native soils should provide adequate support for the anticipated traffic loads.

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

No, the site is not in an area of geohazards as mapped by the City of Spokane. Hazardous Geology, Erodible Soil. <https://maps.spokanecity.org/>, reviewed 5/18/19).

- 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:

The project would involve grading and contouring the site and building the new Glover middle school buildings, driveways, and parking areas. The new campus would be on the eastern portion of the site, an area of about 225,000 square feet that is now a turf playfield. Once completed, the existing buildings, asphalt parking lot and play areas, concrete sidewalks and slabs would be demolished--an area of approximately 268,000 square feet, for a total of 493,000 square feet. Construction debris would be removed from the site, but that has not yet been estimated. It is not expected that fill will need to be imported to the site.

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

According to the Soil Survey, the Marble soil has low resistance to erosion. 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.

Standard erosion control measures will be used, and, if necessary, an erosion control plan would be prepared by the project's civil engineer.

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

Approximately 5 acres of the 16.74-acre site (29 percent) will be covered by buildings, asphalt driveways, parking lots, hard surface play areas, and concrete walkways.

- 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 of Spokane storm drainage requirements.

Likewise, the Geotechnical Report Inland Pacific Engineering Company (5/2/19) cited above provides recommendations for project earthworks.

Landscaping will be added in accordance with a site landscaping plan, although the area in which the addition will be constructed consists of a building and asphalt paving.

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.

A Notice of Intent will be filed and approved prior to any construction or demolition. Upon completion of the project and after site stabilization, a Notice of Termination will be completed and filed through the Washington State Department of Ecology. This management program would be in place through all phases of construction.

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. Exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that

will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.

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. The US Fish and Wildlife National Wetlands Inventory map shows no wetlands on the school site. (<http://www.fws.gov/wetlands/Wetlands-Mapper>, reviewed 2/21/19).

- (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 flood hazard. (FEMA MSC Viewer, reviewed 5/17/2019, Community Panel Number 530633C0529D, 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 from the Glover Middle School campus either runs to adjacent grass turf areas along the fringe of the campus, or to catchbasins in Longfellow Avenue.

Stormwater from the Glover Middle School campus is presently and will continue to be generated from rooftops, concrete walkways, and plazas, etc.

The proposed project will not increase impervious surfaces to the site; but will shift its location to the eastern portion of the site

Stormwater management will be in compliance with the Spokane Regional Stormwater Manual. The Geotechnical Evaluation (2019) opined that swales with drywells or gravel galleries would be suitable for infiltration of stormwater and provided recommendations for design outflow rates.

- (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.

The project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with city of Spokane Stormwater Management guidelines.

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.fws.gov/wetlands/data/mapper.HTML>) does not indicate wetlands within 200 feet of the site (5/17/2019).

The site of the new Glover Middle School campus is the existing school campus with existing structures and asphalt paving flanked on each side by turf athletic and play fields. The surrounding uses are urban.

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

Grass turf will be removed, the land graded, and a new campus replacing the old Glover campus will be constructed. Once the new school is complete, the old school will be demolished and replaced with asphalt parking, walkways, and landscaped play areas.

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

None known

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

The new campus will be developed with a landscaping plan and new vegetation will be predominantly turf grass for new playfields.

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

None

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 Glover Middle School campus is in an intense urban environment.

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

None

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

None

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

None known

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. Interior lighting will conform to the 2015 Washington Non-Residential State Energy Code.

7. Environmental health

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

The site on which the new campus will be constructed is the existing Glover Middle School campus with classrooms and other support spaces that were constructed in 1958. A hazardous materials survey will be conducted prior to demolition. Demolition will follow the recommendations of that report.

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

None known.

- (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.

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

None

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

None

b. NOISE:

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

An Environmental Noise Report was completed by Alan Burt, P.E., SSA Acoustics. (4/12/2019). Continuous noise measurements were conducted at the project site to quantify the existing noise environment. Measurements ran between 7:00 AM and 5:00 PM on April 4-5, 2019. The hourly Leq noise measurement ranged from 48-52 dBA and the hourly Lmax ranged from 66-72 dBA during school hours. The noise levels are within the WAC noise limits during the measurement period.

The Vehicular traffic along Longfellow Avenue, and along Alberta and Belt streets is the primary noise source in the area. This noise will not affect the proposed project.

Activities in the surrounding the site include the rear of Shadle Shopping Center adjacent to the north of the site. This area has loading ramps and docks for the several shops in the center. Shadle Park, a baseball diamond, is across Belt Street to the east, single-family houses are across Longfellow Avenue to the south and Alberta Street to the west.

Sounds typical of a schoolyard and of a single-family neighborhood set the noise environment of the site and vicinity.

- (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.

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 will also continue to be generated by vehicular traffic along the surrounding streets. Currently school buses and private automobiles use Longfellow Avenue for off-loading students in the morning at the start of school, and loading students in the afternoon at the close of school.

It is not expected that traffic or noise levels will change as a result of the proposed project. The location of driveways, parking lots and the buildings themselves will shift to the east of the existing school campus.

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing Glover Middle School. The sound of students coming and leaving school, and on the playgrounds, and gathering area before and after class and during class breaks would continue. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue. In much the same way as presently occurs, children and other neighborhood residents would use the outdoor facilities during summer months.

The school hours and evening activities will not be changed from historic operations. They will be typical of a Spokane Public Schools Middle school. The range of noise is considered normal for the site and activities of the community. No new vehicular traffic is expected as a result of the modernization and expansion.

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

None are proposed.

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 16.74-acre parcel is occupied by the Glover Middle School campus, classroom wings, gymnasium and other support spaces set in the middle of a turf field. The site is bounded on the north by Shadle Center shopping center, east by Belt Street, south by Longfellow Avenue, and west by Alberta Street.

Surrounding land uses include:

North adjacent – Shadle Center Shopping Center. Shadle Center is bounded by Wellesley Avenue on the north;

West across Alberta Street – single-family houses built in the 1950s;

South across Longfellow Avenue – single-family houses built predominantly in the 1960s.

East Across Belt Street - Shadle Park and Shadle Park High School are east of Belt, between Longfellow Avenue and Wellesley to the north. A single-family neighborhood is south of Longfellow Avenue. ;

- 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 oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

The Glover Middle School has occupied the site since 1958. The one-story cluster of five connected buildings, composed of red brick, metal sash windows, with flat roofs, occupies the central portion of the site block.

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

Yes, the 1958 classroom buildings will be demolished.

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

The site occupied by Glover Middle School campus and zoned Single-Family Residential (RSF).

Surrounding zoning is Residential Single-Family (RSF) south of Longfellow Avenue, west of Alberta Street, and east of Belt Street (Shadle Park). Adjacent to the north between Alberta and Belt streets, and extending north to Wellesley Avenue is Shadle Shopping Center in a CC2-DC commercial zone.

Schools, as Institutional Categories, 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, a one-time addition to schools is permitted, provided the addition is less than five thousand square feet and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions 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 has not been developed but it is note expected that the wall height would exceed 35 feet.

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; tile work; 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 land use plan designates the Glover campus as Institutional. Shadle Center is General Commercial, Shadle Park is open space, and the single-family residential areas are designated as such.

The school is in the city’s Audubon/Downriver Neighborhood Council district.

- 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

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

The Glover Middle School staff includes the following: 38 teachers, 3 administrators, and 28 office and support staff for a total of 69. Current enrollment is 524 students in the 7th and 8th grades. It is expected that new faculty will be added once the building is complete and new 6th grade students move into the school. The capacity of the newly built school will be approximately 750 students enrolled in grades 6-8. This would result in an increase of 5 to 7 certified and 3 support staff to accommodate the added 6th grade students.

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

None

- 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 new middle school campus will be consistent with the comprehensive plan, zoning, and historic use of the site. It will not adversely affect the surrounding neighborhood. The proposed project will undergo the City of Spokane design review process, and the Administrative Conditional Use Permit process.

- 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.

None

- 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 height of the proposed two-story building and gymnasium from grade to top of parapet has not yet been determined, but is not expected to exceed 35 feet.

The primary materials would be concrete, brick, and metal-framed glass panels, topped by a flat roof.

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

There are no designated view corridors in the vicinity of Glover Middle School and no views will be adversely affected. The location of the new classroom buildings will change the north-looking views of the single-family residences across Longfellow Avenue to the south. For those now viewing the school buildings, that area will become parking and open athletic fields. For those houses east of the school now viewing a turf playfield, they will view the new school buildings.

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

The new classroom addition is being designed by an esteemed team of architects and will meet current design standards. The proposed project will be reviewed by the City of Spokane Design Review Committee.

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, and building mounted external security lighting. Pole-mounted lighting is on the corners of the intersections.

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. The light sources will shift to the grass play area east of the existing school buildings.

No atypical light or glare is expected.

- 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 residential neighborhood. The lighting at the commercial building west of the school does not impact the proposed project.

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

New external 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?

Glover Middle School has school play equipment and facilities typical of Spokane schools: gymnasium, asphalt-paved courts for basketball, turf athletic fields for soccer and football, and baseball/softball diamonds.

The following city parks are nearby: Shadle Park across Belt Street to the east. The Shadle branch of the Spokane Public Library is about three blocks north.

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

The existing recreational facilities will be replaced upon completion of the proposed project.

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

No additional measures are proposed.

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.

Glover Middle School was designed by one of Spokane's pre-eminent architectural firms, Whitehouse, Price & DeNeff and Debbie (with Lawrence Evanoff) and constructed in 1958; it is potentially eligible for listing on the Spokane Register of Historic Places. The school was included in the Spokane Mid-20th Century Modern Survey prepared by the Washington SHPO's office.
www.dahp.wa.gov/sites/default/files/SpokaneMidCenturyBuildingList_0.xls

The residential neighborhood surrounding the school, for the most part, was built during the 1950s and 1960s and grew up with the school and the Shadle Park Shopping center to the north as a component of the neighborhood. The major buildings in the shopping center have been replaced by new big box retailers.

- 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. Years of school development have minimized the possibility of intact archaeological remains if any were present. The school appears to be eligible for listing on the Spokane Register of Historic Places.

- 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.

Glover Middle School has occupied the site since 1958 when it opened as Glover Junior High School.

Buildings surrounding the site were observed and records from the Assessor's office were reviewed to determine ages of structures. The historic integrity of the single-family neighborhood across the streets from the Glover Middle School campus will not be adversely affected 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

Prior to its demolition, the Glover Middle School will be documented and the narrative and photographic information will be entered into the WISAARD data base.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The block in which the site is located (including Shadle Center) is bounded on the north by Wellesley Avenue, the east by Belt Street, west by Alberta Street, and south by Longfellow Avenue. Current access to the site is from Longfellow Avenue.

Existing Street System

Wellesley Avenue, classified as a principal arterial, provides primary access to the site vicinity, connecting Division, Monroe, and Belt streets to the east, and Alberta Street and Northwest Boulevard to the west.

Alberta Street, on the site's western side, connects Northwest Boulevard on the south and Francis Avenue on the north and is classified as a minor arterial street. Alberta is one lane in each direction with center turn lane. Parking is not allowed on either side of the street. The street is signed as a school zone with a 20 mph speed limit when school is in session.

Longfellow Avenue, on the site's southern side, is a local neighborhood street with one lane in each direction. Parking is allowed along both sides of the street except for the loading zone in front of the school.

Belt Street, on the site's east side, is a collector arterial that connects between Garland and Wellesley avenues with one lane in each direction. Parking is not allowed on either side of the street. The street is signed as a school zone with a 20 mph speed limit when school is in session.

Sidewalks are along the frontage of the school site, along Belt, Longfellow and Alberta. Crosswalks are signed and marked.

- 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 23, Maple/Ash, provides 30-minute service between 0635 and 2319 from the downtown Transit Plaza, along the Maple/Ash

couplet. Route 33 runs along Wellesley Avenue between Spokane Falls Community College on the east and Spokane Falls Community College on the west. It stops at Belt and Wellesley with 15-minute frequency between 0545 and 2308 in an eastbound direction. It runs westbound and at Belt, stops between 0539 and 2042.

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

The asphalt parking lot south of the school buildings provide four disabled parking spaces and about 85 regular spaces. These spaces would relocated and about 115 spaces would be provided on the new campus.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? *(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

An Expanded Trip Generation and Distribution Analysis (Project No. 5132.011.00) was completed by Morrison Maierle in June 2019 and is hereby incorporated by reference.

The Institute of Transportation Engineers (ITE) Trip General Manual (10th Edition, 2018) was used to calculate trip generation for middle schools. The following table shows trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon), for the school with existing student population (680) and projected population with the new school (750). The generator hours for the school are 8:15 to 9:15 AM and 2:45 to 3:45 PM and reflect the drop off and pickup timeframes in relation to the 9:00 AM start and afternoon 3:30 PM departure bells.

The table shows that the school present generates 1,450 weekday trips with 476 trips during the AM generator hours and 238 trips during the PM generator hour. About

1,600 weekday trips are projected with the increased attendance: 525 trips during the AM generator hour and 263 trips during the PM generator hour.

Table 1. Summary Trip Generation, Glover Middle School							
Middle School ITE Land Use Code 522	Weekday	AM Generator Hour			PM Generator Hour		
		In	Out	Total	In	Out	Total
Projected (750 students)	1,600	289	236	525	121	142	263
Existing (680 students)	1,450	262	214	476	109	129	238
Projected Net Gain (70 students)	+150	+27	+22	+49	+12	+13	+25

Source: ITE Trip Generation Manual (10th Edition)

These projected trips represent a gain of 150 daily trips with 49 additional during the AM generator hour and 25 trips during the PM generator hour.

The traffic analysis also included taking traffic counts and turn movements during two different timeframes for use in trip generation confirmation. The counts were taken at the intersections of Longfellow Avenue with Alberta Street and with Belt Street. The times were in April school out of session (spring break) and May with school in session. Based on the observations, the counts were actually higher than the ITE manual, thus the trip generation was adjusted accordingly as shown on the following table. In addition to the vehicle trips, 8 buses arrive and depart in the morning and in the afternoon peak hours, thus overall trips are 60 AM and 42 PM peak generator hour.

Table 3. Adjusted Trip Generation, Glover Middle School						
Weekday	AM Generator Hour			PM Generator Hour		
	In	Out	Total	In	Out	Total
+175	+29	+23	+52	+17	+17	+34

Source: ITE Trip Generation Manual (10th Edition)

The report also reviewed the capacity of the street and intersections. In forecasting traffic volumes to 2022 (2021 opening date) a growth rate of 6.1 percent was extrapolated from existing traffic data. Project trip assignments were added to this baseline traffic in order to analyze future capacity conditions. The evaluation considers Level of Service (LOS) operations. The LOS quantifies the quality of operational conditions of a roadway segment or intersection, with LOS A, free-flowing with minimal delay, being the best, and LOS F, congestion with significant vehicle delays, being the

worst. The threshold for acceptable LOS for the City of Spokane at unsignalized intersections is LOS E, and, at signalized intersections, is LOS F.

The following table summarizes the level of service at the Alberta and Belt intersections at existing traffic levels and projected traffic levels for year 2022 during the AM and PM peak hours. As indicated, the existing streets and intersections have the capacity to accommodate forecast traffic growth associated with the proposed project. The report concludes that no street or intersection improvements should be warranted for project development.

Table 4. Summary Level-of-Service, Glover Middle School								
Intersection	Existing Condition				Year 2022 With-Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	Delay	LOS ¹	Delay
Alberta St./Longfellow Ave.	D	25.7	D	33.8	D	34.9	E	45.2
Belt St./Longfellow Ave.	B	13.9	C	20.1	C	15.8	C	24.8

1. LOS = Level of Service

- 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:

The traffic study recommends that because the existing parking lot will be in the construction zone, parking on the site and along Longfellow Avenue during construction should be coordinated.

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: The site is in city of Spokane. Fire Station 13, 1118 W. Wellesley Avenue, is about 1.1 miles east via Wellesley Avenue (about 4 minutes).

Police: The Spokane Police department is based in the Public Safety Building at West 1100 Mallon Avenue, 3 miles, about 10 minutes via Maple Boulevard.

Schools: This is a Spokane Public Schools 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 existing building and the existing campus. Service to the new school building would be coordinated with Avista Utilities.

☒ **natural gas** – Avista Utilities provides natural gas service to the existing building. Service to the new school building would be coordinated with Avista Utilities.

☒ **water** – Twelve-inch and eight-inch water mains are along Longfellow Avenue. The school appears to be served by the 8-inch main in Longfellow Avenue. Hydrants are at the intersections of Belt Street and Longfellow Avenue and at the southwest and southeast corners of the campus building complex.

☒ **refuse service** – Service is provided by the city of Spokane.

☒ **telephone** – Telephone by Centurylink and cable service by Comcast. The school communications services involve fire alarm, clock, intercommunications, and telecommunications.

☒ **sanitary sewer** – An eight-inch sewer mains is along Longfellow Avenue.

☐ septic system

Other: **Stormwater** - Catchbasins are at the intersections of Alberta and Belt streets Longfellow Avenue. These catch basins drain to the sewer mains that run along those streets.

Stormwater generated by the proposed project be disposed on-site in accordance with the city of Spokane's Stormwater Management program.

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. The affected utilities request early consultation and coordination so as to ensure timely project planning.

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: 6/13/2019

Signature



Please Print or Type:

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

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

Phone: 509-354-5771 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

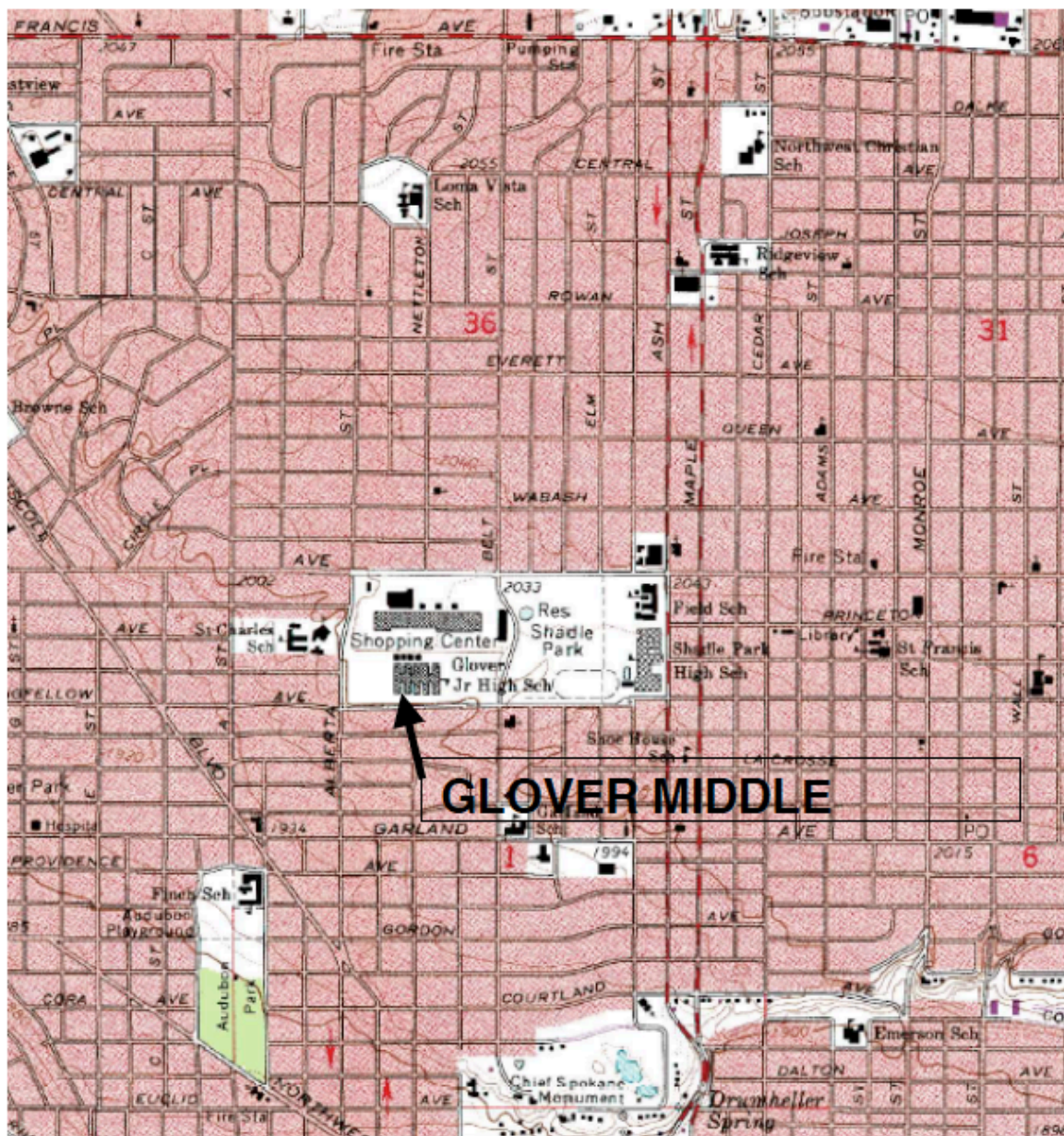
Staff member(s) reviewing checklist: Greg Forsyth, Director Capital Projects, Spokane School District, No. 81

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.

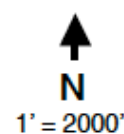
APPENDIX A

MAPS, PHOTOS, DRAWINGS & PLANS



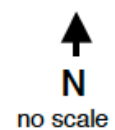
USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

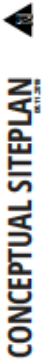
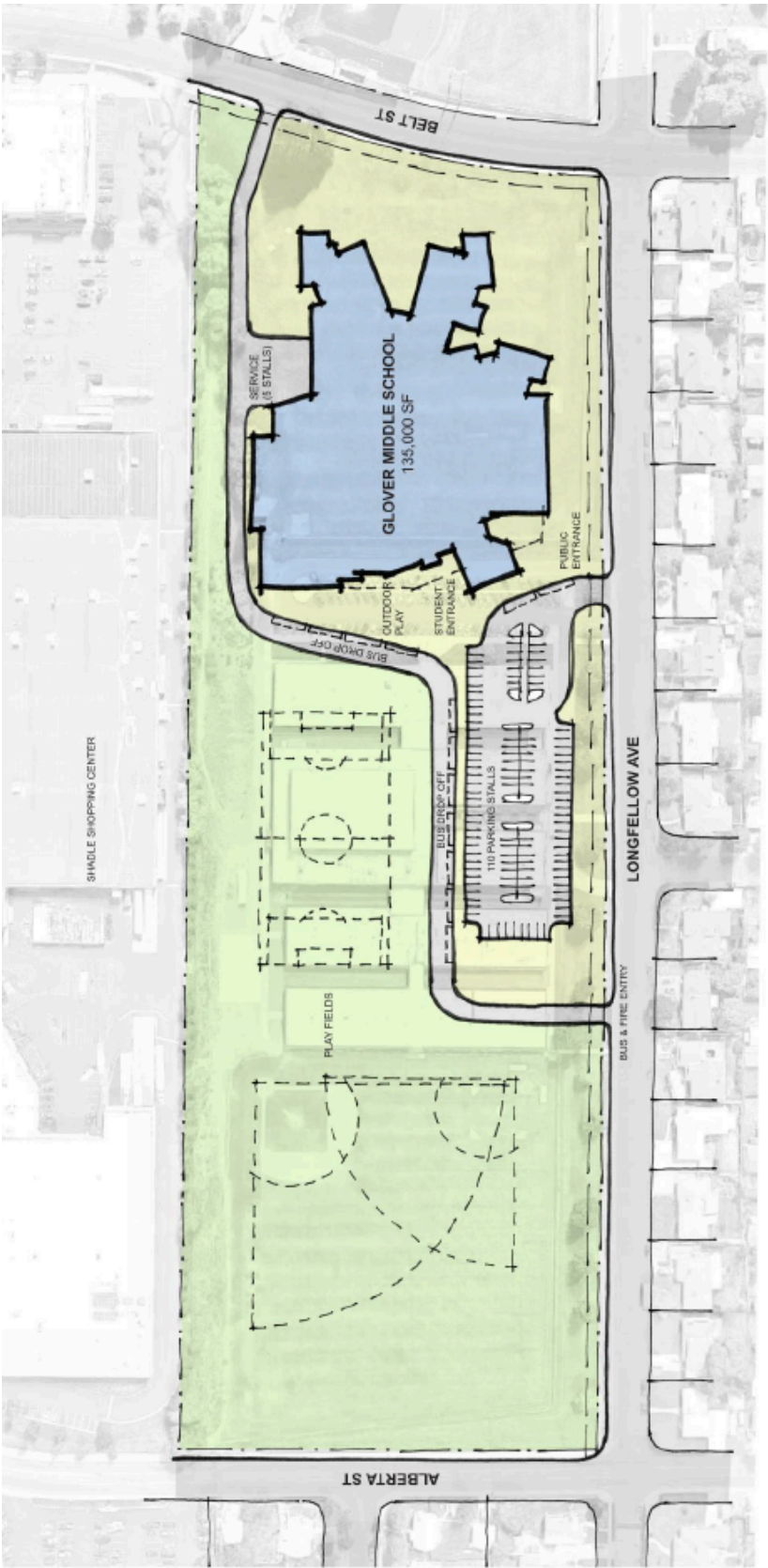
SPOKANE SCHOOL DISTRICT NO. 81 GLOVER MIDDLE SCHOOL LOCATION





SPOKANE SCHOOL DISTRICT NO. 81
GLOVER MIDDLE SCHOOL AERIAL









APPENDIX B

DISTRIBUTION LIST

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Department of Commerce Review Team
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Spokane Regional Health District.
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City of Spokane Engineering Services
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Spokane Public Library - Main Branch
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