Evaluation for
Agency Use Only

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.

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A. BACKGROUND

1. Name of proposed project: Iron Bridge Apartments
2. Applicant: Spectrum Development Solutions, Attn. Jhomar Small
3. Address: 1809 7th Ave #1501

   City/State/Zip: Seattle, WA 98101 Phone: (206) 550-4273

   Agent or Primary Contact: Kevin Cash / AHBL, Inc.

   Address: 827 W First Ave, Suite 220

   City/State/Zip: Spokane, WA 99201 Phone: (509) 252-5019

   Location of Project: North of Iron Bridge Way, west of BNSF tracks, east of the Spokane River

   Address: 811 N. Iron Bridge Way and 1411 E Iron Bridge Way

   Section: 16 Quarter: NW Township: 25N Range: 43E

   Tax Parcel Number(s) 35176.3506, 35176.3514, 35176.3515, 35176.3517
4. Date checklist prepared: 6-24-2022
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):

   Phase I construction is anticipated to begin March 2023. Phase II construction is expected to begin within 3-5 years, and all construction expected to be completed in 7-8 years barring unforeseen circumstances.
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 plans.

   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.

   Applicant requests incorporation by reference of all existing environmental documents in File No. Z2001-42-SL/BSP, under WAC 197-11-600 and 635 including but not limited to: The previous Iron Bridge Campus SEPA checklist prepared by Iron Bridge LLC c/o Kent Hull dated 12-4-2001, traffic impact study and addenda for Iron Bridge Campus by David Evans & Associates, Inc. (as listed in File No. Z2001-42-SL/BSP), MDNS dated December 4, 2001 (File No. Z2001-42-SL/BSP), previous SCUP approved 8/26/2010, previous JARPA dated May 7, 2001, and the SCUP submitted concurrently with this proposal. Iron Bridge IV Project Geotechnical Report by ALLWEST dated 8/11/16. Limited Geotechnical Evaluation - Supplemental Letter for this project by ALLWEST dated 6/23/22. ALTA survey by Dureya dated 2/1/22. Previous record of survey recorded 11/2/1999 under auditor's file no. 4338124.

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.

City of Spokane Shoreline Conditional Use Permit.

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

City of Spokane Shoreline Conditional Use Permit. City of Spokane infrastructure approvals for on-and off-site street improvements, building permits, and all ancillary approvals for multi-family residential occupancy.

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 will be constructed in (2) phases. The first phase includes (1) 4-story, multifamily residential building and (1) single story amenity building. The multi-family building will include approximately 162 rental units including studio, urban 1, 2 bedroom, and 3 bedroom unit types with associated site parking and amenities. The second phase will include (1) 4-story, multifamily residential building with approximately 110 rental units including studio, urban 1, 2 bedroom, and 3 bedroom unit types. The project is sited on 5.75 acres of property.

12. 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.

See previous SEPA checklist dated May 7, 2001. Site address is 811 N. Iron Bridge Way.

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.)

See previous SEPA checklist dated May 7, 2001.

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).

As previously approved (File No. Z2001-42-SL/BSP), stormwater will be conveyed to an existing bio-infiltration swale on the site where water will either evaporate or infiltrate into the ground. The bio-infiltration swale will provide required stormwater treatment prior to infiltration.

(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 chemicals are expected to be stored on site in large quantities. Chemicals used for building maintenance, and potentially landscape maintenance, may be kept in quantities typical for cleaning products, fertilizers, herbicides, insecticides, etc. for a multi-family residential facility. Residences will likely own commonly available cleaning products for their individual units.

(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.

Chemicals used for building maintenance, and potentially landscape maintenance, that may be kept on site will be stored inside the building in a maintenance storage room accessible by staff only. Residents will likely store common cleaning products within their individual units. It is expected that the majority of landscape maintenance will be conducted by a service licensed for application of products and those products will not be permanently stored on site.

(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?

Chemicals used for landscape maintenance have the potential for spills resulting in chemicals reaching on-site surface storm pond(s). It is expected that the majority of landscape maintenance will be conducted by a service licensed for application of products. Potential for use of landscape maintenance chemicals by facility staff is expected to be minor spot treatments if at all.

b. Stormwater

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

Depths are unknown at this time, but not anticipated to affect construction. Groundwater was not observed in the (7) test pits dug according to the Geotechnical Report by Allwest dated 8/11/16. Test pits were dug to 15 to 16 feet.

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

As mentioned in section A.14.a, any stormwater runoff generated from impervious surfaces, such as parking areas, sidewalks, and roofs will be routed to bio-infiltration facilities. There are no known or perceived impacts.

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 steepest slope on the site is anticipated to be approximately 33% (3H:1V) at bio-infiltration swale side slopes.

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.

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

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: _____

Excavation will be required for building foundations and to meet parking lot grades. Grading will be conducted to provide access and drainage on-site while tying into existing grades. The total earthwork quantities are estimated to be up to 11,400 cubic yards of cut if uncontrolled fill is found on the site, and 8,700 cubic yards of engineered fill. If no uncontrolled fill is found on the site, approximately 2,700 cubic yards of soil will be excavated and fill will not be required. Fill will be sourced from legal sources.

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

See previous SEPA checklist dated May 7, 2001.

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

Approximately 60% of the site will be covered with impervious surfaces.

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

Appropriate measures will be taken during construction to minimize erosion through the implementation of BMPs. Temporary BMPs used during construction are anticipated to include inlet protection, construction entrance, silt fence, hydroseeding, and mulching. Installed paving for hardscape surfaces as well as permanent landscaping will control soil movement after the project is completed. Paved parking areas will use a combination of sheet flow and catch basins directed to bioinfiltration or bioretention areas for treatment. Unsuitable and/or contaminated soils will be properly removed and disposed of according to Department of Ecology rules and guidelines. The site is located near the Spokane River and therefore coverage under the Construction Stormwater General Permit (NPDES) promulgated by the Washington State Department of Ecology is likely required. The City of Spokane will require that an Temporary Erosion & Sediment Control Plan be submitted as part of the permit approval process.

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. _____

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

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

Vehicle emissions are regulated by a combination of Federal, State, and local regulations. All construction equipment and personal vehicles are required to maintain said regulations. During construction, the application will water the site and/or streets as necessary to control dust per Washington State Department of Ecology's Clean Air requirements. Residential activities such as bar-be-que and wood fires are also regulated by Ecology and the Spokane Regional Clean Air Agency.

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.

See previous SEPA checklist dated May 7, 2001.

(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.

The project will include a portion of the multi-family building, a small portion of the accessory building, areas of landscape and paved sidewalk, plaza, and parking space within the 200' Jurisdictional Space. No project construction is planned within the 50' setback from the Ordinary High Water Mark.

(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.

No fill or dredge material will be placed in or removed from surface water or wetlands.

(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. _____

FEMA on-line maps indicate areas of the project site are within Flood Zone AE and Flood Zone X (Shaded). Less than 1,400 SF of building footprint is within Flood Zone X (Shaded), however, no building footprint is planned within Flood Zone AE. A previously approved project on the site had similar conditions.

(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. _____

See previous SEPA checklist dated May 7, 2001.

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. _____

See previous SEPA checklist dated May 7, 2001.

(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. _____

No waste material will be discharged into the ground. The site will be served by public sewer.

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.

See previous SEPA checklist dated May 7, 2001.

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

Oils and other pollutants from vehicles could be introduced into the storm water runoff. Sediments, pesticides and fertilizers could also be introduced by runoff from impervious surfaces. As stated above, stormwater is treated by the bio-infiltration swales before entering the subsurface infiltration facilities.

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

No drainage patterns in the vicinity of the site will be altered by this project.

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

See previous SEPA checklist dated May 7, 2001.

4. Plants

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

Deciduous tree: ☐ alder ☒ maple ☐ aspen

Other: Various species on lot 35176.3506 to remain.

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: Various species on lot 35176.3506 to remain.

☐ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: _____

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: _____

Other types of vegetation: _____

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

The parcels 35176.3514, 35176.3515, and 35176.3517 have been previously cleared of vegetation. Any remaining weeds and grasses on the parcels will be removed. Parcel 35176.3506 will not have existing vegetation removed.

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

See previous SEPA checklist dated May 7, 2001.

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

Proposed landscaping will utilize native and adapted species within the plant palette. Plantings will be drought tolerant and hardy to the region and will greatly enhance the appearance, biodiversity, and habitat qualities of the landscape.

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

The presence of noxious and invasive weed species are not known but may be present. These will be eradicated on the site as part of construction and development.

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: Killdeer

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: See previous SEPA checklist dated May 7, 2001.

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Other (*not* listed in above categories):

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

See previous SEPA checklist dated May 7, 2001.

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

Spokane is part of the Pacific Migratory Flyway. No areas of the site that will be affected by construction are within the Spokane River, the river bank, or other surface water body. The remaining site is currently covered with gravel and is populated with nesting killdeer.

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

See previous SEPA checklist dated May 7, 2001. Landscape areas will be mulched with gravel and river rock with some areas of open gravel providing potential killdeer nesting areas.

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

To our knowledge, no invasive animal species are known to exist on our project site.

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 and natural gas will be used for heating and/or cooling needs for future buildings. Electricity will support site lighting for safety.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

See previous SEPA checklist dated May 7, 2001.

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:

See previous SEPA checklist dated May 7, 2001.

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.

There is the potential for construction equipment and personal vehicles to leak fuel, oil, or other fluids.

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

There is no known contamination on the site.

(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.

The applicant is unaware of hazardous chemicals or conditions that will affect development and design.

(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.

Construction equipment will operate and be maintained so as to minimize the potential for leaks or spills.

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

See previous SEPA checklist dated May 7, 2001.

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

No special measures, beyond those customary for this type of development, are proposed.

b. NOISE:

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

See previous SEPA checklist dated May 7, 2001.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction activities, the use of equipment and construction activities will create temporary, short-term noise during regular business hours. The completed project may create additional sources of noise typical for multifamily housing.

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

Construction will be limited to normal construction hours during the. Noise impacts will be regulated by State noise ordinances.

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 site is currently vacant. Surrounding uses include residential, office, and light industrial which should not be affected.

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?

See previous SEPA checklist dated May 7, 2001.

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.

There are no structures on the site.

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

There are no structures on the site.

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

LI light industrial. Multi-family residential is a City of Spokane accepted use for the Zone designation within one-quarter mile of the Spokane River where residents can take advantage of the river amenity.

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

Light industrial.

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

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

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

Approximately 190 residents in the phase 1 building and an additional 130 in the phase 2 building.

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

None.

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

Not applicable.

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

The proposed project will comply with the applicable provisions of the City of Spokane Comprehensive Plan, City Codes and Standards, agreements with the City, and applicable local, State, and Federal regulations. The applicant will coordinate with City staff to adopt specific design and development guidelines for site work, infrastructure, and buildings to implement applicable policies.

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

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 162 market-rate units of middle-income housing will be provided in phase 1 and an additional 110 units of market rate middle-income housing in phase 2.

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:

No measures are proposed. The project will generate additional housing.

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 tallest building height is approximately 45 feet. The principal exterior building material will be wood and cementitious panel siding.

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

Northwesterly views from an existing office building on Iron Bridge Way will be affected. The building has (5) windows facing the site. An existing sound wall on the site adjacent to the BNSF railroad right-of-way provide separation from adjacent uses.

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

Street trees, frontage landscaping, and building landscaping will reduce negative aesthetic impacts by softening the impact of the building.

11. Light and Glare

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

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

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

See previous SEPA checklist dated May 7, 2001.

12. Recreation

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

There is an existing multi-use trail on the site allowing access to the Iron Bridge pedestrian bridge crossing the Spokane River to the Centennial Trail approximately 760 feet from the site. The Spokane University District has extensive open space and is also accessed from the bridge.

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

No existing recreational uses will be displaced by the project.

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

The project will provide outdoor amenities for residents and access to trails and natural areas along the Spokane River.

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.

See previous SEPA checklist dated May 7, 2001.

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.

To the applicant's knowledge no landmarks of evidence of significant historic archaeological, scientific, or cultural importance are known to exist on or adjacent to the project site. The site has been highly disturbed by industrial and construction practices.

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.

If culturally or historically significant objects are found during site work, work will cease and the City of Spokane and Washington State Office of Archeology and Historic Preservation will be notified and appropriate measures taken.

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

Work will comply with state laws. Pursuant to RCW 27.53.060 it is unlawful to destroy any historic or pre-historic archeological resource. RCW 27.44 and 27.53.060 require permits approval from the Washington State Department of Archeology and Historic Preservation prior to excavation, removal, or alterations to Native Amercian human remains or archeological resources.

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.

Iron Bridge Way provides direct access to the site. The site is accessed to the south by Trent Avenue, a state highway and major arterial.

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

See previous SEPA checklist dated May 7, 2001.

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

Site parking will include approximately 250 passenger vehicle spaces. No existing stalls will be eliminated.

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).

None anticipated.

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

Although the project adjoins the Spokane River and adjacent BNSF rail line, the current vegetative buffers and walls provide separation from water and rail transportation.

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?

See Trip Generation and Distribution Letter by SCJ Alliance.

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

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

No.

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

Standard traffic impact fees will be covered. All parking will be designed to meet the City's standards.

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.

The project will increase demands for standard public services due to increased population.

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

See previous SEPA checklist dated May 7, 2001.

16. Utilities

a. Check utilities currently available at the site:

- ☒ electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system

Other: _____

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

See previous SEPA checklist dated May 7, 2001.

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: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____ _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

_____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? _____

   _____

   _____

   Proposed measures to avoid or reduce such increases are: _____

   _____

   _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? _____

   _____

   _____

   Proposed measures to protect or conserve plants, animals, fish or marine life are: _____

   _____

   _____

3. How would the proposal be likely to deplete energy or natural resources? _____

   _____

   _____

   Proposed measures to protect or conserve energy and natural resources are: _____

   _____

   _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? _____

   _____

   _____

   Proposed measures to protect such resources or to avoid or reduce impacts are: _____

   _____

   _____

   _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? _____

   _____

   _____

   Proposed measures to avoid or reduce shoreline and land use impacts are: _____

   _____

   _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities? _____

   _____

   _____

   Proposed measures to reduce or respond to such demand(s) are: _____

   _____

   _____

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. _____

   _____

   _____

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____ _____

Person completing form (if different from proponent): _____

Phone: _____Address: _____

_____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

A. ☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

B. ☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

C. ☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.