

**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: Northwest Middle School & Albi Stadium – Construct New Middle School and reduce and reconfigure Albi Stadium
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

Architects: Ken Murphy, ALSC Architects for the Albi Stadium
Address: 203 North Washington, Suite 400, Spokane, WA 99201
Phone 5090-838-8568 - Email: Kmurphy@alscarchitects.com

Randy Wilson, NAC Architecture, for the Northwest Middle School
1203 West Riverside Avenue, Spokane, WA 99201
Phone: 509-838-8240 -- Email: rwilson@nacarchitecture.com

Location of Project: Address: 4918 West Wellesley Avenue, Spokane, WA 99205
Section: 34 Quarter: SE Township: 25 Range: 42
Tax Parcel Number – 26344.0021 (existing site Albi Stadium and parking lot)
4. Date checklist prepared: 7/30/2020
5. Agency requesting checklist: Spokane School District No. 81 (Lead Agency)
6. Proposed timing or schedule (including phasing, if applicable):

Construction for the Stadium is planned to begin in fall of 2020 and completion in summer of 2022; for the Middle School: early site package for utility and site work - Fall 2020; construction start – March 2021; and completed - August 2022.
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.

Environmental Noise Report – Northwest Middle School. Alan Burt, P.E., SSA Acoustics. 4/13/2020.

Geotechnical Engineering Report, Northwest Middle School, Spokane, WA. Budinger & Associates (project No. S20181). 6/15/2020.

Geotechnical Engineering Report, Joe Albi Stadium Renovations, Spokane, WA. Budinger & Associates (project No. S20183). 6/22/2020

Joe Albi Stadium and New Northwest Middle School, Transportation Threshold Determination (Job No. 190578). T O Engineers, March 2020.

Pre-Demolition Regulated & Hazardous Building Materials Assessment Report For The Joe Albi Stadium Facility. (Project No: 20-025.3. Mountain Consulting Services. 4/15/2020.

Schematic Design Report. Joe Albi Stadium. ALSC Architects. 6/5/2020.

Schematic Design Report. Northwest Middle School. NAC Architecture. 6/24/2020.

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

Spokane Regional Health District
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.

This SEPA Checklist covers the built-out of a campus masterplan for the new Northwest Middle School (name to be developed) and the reconfiguration and downsizing of the existing Albi Stadium and the parking lot. Both projects were approved by Spokane voters in a 2018 bond election. The project would begin construction in Summer 2020 and be completed in Fall 2022. The site includes approximately 67.3 acres in the northwestern quadrant of the city of Spokane, northwest of Wellesley Avenue, and North Assembly Drive. The Stadium would be constructed within its existing footprint and the new Middle School would occupy the southern portion of the existing parking area.

The proposed project would involve demolishing/reconfiguring/downsizing the existing 25-thousand-seat Albi Stadium to 5,000 to 6,000 seats as a venue for Spokane High School athletic events and other non-athletic events. The existing earth berm that forms the bowl will be reduced, screened, and used to elevate the floor of the new stadium. The field will be sized to accommodate football, lacrosse, and soccer. Demolition of the stadium will begin in the summer of 2020 with completion of the new facility in the summer of 2022. Five parking areas, north (for teams), west, southwest, south, and east would provide about 709 spaces for automobiles, 12 ADA stalls, and 14 spaces for school buses. A soccer field would be developed southeast of the southerly parking lot. An area for future expansion of parking (about 280 spaces) is reserved in the southwest quadrant of the stadium site. Additionally, land is reserved to two football/soccer fields along the east side, and one soccer/football/or softball field on the west side.

The new 135,000 square foot, two-story middle school building would be built in the existing Albi Stadium gravel parking area south of the stadium with access from Wellesley Avenue. Construction is scheduled to begin in the spring of 2021 and completion in the fall of 2022. The middle 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 site concept shows the building in the southwest corner of the site with a student drop-off loop in front of the building. The loop would accommodate approximately 26 parent drop-off spaces, and three parking sections with approximately 24 staff, 4 ADA, and 12 visitor parking spaces. Traffic would enter on Wellesley, loop westbound back to Wellesley via an exit in the southwest corner. A second parking area with 78 staff and 4 ADA spaces, a 12-bus drop-off loop, and playfield would occupy the southeast corner

and connect to the access road to Albi Stadium. Along the northern half of the site will be a soccer field, football field/track, and baseball diamond. A softball field will be located on the eastern portion of the site.

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.

The Albi Stadium site which includes the existing Albi Stadium, support facilities, driveways and parking lots (southern portion for new Middle School), is in the Shadle Park and Audubon Downriver neighborhoods in the northwest quadrant of the city, with an address of 4918 West Wellesley Avenue, Spokane, WA 99205. The 67.3-acre parcel is with Section 34, SE Quarter: Township 25, and Range 42 within the city of Spokane. The Tax Parcel Number is 26344.0021 (existing site Albi Stadium and parking).

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 Stadium is connected to the City of Spokane sewer system, as will be the new middle 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 230 feet below ground surface in the site vicinity. The report noted that the Spokane River surface, about 2800 feet west, is about 250 feet lower in elevation than the site.

- (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 Stadium, parking lots, and driveways. The terrain is essentially flat and level and an elevation of 1888 feet (in the northeast corner (USGS Topographic Map, NW Spokane, 1986). General slope is to the southwest with an elevation of about 1870 feet. The stadium itself is within a depressed basin created by excavation and construction of an earthen berm that rises from a flat floor of 1870 feet to a top of the berm of 1920 feet.

The southern half of the property, on which the middle school will be sited, is essentially flat. The northeast corner is an elevation of about 1888 feet and the southwest corner is about 1870 feet, for a slope of 1.5 percent. The school building would require accommodation of about a 9-foot change in grade over its section.

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 2020) and Soil Survey of Spokane County (1968), Urban land-Springdale disturbed complex, 0 to 3% slopes and Urban land-Marblespring, disturbed complex 0 to 3% slopes (7170, and 7115). Because the land is urban and disturbed, the NRCS does not rate the soil characteristics. The 1968 Survey classifies the soil as SxB, Springdale gravelly sandy loam. The soil is deep, excessively drained and has rapid to very rapid permeability, low shrink-swell, slight susceptibility to frost action, high shear strength, moderate to high stability, slow surface runoff, and is suitable for building construction.

Two Geotechnical Engineering Reports have completed by Budinger & Associates to evaluate the site of the proposed middle school (southern half of site (6/15/2020)), and to evaluate the Albi Stadium site (6/22/2020). These reports are incorporated herein by reference.

For the Stadium site, sixteen test borings were advanced to a maximum depth of 31 feet. Additionally, 10 Wildcat DCP soundings and 4 Kessler DCP soundings in possible paved areas were made. Undocumented fill was encountered in isolated areas consisting of sand with clay, silt and gravel, was encountered at depths ranging from 2 to 7.5 feet. Some areas containing brick, wire, concrete and CMU were encountered in test pits.

The Report concluded that the project is feasible and earthwork conditions are favorable, generally, except for existing undocumented fill and zones of loose, native soil. Also included are the following:

- Earthwork to raise stadium field grade. If the existing slab below the field will remain, we recommend perforating it, vertical drainage needs to be provided by perforating the floor.
- Soil forming the existing berms is considered suitable for fill.
- Undocumented fill, loose native soil. Subgrade improvement will be required, including, removal and replacement of undocumented fill and zones of loose soil. Heavier loads will require excavation to native soil that is medium-dense or greater.
- Voids below stadium seats. Voids that were encountered below concrete in the stadium seating areas pose a potential support hazard. Where existing concrete will remain below new structures, a program of void filling will be necessary.
- Reuse of existing soil. The encountered soils may be suitable for re-use as structural fill but may require moisture control to facilitate compaction.
- Stormwater infiltration. The test borings revealed favorable conditions for the use of rapid infiltration structures such as single-depth (Type 1) and double-depth (Type 2) drywells in conjunction with bio-infiltration swales (grassed percolation areas).

Recommendations were also made regarding Seismic Considerations; Earthwork; Foundations; Earth Pressures and Lateral Resistance; and Flexible Pavement.

For the middle school Geotechnical Report, eight penetration test borings to depths of 25 and 26 feet, and nine test pits were completed. The native soils are sandy glacial flood deposits with poorly-graded boulders, cobbles, pebbles, granules, and sand. In general, the soils encountered during site exploration consisted of alluvial sands and gravels with varying amounts of silt and clay. No groundwater was intercepted. One of the borings encountered undocumented fill consisting of sand with varying amounts of gravel, clay and brick and concrete fragments to a depth of two feet below ground surface. This boring was in the laydown yard in the southwest corner of the site.

The report listed the following Conclusions and Recommendations.

Conclusions:

The site offers favorable support characteristics for the project.

Undocumented fill was encountered in isolated areas. The report recommends that the fill should be removed and replaced to avoid settlement problems. The encountered surficial soil is not unsuitable but is higher in fines content than other soils on the site. In wet weather, it will tend to be unstable under traffic. Footings should be placed below this layer.

The encountered soils appear to be generally suitable for re-use as structural fill, though the cgs layer (coarse gravel and sand) is more favorable than the *surficial soil*.

Test borings revealed favorable conditions for the use of rapid infiltration structures such as drywells in conjunction with bio-infiltration swales (grassed percolation areas).

Recommendations:

Specifically, the design should incorporate the following recommendations concerning earthwork, foundations, floor slabs, pavement and drainage. The recommendations as listed in the Geotechnical Report are herein incorporated by reference.

Based on the soil survey, the northern portion of the site in which Albi Stadium and the proposed athletic fields and parking lots are located, the soils are in the same classification as the southern portion of the site in which the middle school would be constructed.

- d. 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, removal of the earthen berm now making up the Stadium's upper bowl, and recontouring the site to develop the new sports stadium. The soil material that is removed from the berm will be screened and used to elevate the floor of the stadium 8 feet above the existing floor level.

It is estimated that 145,000 cubic yards of soil material will be cut from the stadium site and replaced by 220,000 cubic yards of fill, for a net addition of 75,000 cubic yards. This additional fill material will be imported from the new middle school site.

Excavation and grading for the new middle school campus would be on the southern portion of the site with an estimated cut of about 110,000 cubic yards and fill of 35,000 cubic yards for a net cut of 75,000 cubic yards. Overall project cut and fill would be 255,000 cubic yards of cut and 255,000 cubic yards of fill. Thus no import or export of soil is expected.

All work will follow the recommendations of the geotechnical report (Budinger, 2020).

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

According to the Soil Survey, the Springdale soil has moderate to 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.

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

Approximately 20.15 acres, about 30 percent, of the combined 67.3 acre stadium and new middle school site will be covered by buildings, asphalt driveways, parking lots, hard surface play areas, and concrete walkways.

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

A temporary erosion and sediment control (TESC) plan will be developed to control erosion and off-site migration of sediment-laden water. The plans for both the stadium complex and new middle school will be submitted to the Engineering Services Department. The TESC plan will address practices, methodologies, and requirements for erosion control as is required by Spokane County and Washington State Department of Ecology. The TESC plan will be developed during the design process and be followed during construction. The intent is to use Best Management Practices in implementing the plan so as to prevent erosion of exposed soil and prevent sediment from leaving the project site. Adjacent properties and pipe storm drain systems will be protected from sediment deposition, as well as increases in volume, velocity, and peak flow rates of runoff from the project site. Standard erosion control measures will be used and may

include use of temporary sediment basins, filter fabric fences, catch basin inserts, straw bales, gravel check dams, etc.

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 Engineering Report, (Budinger & Associates, 2020) 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.

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.

Vehicular traffic will be generated by the new Middle School, and by events at the new Stadium. Since the existing Albi Stadium has been used by Spokane Schools for seasonal football games, the traffic of the proposed new stadium will be of similar volume, time period, and duration of historic high school events at the stadium. Historically, Albi Stadium had events with over 30,000 attendees and accompanying vehicular traffic. The traffic generated by the new Middle School will be typical of Spokane Middle schools.

- 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 Albi Stadium/NW Middle school site. (<http://www.fws.gov/wetlands/Wetlands-Mapper>, reviewed 4/21/2020).

- (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 4/17/2020, Community Panel Number 53063C0528D, 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 existing stadium is connected to the city of Spokane for domestic and irrigation water supply. Once the stadium is reconfigured and the new middle school completed both will use city of Spokane 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 existing stadium is connected to the city of Spokane sewage collection and disposal system. Once the stadium is reconfigured and the new middle school completed both will be connected to the city of Spokane sewer 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 existing Albi Stadium is either infiltrated into the soil or runs to adjacent grass turf areas along the fringe of the stadium berm.

Stormwater and snow melt from Albi Stadium parking area on which the proposed Middle School campus would be constructed is presently infiltrated into the gravel soils of the parking lot. The utility layer on Spokane CityMap, shows two drywells in the southwest corner of the site.

The proposed stadium project will reconfigure and reduce the seating capacity of the existing Albi stadium. When the new playing field is reconstructed it will be elevated about 8 feet and covered with artificial turf with a rubber and sand infill mix. This surface mix will overlie a free draining crushed aggregate base. Underlying drainage

will be constructed of flat-panel underdrains beneath the playing surface and aggregate that will flow to perimeter collector piping and discharge into drywells that will be located under the field.

Stormwater management for the seating area, rooftops, outside walkways, aprons, play area, and parking lots will be in compliance with the Spokane Regional Stormwater Manual. The system may include combination of catch basins, conveyance pipes, treatment swales, and/or drywells. Roof downspouts/rainwater leaders may be piped to swales or directly into drywells, depending on the roof material and location of rooftop mechanical equipment. Specific management structures will follow recommendations of the geotechnical report based on existing soil characteristics.

Likewise, the new middle school campus will add rooftops, concrete walkways, hard surface play areas, asphalt driveways and parking lots. As with the stadium, the stormwater management will follow the Spokane Regional Stormwater Manual and the recommendations of the geotechnical engineer.

- (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 stadium.

Other:

Evergreen tree: ☒ fir ☐ cedar ☒ pine - Variety, landscaping surrounding stadium

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 (4/17/2020).

The site of the proposed project is the existing Albi Stadium and gravel parking lots to the south and west. A BMX track and the Dwight Merkle play fields are north and northeast. Pine forested areas are to the west in Fairmount Memorial Park and the north of the BMX course. The Spokane River and gorge ranges from 1400 to 2500 feet west of the site. The surrounding uses are urban.

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

The Albi Stadium site is landscaped with turf grass, evergreen and deciduous shrubs and groundcover, and within the perimeter fence are scattered and randomly-spaced pine trees. Scattered pine trees are north and west of the stadium bowl outside the fence and a clump of pines is southwest of the stadium in the gravel parking area. The existing trees, shrubs, and grasses surrounding the stadium bowl will be removed during site preparation.

The large parking lot south of the stadium complex is gravel with sparse grass and a variety of weeds. This area will be graded in preparation for construction of the new middle school campus.

- 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:

Existing trees, shrubs, and grasses surrounding the stadium bowl will be removed during site preparation. A landscaping plan will be designed for the stadium complex and approach drives. Landscape plantings will be utilized to highlight the concourse edge and aid in wayfinding. In locations with the stadium that may be difficult to mow and maintain on a regular basis, shrubs and groundcovers will be installed. Plantings will be selected for durability –to endure occasional foot traffic and harsh conditions. Existing on-site soils will be amended with organic matter and fertilizer to serve as topsoil for general landscape areas and natural grass playfields. An eight-foot ornamental iron fence will form the perimeter of the stadium. Planting outside the fence will be ground covers, with ornamental grasses to emphasize entry points. Shrubs will be located at paring areas to block headlights into the stadium.

Native/adaptive and low maintenance plantings will be used in parking lots. For security, low growing plant material – 36” and under – will be specified. Trees will be selected for shade over parking stalls and flowering and/or columnar trees to accentuate entries and main travel paths. “Low mow,” a locally sourced, fescue alternative to bluegrass lawn, will be used around the perimeter to reduce maintenance and water consumption.

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.

Not known

5. Animals

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

Birds: ☐ hawk ☐ heron ☐ eagle ☒ songbirds

Other:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: mice, gophers

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

Other (not listed in above categories):

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

None known. The existing Albi Stadium complex and its gravel parking lot to the south have occupied the site since 1950. Generally, the surface vegetation is sparse, particularly in the parking lot between the Stadium complex and Wellesley Avenue. Although there are scattered pine trees, and a couple of clumps of pines, the site provides sparse habitat. The site of the proposed Middle School campus is entirely gravel parking lot with sparse grasses and weeds.

Pine forest is west and northwest of the Albi site. The area adjacent to the west is occupied by the 68-acre Fairmount Memorial Park (cemetery). Beyond Fairmount is the pine-forested Downriver park area along the gorge of the Spokane River, owned by the Washington State Department of Parks and Recreation. Pine forest, a BMX track and the Dwight Merkel Sports Complex are north of the site. The VA Medical Center is adjacent to the east, and a single-family subdivision is across Wellesley Avenue to the south.

- 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.

The existing Albi Stadium complex uses electricity 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 reconfiguration of Albi Stadium and of the new middle school.

Electricity and natural gas would be used in the new high school athletic stadium and in the new middle school.

- 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. The school will be designed to meet the 2018 version of the Washington Sustainable Schools Protocol.

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 existing Albi Stadium complex includes buildings used for restrooms, food service, ticketing, and locker rooms. A Regulated and Hazardous Building Materials Assessment Report (Mountain Consulting Services, 4/15/2020) has been completed and is incorporated herein by reference. After extensive sampling and building inspection, Asbestos-Containing Materials and Lead Coatings (such as paints) were identified throughout the stadium and associated buildings. The locations and types and concentrations of these materials are listed in the report. Additionally, the survey investigated the following potential hazardous building materials: electrical light elements/bulbs/tubes; Polychlorinated Biphenyls (PCBs); Mercury Containing Components; Fuel Storage Tanks; Radioactive Materials; and other Biological Hazards (mold, fungi, bacteria). Demolition by a licensed contractor in accordance with federal, state and local laws will follow the recommendations of the report.

The site on which the new middle school campus will be constructed is a gravel parking lot used for events at Albi Stadium and has been in such use since 1950.

- (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 operations of the new athletic stadium and the middle school, typical materials used for building and landscape maintenance will be used on the site.

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

Standard Spokane Schools protocol for athletic events will be followed for organized events at the athletic stadium.

- (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)?

The Vehicular traffic along Wellesley Avenue (minor) and along Assembly is the primary noise source in the area. This noise will not affect the proposed project—neither the reconfigured Albi Stadium, nor the new middle school.

Albi Stadium has a public address system for the field that is used for events on the field, most recently for high school football games. This system is used only for event at the stadium.

Activities in the area surrounding the site include the Fairmount Cemetery to the west, the single-family neighborhood south of Wellesley Avenue, the VA Medical Center campus along the east side, and the BMX Track, and Merkel Sports complex to the north. None of these activities would impact the operations of the reconfigured Albi Stadium.

An Environmental Noise Report was completed by Alan Burt, P.E., SSA Acoustics. (4/13/2020). Continuous noise measurements were conducted at the site of the proposed Middle School to quantify the existing noise environment. Measurements ran between 8:00 AM and 4:00 PM on April 9-10, 2020. The hourly Leq noise

measurement ranged from 40-47 dBA and the hourly Lmax ranged from 51-68 dBA during school hours (one location in the northeast corner had a reading of 73 dBA). According to the report, the primary noise sources include mechanical system at the VA hospital to the east, traffic noise from Wellesley Avenue, and some aircraft flyover.

The report concluded: "...the Hourly Leq and Lmax noise are within the WAC noise limits at both monitoring locations." "...the measured short-term Leq and Lmax noise levels meet WAC requirements." "No additional noise reduction measures are necessary to meet WAC requirements for the proposed site."

The proposed new middle school is along the north side of Wellesley Avenue and would have the reconfigured stadium and associated parking as its neighbor to the north. The single-family neighborhood south across Wellesley should not adversely impact the school; nor should the Fairmount Memorial park to the west, nor the Veteran's Administration Hospital campus to the east. Traffic along Wellesley Avenue is predominantly local and should have minimal impact on the school.

- (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, primarily Wellesley Avenue. Since the stadium has a long history of events, primarily high school football over the past couple of years, the reconfigured stadium is not expected to perceptively increase the noise levels or frequency of noise generated by vehicular traffic. Traffic will be routed to enter and egress the stadium parking lots from Wellesley Avenue. Some traffic would also access from Assembly Street to the north side of the new athletic facility.

As with the existing stadium, the new athletic facility would have a public address and music playback system designed for the grandstand and field areas. The system will consist of an equipment rack located in the press box with permanently installed grandstand mid-throw full range speakers, field long-throw full range speakers. This system would be about 1700 feet north of the single-family residences south of Wellesley Avenue, and 2200 feet west of the single-family residences east of Assembly Street.

Noise levels from the sound system are not expected to change significantly from historic event activities.

School buses and private automobiles would use Wellesley Avenue to enter and exit the campus on which the loading/off-loading lanes and parking areas will be located. They would accommodate off-loading middle school students in the morning at the start of school and loading students in the afternoon at the close of school.

The operation of the new middle school will add a new seasonal noise source to the neighborhood south of Wellesley Avenue.

As an example, human activity on the site will generate noise of the same type, duration, and timeframes as at existing middle schools. The sound of students coming to and leaving from school, on the playgrounds, and gathering before and after class and during class breaks. Power equipment would be used for landscape and building maintenance, snow removal, site maintenance, etc. It is likely that children and other neighborhood residents would use the outdoor facilities at the school during the off-hours.

The school hours and evening activities will align with 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.

(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 67.3-acre parcel is occupied by the 30,000+ seat Albi Stadium, accessory buildings, and parking lot. The stadium is in the northern portion of the site, while the southern half is a gravel parking lot.

Surrounding land uses include:

North adjacent - The city of Spokane-owned pine lot, BMX Bike Track, Dwight Merkel Sports Complex (about 75 acres). The Sports Complex includes eight play fields—six grass and two turf; a four-field soft ball complex, and extra baseball field, basketball court, and neighborhood park with restrooms, picnic shelters, splash court, and pre-

school and school-age play facilities. Just north of the stadium is a BMX track with bleachers and restrooms, and parking lots with an undeveloped pine lot to the west.

West adjacent – Fairmount Memorial Park (160 acres - cemetery);

South across Wellesley Avenue – single-family houses built in the 1950s.

East adjacent – Spokane Veteran's Administration Hospital and medical campus.

- 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.

Albi Stadium has occupied the site since 1950. The following buildings are accessory to the stadium: On the south side, ticket booth, restrooms, and a food concession shelter and patio; on the west side: two concrete block restroom buildings, and concrete block concessions building, a small concrete block ticket booth (all dilapidated with flat roofs and plain facades); on the east side: two concrete block restroom buildings, concrete block concessions building, a concrete block ticket booth, and concrete block utility building; and wood-frame storage building). On the north side: a brick building containing locker rooms and administrative offices. On the west side of the stadium itself is a multi-level press box on the 50-yard line.

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

Yes, the ca. 1950 Albi Stadium and accessory buildings, with major revisions through the 2000s, will be demolished and rebuilt at a smaller size and capacity. The new, smaller stadium planned to be used for high school athletic events will be within the footprint of the existing stadium.

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

The site occupied by Albi Stadium and parking, and zoned Single-Family Residential (RSF).

Surrounding zoning is Residential Single-Family (RSF) except for the southwest corner of N. Assembly/Northwest Boulevard and Wellesley Avenue which is zoned NR-35, a Neighborhood Retail 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.

The scaled down and reconfigured high school athletic complex is allowed in the zone under Conditional Uses Schools. Recreational and Sports Facilities are listed under [Section 17C.190.480](#) Schools as B. Accessory Uses. It is also compatible and consistent with the Institutional use as open space, the same category as the Dwight Merkel Sports Complex adjacent to the north.

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 likely that the wall height of the gymnasium would not exceed 38 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 Joe Albi Stadium site as Institutional. The adjacent VA Medical Center (east side) is also designated as Institutional. The adjacent (west) Fairmount Memorial Park, and the Dwight Merkel Sports Complex (north) are designated as Open Space. The single-family residential area neighborhood across Wellesley to the south is designated as Single-Family Residential (4-10 units/acre). The southwest corner of Assembly/Northwest Boulevard and Wellesley is designated for Mini Center.

The school is in the city's Northwest 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 capacity of the proposed new middle school will be approximately 750 students enrolled in grades 6-8. This would require a staff of around 80 teachers, administrators, and support personnel.

- 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 would also utilize the southern portion of the Albi Stadium site which has been used as a parking lot since 1940.

Historically, Albi Stadium with a capacity of 30,000 screaming fans—Go Cougs!--has been on its site since 1950. The size of the new athletic field would be reduced to 5,000 to 6,000 people. As a high school athletic facility, this would reduce overall potential for events at the field. Furthermore, the impacts of traffic, particularly volume, would be

reduced from the current stadium. Finally, the athletic field would be adjacent to like facilities at the Dwight Merkel Sports Complex. Likewise, the property to the west is a cemetery, and the property to the east is the Veteran's Administration Hospital campus. The new middle school would be built on the existing Albi Stadium parking lot between the single-family neighborhood south of Wellesley Avenue and the reconfigured athletic facility.

It is not expected that the new middle school and reconfigured athletic field adversely affect the surrounding neighborhood. The proposed project will undergo the city of Spokane design review process, and the Administrative Conditional Use Permit process. The middle school campus will follow zoning and design guidelines and undergo and city of Spokane Design Review Board 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?

Like the existing Albi Stadium, the new athletic field will have pole-mounted field lighting. The planning concept is for four light standards (two each side), at a height of approximately 90 feet above grade (depending on final design and placement). The pressbox roof will have a height of approximately 47'6" with the stadium floor about 23 feet below grade.

The conceptual plan for the stadium complex includes three types of walls. The concessions, restrooms and locker room buildings will have a red-tone brick veneer on insulated load-bearing CMU; and the ticket building will have operable ticket windows, while the concessions buildings will have overhead coiling doors. The press box and grandstands elevator core will have a lower base of masonry veneer over insulated CMU or site cast concrete walls. The press box will have operable storefront windows facing the field and the walls will be metal panel siding. The remaining field level wall will be cast concrete which will also serve as structure for the concourse walkway and grandstand super structure. Roofing will be standing seam metal over insulation. The press box will use a TPO roof membrane with areas configured to accommodate camera platforms. Roofs will slope to drain to gutters/downspouts which will direct storm water to swales and drywells.

The middle school would two stories in height with a gymnasium. The height from grade to top of parapet has not yet been determined, but is not expected to exceed a maximum height of 38 feet. The primary materials would be concrete, CMU, brick, metal panels, and metal-framed glass panels, topped by a flat roof.

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

The existing view from Wellesley Avenue and the houses along the south side is of a gravel/sparse grass field that is the parking lot for events at Albi Stadium. A row of creosote-stained posts and row of boulders are in the foreground just off the gravel shoulder of Wellesley Avenue. The flat parking lot extends to the stadium itself which rises as an earthen berm surrounded by a screen of sporadic pine trees. Concession and gateway structures are in front and the pressbox and light standards extend above the rim of the bowl.

There are no designated view corridors in the vicinity of the site and no views will be adversely affected. The location of the new middle school classroom building and campus will change the north-looking views of the single-family residences along the south side of Wellesley Avenue. But, the houses across from the site between Royal Court and Hartley Street face Hoffman Street and their rear yards are along Wellesley Avenue. Two houses, east of Royal Court face the site.

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

The new classroom building and middle school campus is being designed by an esteemed team of architects and will meet current design standards. Likewise, the reconfigured Albi Stadium in its new role as a high school athletic field will be designed

by a second team (but not the second team) of architects. The proposed stadium and middle school will be reviewed by the city of Spokane Design Review Committee and will follow the Type 2 Conditional Use Permit approval process.

The bronze sculpture “Joe Fan” by artist Vincent DeFelice will be removed during construction and reincorporated into the new stadium complex.

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 Albi Stadium includes perimeter and internal lighting as well as six pole-mounted lighting clusters that illuminate the play field during evening and night time athletic events. A progression of playing field night time illumination has taken place from 1950 to present day. The field will be outfitted with new lighting to illuminate playfields (two pole-mounted light standards on each side), seating areas, concession areas, walkways, parking lots, and driveways. It is planned to design for night time play and meeting the IES recommended 50 foot-candle average for a class II (5,000 or less occupants) playing field.

In addition, building-mounted exterior LED lighting will be provided at entry areas and service yards. Parking areas will be lit by LED pole-mounted luminaires with glare cutoff features to limit light dispersion. Exterior lighting will be controlled per the Washington State Energy Code for shut off when unoccupied. The entry gates and other specialty areas will have RGB color changing lights that can be tailored for specific events (such as the school colors of participating teams).

Light and glare produced by the new middle school will be similar to that produced by the typical Spokane Schools middle schools. The existing Glover Middle School at 2404 Longfellow Avenue is a typical example. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas, including parking lots.

No atypical light or glare is expected. The lighting at Albi Stadium has been a feature of the neighborhood since the 1950s when the houses along the south side of Wellesley Avenue were built. The houses across from the site between Royal Court and Hartley Street face Hoffman Street and their rear yards are along Wellesley Avenue. Two houses, east of Royal Court face the site. The newly configured athletic field will have new pole-mounted field lighting with the approximately the same brightness as the existing lighting system. The new middle school will add a new source of light that will be just across Wellesley Avenue from those houses.

- 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 south of Wellesley Avenue is typical of a single-family residential neighborhood. The lighting at the VA Medical Center or the small shopping center to the east 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?

The city of Spokane Dwight Merkel Sports Complex, BMX Bike Track-ball complex, and Joseph Albi Stadium itself are existing recreational facilities. The Sports Complex includes eight play fields—six grass and two turf; a four-field soft ball complex, and extra baseball field, basketball court, and neighborhood park with restrooms, picnic shelters, splash court, and pre-school and school-age play facilities. Just north of the stadium is a BMX track with bleachers and restrooms.

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

The existing Albi Stadium will be downsized and reconfigured within the footprint of the existing stadium. The 30,000-seat capacity will be reduced to 5,000 to 6,000 seats, and the football/soccer field will be upgraded as will the pressbox, fan, and team facilities.

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

The main field at the new stadium would be used for city-wide high school athletic events and would include stadium seating, restrooms, concessions, etc. The field would be available for football, lacrosse and soccer. Additionally, one adjacent soccer field would be developed in the southeast corner of the stadium complex. Locations for five future fields for football and/or soccer, and baseball/softball are also designated.

The new middle school would include a gymnasium, a soccer field, football field/track, softball field and baseball diamond. The field area would include one shotput/discus ring, long jump/triple jump pit. There would also be hard surface play areas for basketball, climbing and fitness structures, and resilient surfacing for fall protection. Pedestrian access and space for public gatherings would also be provided.

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.

The Spokane Memorial Stadium monument, brass plaque mounted on a granite pedestal on the north end of the stadium grounds: "HONORING THOSE OF THIS STATE WHO DIED FOR THEIR COUNTY." The plaque includes the names of the Stadium Committee, and some 26 organizations that made contributions to the building of the stadium

Veteran's Medical Center Hospital, former Baxter Army Hospital site, at 4815 North Assembly Street, was constructed in 1950 and has been altered, and the campus expanded over the years with additional buildings built in the 1980s, late 1990s, and 2000s.

The residential neighborhood south of Wellesley Avenue and the site was built between 1950 and the 1952 and grew up with the Stadium and VA Medical Center as major components of the neighborhood. The houses across from the site face Hoffman Street to the south and their rear yards are along Wellesley Avenue. The shopping center at the southwest corner of Wellesley/Northwest Boulevard/Assembly Street was originally built in 1952, with additions in 1972, and extensive remodels in 1994 and 2012.

- 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. The historic use of the site as Baxter Army Hospital during World War II covered the entire site, thus the likelihood of intact archaeological remains, if any were present, would be nominal.

The Spokane Tribe, however, has commented that the area is in a very "high risk area" and is requesting cultural monitoring with respect to cultural resources and Inadvertent discovery plan. (Abrahamson, 5/4/2020)

The entire site (north of Wellesley Avenue) which includes the Albi Stadium and the VAMC campus (240 acres) was occupied between 1942 and 1945 by the campus of the Baxter General Hospital which was equipped to provide hospital care for American soldiers who would be injured in World War II. The complex included 200 buildings with 2000 beds, and housing for more than 800 doctors, nurses, military personnel and civilian workers. (Emmerson, 2010, HistoryLink.org Essay 9331)

- 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.

Albi Stadium has occupied the site since 1950 when it opened as Spokane Memorial Stadium. Because the stadium has been altered over the years it no longer possesses sufficient integrity to be eligible for listing in the National Register of Historic Places.

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 proposed 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 Albi Stadium will be documented with narrative and photographic information that would be entered into the WISAARD data base.

The Spokane Memorial Stadium monument will be retained and reincorporated into the new stadium complex. Likewise, the bronze sculpture, "Joe Fan" will be reincorporated into the new stadium complex.

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 is bounded on the south by Wellesley Avenue, and the east by North Assembly Street/Northwest Boulevard. Current access to the site is from Wellesley Avenue.

Existing Street System

Wellesley Avenue, one lane in each direction and classified as an urban principal arterial, provides primary access to the site vicinity, connecting Division, Monroe, and Belt and Alberta streets to the east and Northwest Boulevard to the southeast. East of

Assembly Street, Wellesley has curb, gutter and sidewalks and a posted speed limit of 35 mph. West of Assembly, Wellesley is a two lane 25 mph local street mostly without sidewalk, curb and gutter. Parking is allowed along both sides of the street.

Assembly Street, on the site's east side, is an urban principal arterial that connects between Wellesley and Francis avenues. At the intersection with Wellesley Avenue, Assembly is configured in five lanes, two in each direction and one center turn lane. At Olympic Avenue, Assembly narrows to one lane in each direction and center turn lane.

Northwest Boulevard, transitioning to Assembly Street about a block south of Wellesley Avenue is an urban principal arterial configured with one lane in each direction with center turn lane.

- 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 22, Northwest Boulevard, provides 30-minute service between 0635 and 2319 from the downtown Transit Plaza, along the Maple/Ash couplet to Northwest Boulevard. The bus stops at the corner of Wellesley and Assembly; the Veteran's Administration Medical Center; and Assembly at Sanson Street.

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

The stadium has about 35 acres of gravel parking lots south of and west of the stadium. Marked, asphalt spaces consist of 22 handicap spaces, 11 on each side of the stadium, and six spaces in front of the locker room/administration building on the north side of the stadium.

The proposed stadium project would include five parking areas with about 694 regular stalls, plus 12 ADA and 14 bus stalls for the athletic field. Surrounding the football/athletic facility, the north lot includes 80 stalls for automobiles and 14 stalls for buses; west side lot, about 40 stalls, southwest lot, about 238 stalls; south lot 12 ADA stalls and 285 regular stalls; and east lot 51 stalls.

The middle school will have a parent drop off lane with staff and visitor parking in front of the school with ingress and egress on Wellesley Avenue. Parent drop off would be in three sections with approximately 8, 9, and 9 spaces; and parking would include one section of visitor parking with approximately 12 stalls, and two sections of staff parking with approximately 12 stalls each. Four disabled stalls are also proposed for this section.

In the southeast quadrant of the site and looping from the access road to the stadium parking lots is a school bus lane that can accommodate 12-16 school buses. Approximately 78 staff parking stalls and 4 disabled stalls are provided as well. In addition, the location for 24 future parking stalls is designated. Finally, 6 staff parking stalls are in the service area north of the school building.

- 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).

The construction of the middle school campus will involve the completion of a half street section improvement with curbs, gutters, and separated sidewalks along the site frontage. Street trees would be included in the planting strip. Two access roads that would also provide access to the school will connect the stadium parking and service areas will enter the site at the southeast and southwest corners. Additionally, there will be a gated entrance on the north that would enter the stadium complex at the northeast corner.

- 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).)*

A Transportation Threshold Determination (Job No. 190578) was completed by T-O. Engineers in March 2020 and is hereby incorporated by reference. Trip analysis was completed for both the new high school athletic field and the new Northwest middle school. Attendance based on existing use patterns of the Albi Stadium game events was used to guide the study of the proposed new athletic facility. The Institute of Transportation Engineers (ITE) Trip General Manual (10th Edition, 2017) was used to calculate trip generation for middle schools. First, the following Table 2 from the Transportation Report: "Trip General Potentials, Joe Albi Stadium," for the proposed new athletic field shows the trip projections.

The report reviews forecast traffic conditions assuming an 85th percentile attendance condition for the stadium. The 85th percentile condition is used frequently in traffic analyses and design since the maximum, or 100 percent, attendance condition precipitates the need of costly infrastructure. And, this is of minimum benefit because

these 100% events occur infrequently during the year. The 85th percentile condition was forecast to occur on 5 to 6 times per year.

The attendance-based approach relies on travel mode and vehicle occupancy assumptions as the basis for trip estimation. Thus, the analysis takes into account attendance based on experience of Spokane Schools football game attendance, person trips, travel mode, vehicle occupancy, directional distribution, and peak/design hours volumes. It is assumed that there will be two football games on event nights.

Table 2. Trip Generation Potentials, Joe Albi Stadium				
Calculation/Step	First Event		Second Event	
Attendees				
- Spectators	1,425		950	
- <u>Set Attend. (Players, Coaches, Refs, etc.)</u>	<u>250</u>		<u>250</u>	
Total Attendees	1,675		1,200	
Person Trips (1 trip per person)	1,675		1,275	
Travel Mode, Spectators				
- Automobile (80%)	1,140		760	
- School Bus (20%)	285		190	
Travel Mode, Set Attend.				
- Automobile (20%)	50		50	
- <u>School Bus (80%)</u>	<u>200</u>		<u>200</u>	
Travel Mode, Total				
- Automobile (20%)	1,190		810	
- School Bus (80%)	485		390	
Vehicle Occupancy				
- Automobile (2.5 persons/veh)	476		324	
- <u>School Bus (35 persons/bus)</u>	<u>13</u>		<u>11</u>	
Trip Totals	489		335	
Vehicle Distribution	<u>In (5%)</u>	<u>Out (95%)</u>	<u>In (95%)</u>	<u>Out (5%)</u>
- Trips	24	465	318	17
Peak/Design Hour Trips	342 inbound		482 outbound	
	824 Total Design Hour Trips			

Northwest Middle School, Trip Generation Potentials

The following Table 3 shows trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon), new school with a projected population of 750 students. 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 (using ITE Land Use Code 522) projects a trip generation for a 750-student school of 1,600 weekday trips with 525 trips during the AM generator hours and 128 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 3. Trip Generation Potentials, New Northwest Middle School										
Land Use	Weekday	AM Generator Hour			PM Generator Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
School, 750 students	1,600	289	236	525	121	142	263	62	66	128

The following Table 4 summarizes the total trips generated by both the athletic facility and the middle school on days when there might be an overlap of school and event trips. Total weekday trips are projected at 2,550 weekday trips with 952 during the PM peak hour. Again, this trip generation potential is only forecast to occur 5 to 6 times per year.

Table 4. Trip Generation Potentials, SPS Project Totals				
Land Use	Weekday	PM Peak Hour		
		In	Out	Total
Joe Albi Stadium	950	342	482	824
Middle School	1,600	62	66	128
Total	2,550	404	548	952

The next step of the report was to assign trips and project when and on what routes they would travel. Existing City of Spokane traffic counts were used to determine the traffic densities on adjacent roadways and projected traffic distributed based on these patterns as well as areas from which attendees of events at the athletic fields would come. Additionally, tube counts, and turning movement counts at key intersections were taken for the study. Based on this, it is assumed that 30 percent of the traffic would come from the north and 70 percent from the south and east. The primary streets for access would be Wellesley Avenue, Assembly Street and Northwest Boulevard.

The Level of Service (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 current intersection of Wellesley Avenue and Assembly Street is controlled by stop signs at each approach. This intersection currently operates in the LOS E range and would drop to LOS F with the proposed projects. At the north site access point, Assembly and Rowan Avenue, the forecast traffic condition is also LOS F for both the eastbound and westbound approaches at Rowan. All southbound site approaches were forecast to function at LOS E or better during the PM peak hour, an acceptable condition. It was noted in the traffic report that, although, this intersection experiences LOS issues, this congestion is only expected to occur following special events.

Given the forecast capacity conditions (forecasting the intersection would function at LOS F with baseline traffic growth combined with the School District No. 81 project traffic) at the Assembly Street and Wellesley Avenue intersection, the city plans to build a roundabout to improve intersection traffic conditions. The traffic study shows that the proposed roundabout with project traffic would function in the LOS A/B range for forecast year 2040. This assumes a single-lane roundabout with specific lane capacities provided for northbound left-turn and eastbound right-turn movements.

The proposed site accesses for both the new middle school and the athletic field from Wellesley Avenue would be offset from Royal Court on the west end and Hartley Street on the east end. An access to the athletic field (Albi Stadium) would be from Assembly Street at Rowan Avenue that presently provides access to the Dwight Merkel Athletic Complex as well as the north side of Albi Stadium. For the middle school operations, the intersections at Wellesley would function at LOS B during the AM Generator Hour and PM Generator Hour.

- 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 report made the following **Recommendations and Conclusions**

- The Wellesley Avenue/Assembly Street roundabout can largely have singular circulation lanes and approach/departure lanes. Recommended additions include northbound left and eastbound right-turn lanes with added exiting/departure lane for west and south legs of the intersections. This would maintain capacity through

year 2040. These recommendations are provided to help guide design, when City staff determines the roundabout will be needed.

- Although LOS standard is met for site driveways and the cross-section of a two-lane street, Wellesley Avenue is not constructed to a typical design standard sufficient for multi-modal travel; meaning the bikes and pedestrians associated with the Middle School. To that end, frontage improvements of half street widening, sidewalk, curb and gutter should be provided along property fronts controlled by the District to address this need.
- Rowan Avenue/Assembly Street would experience LOS/capacity issues following well attended events. There is minimal benefit in constructing physical improvements that are only used seasonally a few times per year. Thus, continued use of traffic control personnel to direct vehicles at congested areas, including the Rowan Avenue/Assembly Street intersection and approach along Wellesley Avenue should be considered for high-attendance events.

City Engineering staff has confirmed that, since submittal of the Transportation Threshold Determination, improvements at Wellesley Avenue/Assembly Street are addressed with transportation impact fees. However, the need for construction of a roundabout (or traffic signa) is not currently precipitated, as based on existing conditions. By itself, the project is not anticipated to precipitate this impact because: 1) the 85th percentile PM peak hour capacity impact of Joe Albi will only occur a handful to times per year, and 2) the impact of the Middle School will occur outside of the PM peak hour (morning and afternoon as students are dropped and picked up for school).

Traffic engineering has requested a supplemental memo to the Threshold Determination to document the conclusion stated above. This will be provided to the City in August, but given available information and understandings of impacts occurring outside the PM peak hour, there is no reason this supplement should delay the SEPA review process.

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 No 16, 5225, North Assembly Street is less than 0.5 miles from Albi Station, and 0.8 miles from the proposed middle school site via North Assembly Street and Wellesley Avenue. Fire Station No. 13, 1118 W. Wellesley Avenue, is about 2.6 miles east via Wellesley Avenue (about 8 minutes).

Police: The Spokane Police department is based in the Public Safety Building at West 1100 Mallon Avenue, 4.3 miles, about 12 minutes via Maple-Northwest 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 stadium that enters the site from the east. Service to the new school building would be coordinated with Avista Utilities with service coming from either the south, or the existing service from the stadium.

☒ **natural gas** – Avista Utilities provides natural gas service to the existing stadium and to the residential area south of Wellesley Avenue. Service to the new school building would be coordinated with Avista Utilities.

☒ **water** – An eight-inch water main enters the Alibi site in the northeast corner. The middle school site does not have water service. A loop from the Albi line to existing mains in Wellesley Avenue is being considered. The nearest mains include a six-inch distribution main and hydrant on the north side of Wellesley Avenue on the Hartley Street alignment in the southwest corner of the site. Additionally, a six-inch main is along Wellesley Avenue and intersects a six-inch main in Royal Court, south of the site's southeast corner.

☒ **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** – A twelve-inch vitrified clay pipe is along the west side of the stadium and flows to the southeast and continues past a manhole on the north side of Wellesley Avenue, then beneath Wellesley to Royal Court and beyond to the sewage treatment plant down the bluff. Ten-inch concrete lateral mains run from the Veteran's Administration Hospital and Naval Operation Support Center property to the east to join the twelve-inch main in the southeast quadrant of the site.

The project engineers recommend updating this system with a new line that would connect to the existing line in the southeast corner of the site.

- ☐ septic system

Other: **Stormwater** – Two drywells are in the southwest corner of the site, but no other facilities are available.

Stormwater generated by the proposed project be disposed on-site in accordance with the city of Spokane Regional Stormwater Manual.

- 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: 7/30/2020

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.

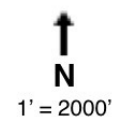
APPENDIX A

MAPS, PHOTOS, DRAWINGS & PLANS



USGS 7.5-Minute Quadrangle. Spokane NE, Wash. 1974. Photorevised 1986

NORTHWEST MIDDLE SCHOOL
4918 WEST WELLESLEY AVENUE





Spokane City Map – April 2020

NW MIDDLE SCHOOL/ALBI STADIUM
4918 W. WELLESLEY AVENUE





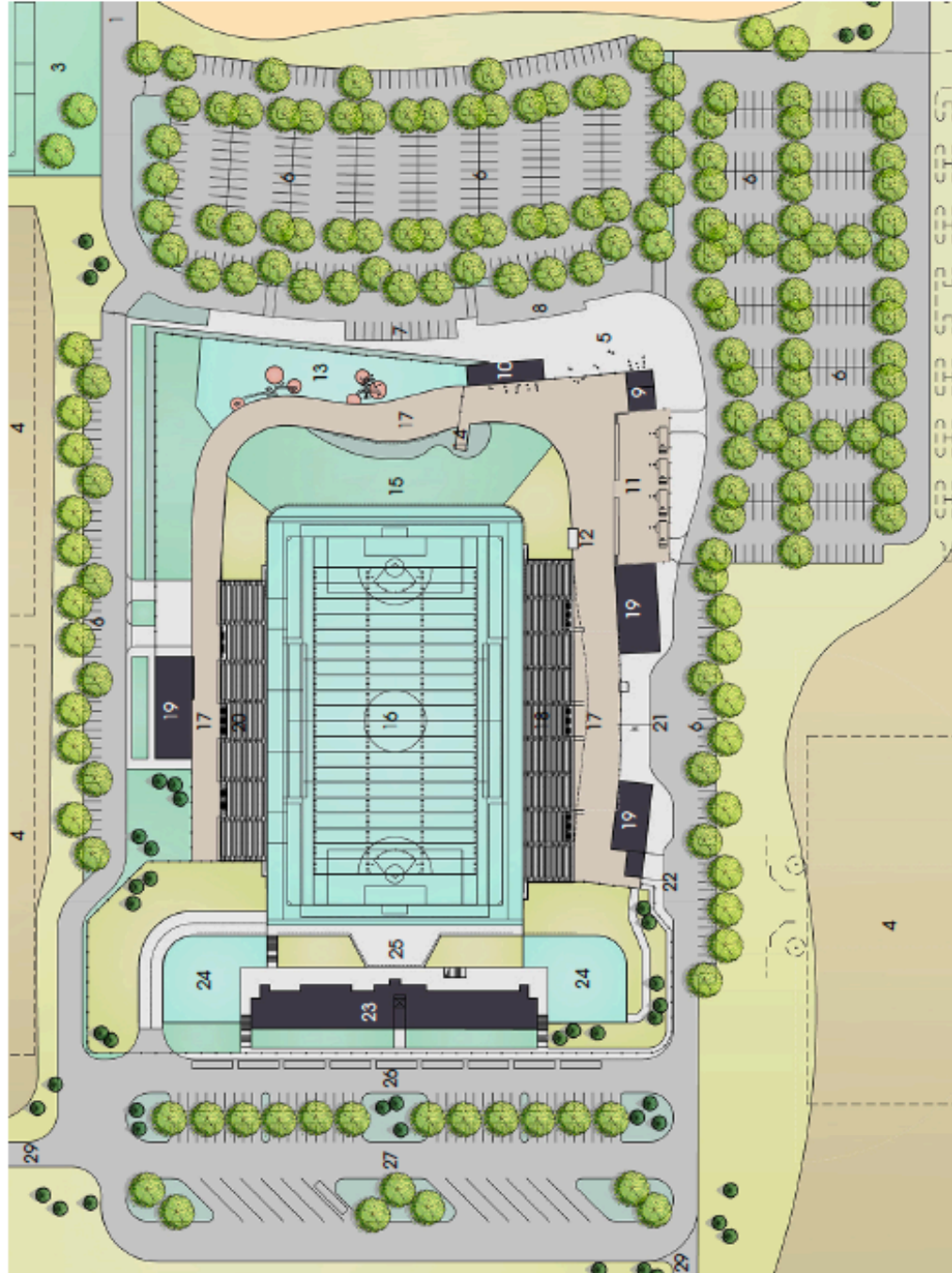
SITE ANALYSIS NEIGHBORHOOD

CONCEPT SITE PLAN



Large Context Landscape Plan

STADIUM PLAN



LEGEND

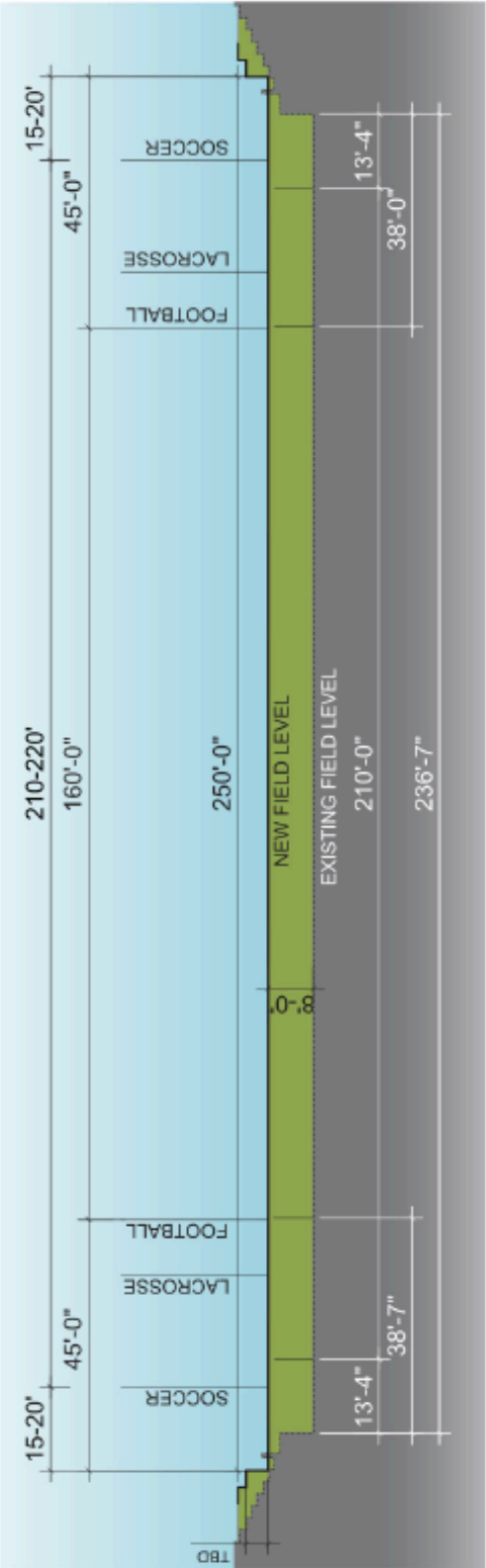
1. STADIUM ENTRY DRIVE
2. NEW MIDDLE SCHOOL SITE
3. PLAY FIELDS
4. FUTURE PLAY FIELDS
5. ENTRY PLAZA
6. PARKING - SPECTATORS
7. PARKING - ADA
8. DROP OFF
9. TICKETING
10. CONCESSIONS
11. FOOD TRUCKS
12. BOOSTER CONCESSIONS
13. PLAYGROUND
14. SELFIE PLATFORM
15. SLOPED GRASS SEATING
16. COMPETITION PLAY FIELD
17. CONCOURSE
18. HOME STANDS
19. RESTROOMS
20. VISITOR STANDS
21. BANDY/CHEER DROP OFF
22. MEDIA TRUCK
23. LOCKER ROOMS
24. TEAM WARM-UP
25. ELEVATOR/STORAGE ACCESS FROM FIELD
26. PLAYER/TEAM DROP OFF
27. PARKING - TEAM / EVENT STAFF
28. FUTURE PARKING
29. ACCESS TO MERKEL / BMX

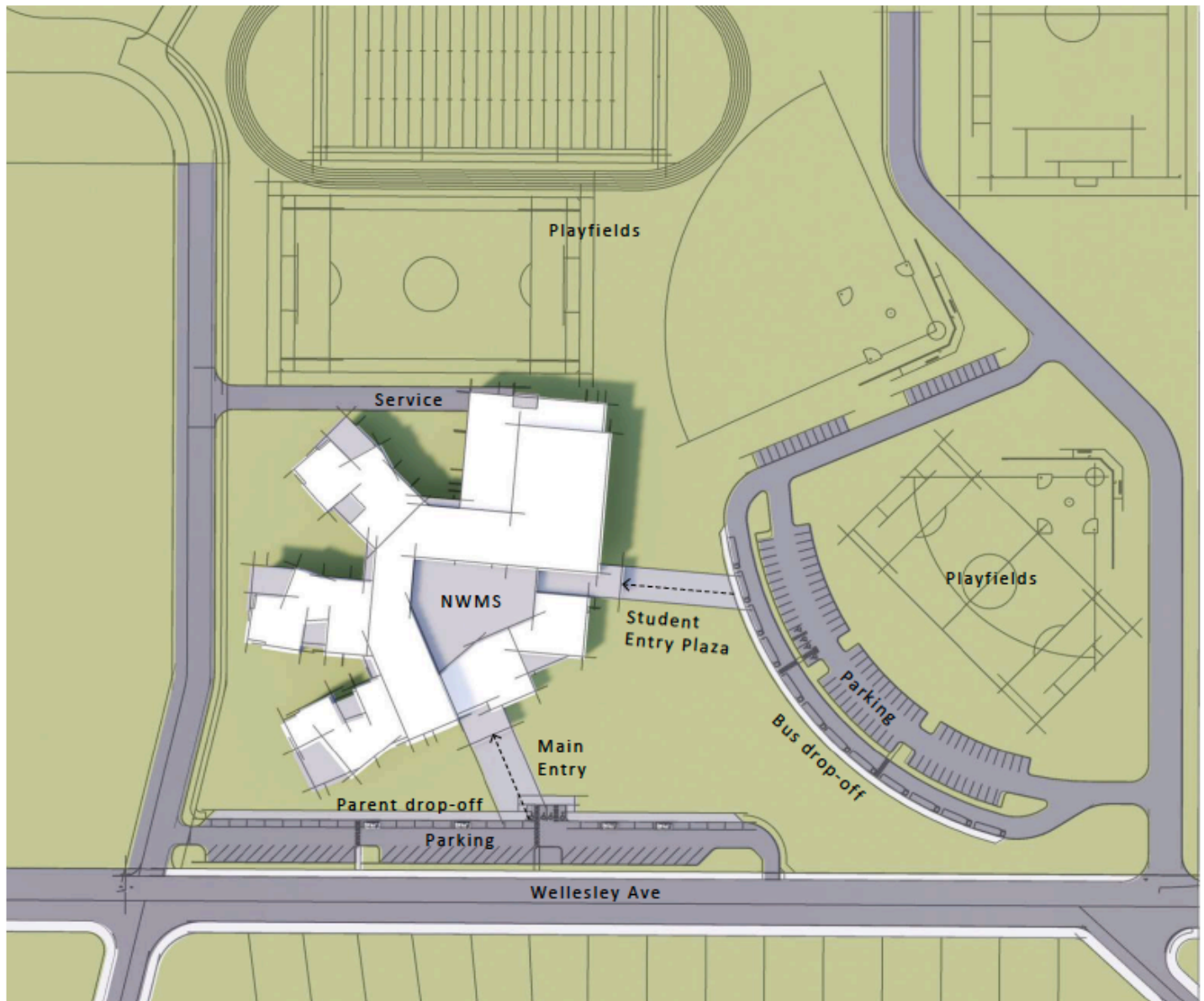


**SPOKANE PUBLIC SCHOOLS
JOE ALBI STADIUM REPLACEMENT**



EXPLORATIONS FIELD DIMENSION STUDY





Site Plan

**NORTHWEST MIDDLE SCHOOL
SPOKANE PUBLIC SCHOOLS**





Main Floor Plan



Upper Floor Plan

CONCEPT MASSING RENDERINGS



Southeast Aerial View

SCHEMATIC DESIGN
JUNE 24, 2020

NORTHWEST MIDDLE SCHOOL
SPOKANE PUBLIC SCHOOLS



Evaluation for
Agency Use Only

APPENDIX B

DISTRIBUTION LIST

Department of Ecology, SEPA Unit
Olympia, WA 98504-7703
sepaunit@ecy.wa.gov

Department of Archaeology & Historic Preservation
Olympia WA 98501
sepa@dahp.wa.gov

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

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

Spokane Regional Health District.
Spokane, WA 99201-2095
emeyer@srhd.org

City of Spokane Building Department
dgmurphy@spokanecity.org, dgiles@spokanecity.org

City of Spokane Neighborhood Services – Northwest Neighborhood Council, Audubon/Downriver Neighborhood
nwnspokane@gmail.com; melody99205@gmail.com, audubondownriver@gmail.com.

City of Spokane Planning Services
tpalmquist@spokanecity.org

City of Spokane Fire Department
dkokot@spokanecity.org

City of Spokane Engineering Services
ktwohig@spokanecity.org; ebrown@spokanecity.org

Spokane Historic Preservation Office
mduvall@spokanecity.org

Spokane Public Library - Main Branch
achanse@spokanepubliclibrary.org

Greg Forsyth, Director of Capital Projects, Spokane School District No. 81
gregoryf@spokaneschools.org, mikek@spokaneschools.org

Randy Wilson, NAC Architecture, rwilson@nacarchitecture.com

ALSC Architects, kmurphy@alscarchitects.com

Bill White, T-0 Engineers, bwhite@to-engineers.com

Jim Kolva, jimkolvaassociates.com



**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

PO Box 100 Wellpinit WA 99040

August 11, 2020

To: Greg Forsyth, Director of Capital projects

RE: Northwest Middle School & Albi Stadium- Conduct New Middle School

Mr. Forsyth,

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

While surface evidence or artifacts and human remains may be sparse after years of non-Indian occupation and development evidence below the surface may still be in place and artifact and human remains may be entering the site through hydrological processes, and other means.

After archive research this area has a high potential for cultural resources, the proposed ground disturbing activity would destroy any cultural resources that are present.

Recommendation: Monitoring all ground disturbing activity by a professional archaeologist with the respect of cultural resources.

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

Should additional information become available our assessment may be revised, our tribe considers this a positive action that will assist us in protecting our shared heritage.

If question arise, contact my office at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians

Mike Keenan

From: Jim Kolva <jim@jimkolvaassociates.com>
Sent: Wednesday, August 12, 2020 1:28 PM
To: Greg Forsyth; Mike Keenan
Subject: Fw: SEPA comment for Spokane Schools Albi Stadium/NW Middle School

Greg, here are comments from Fish and wildlife. This should be good for the record in lieu of a memo to the file. Thanks, Jim

From: Jim Kolva <jim@jimkolvaassociates.com>
Sent: Wednesday, August 12, 2020 11:10 AM
To: Jim Kolva (jimkolva@icloud.com) <jimkolva@icloud.com>
Subject: Fw: SEPA comment for Spokane Schools Albi Stadium/NW Middle School

From: Kinnick, Renee C (DFW) <Renee.Kinnick@dfw.wa.gov>
Sent: Wednesday, August 12, 2020 11:04 AM
To: gregoryf@spokaneschools.org <gregoryf@spokaneschools.org>
Cc: Jim Kolva <jim@jimkolvaassociates.com>
Subject: SEPA comment for Spokane Schools Albi Stadium/NW Middle School

Hi all,
Here is what WDFW recommends relative to the osprey nest found on location.

The requestor is aloud to remove the nest outside of the nesting season with an appropriate permit from Washington Department of Fish and Wildlife. If the nest needs to be removed during the nesting season a permit will need to be obtained from US Fish and Wildlife Service, WDFW recommends that bird/nest deterrents be installed on any human structures to avoid future nesting, especially if the site needs to be accessed regularly for maintenance. We also recommend installing an alternate nest site to best ensure the osprey do not return. The alternative nest platform should be nearby and higher than the original site. Nest and bird excluders for raptors have higher success when combined with strategic placement of alternate nest sites nearby.

Thanks,

Renée Kinnick

Habitat Biologist

Washington Department of Fish and Wildlife

Pronouns: she/her

509.892.1001 x318 office

509.309.1764 cell



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

August 12, 2020

Gregory Forsyth
Director Capital Projects
Spokane School District
2815 East Garland Avenue
Spokane, WA 99207-5811

Re: Northwest Middle School & Joe Albi Stadium

Dear Gregory Forsyth:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the proposal to demolish, reconfigure and downsize existing Joe Albi Stadium and construct a soccer field, a football-track field, a baseball diamond and future parking lot expansion. The project includes construction of a 2-story middle schools with gymnasium, commons-cafeteria space, a band-choir space, other support spaces, a student drop off loop and parking spaces on 67.3acres (Proponent: Spokane School District). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Andrew Maher (509) 329-3612

Please keep in mind that during the construction activities associated with the Northwest Middle School & Joe Albi Stadium project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

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

You may find a more comprehensive list, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste.

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

For more information and technical assistance, please contact John Blunt at (509) 329-3525 or via email at john.blunt@ecy.wa.gov.

Solid Waste Management Program-Martyn Quinn (509 329-3435)

The applicant proposes to demolish the existing Joe Albi Stadium structure. Section B.7.a of the SEPA Checklist asks if any environmental health hazards exist that could occur as a result of the proposal. Improper disposal of solid waste, including demolition waste, can result in environmental health hazards. Ecology encourages the applicant to salvage, reuse, and recycle as much of the waste as possible. Recycling demolition debris typically costs less than disposal. Otherwise, the applicant must dispose of demolition waste at a permitted solid waste facility.

For technical assistance, please contact Martyn Quinn at (509) 329-3435 or via email at martyn.quinn@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

Ecology acknowledges that the applicant will obtain a Construction Stormwater General Permit.

For more information or technical assistance in obtaining a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

State Environmental Policy Act (SEPA)

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

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

Department of Ecology
Eastern Regional Office
(Ecology File: 202003911)

cc: Jim Kolva, Jim Kolva Associates, LLC (for Spokane School District)