

(WAC 197-11-970)

**SPOKANE ENVIRONMENTAL ORDINANCE
NONPROJECT DETERMINATION OF NONSIGNIFICANCE**

FILE NO(S): Z1400055COMP - Proposed Comprehensive Plan Amendment for the Hamilton Form Based Code Subarea Plan

PROPONENT: City of Spokane, Planning & Development

DESCRIPTION OF PROPOSAL: The Form Based Code replaces existing zoning and design guidelines within the affected geographical area. This code regulates land development by setting controls on building form, coupled with performance-based parameters relative to building use and density. The entire project area is approximately 37.6 acres. This proposal falls into two actions:

1. Comprehensive Plan Amendment to Land Use Plan Map. The Land Use designations of the affected geographic area will be amended from R 4-10 to CC Transition (See Exhibit 2: Existing Land Use Plan Map and Exhibit 3: Proposed Land Use Plan Map at: <https://beta.spokanecity.org/projects/logan>).
2. Amending Spokane Municipal Code Title 17C Land Use Standards by adopting a new chapter SMC 17C.123 Form Based Code Zones (See Exhibit 1: SMC 17C.123 Form Based Code Zones Draft at: <https://beta.spokanecity.org/projects/logan>). Amending SMC 17C.200 Landscaping & Screening; and SMC 17C.230 Parking & Loading; and SMC 17A.020.010 Definitions. Amending the City of Spokane Zoning Map and replacing CC1, CC2, RSF, and RTF zones with CA1, CA2, CA3, and CA4 Form Based Code Zoning Categories (See Exhibit 4: Existing Zoning and Exhibit 5: Proposed Zoning at: <https://beta.spokanecity.org/projects/logan>).

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The affected geographic area is centered on the Hamilton Street corridor, bordered by Desmet Ave. to the south and the alley between Augusta Ave. and Nora Ave. to the north. The east/west boundaries vary. Please see attached project area map or visit <https://beta.spokanecity.org/projects/logan/> for a project map.

LEAD AGENCY: City of Spokane, Planning & Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments must be submitted no later than December 10, 2014 at 4:00 p.m. if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning and Development **Phone:** (509) 625-6300

Address: 808 West Spokane Falls Boulevard, Spokane, WA 99201-3329

Date Issued: November 26, 2014 **Signature:**  _____

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

Environmental Checklist
UPDATED 11-7-2014

File No. Z1400055COMP

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, if applicable: Hamilton Form Based Code Subarea Plan and Zoning Change.
2. Name of applicant: City of Spokane
3. Address and phone number of applicant or contact person: Planning & Development Services, 3rd Floor, Spokane City Hall, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3329, (509) 625-6300. Contact Person: Boris Borisov, Assistant Planner
4. Date checklist prepared: October 6, 2014
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): A Plan Commission hearing on this proposal is scheduled to take place in December of 2014. Then the subarea plan must be approved by City Council and signed by the Mayor to be adopted.
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, the Form Based Code is being applied to a small area of the Logan neighborhood as a pilot project. This type of zoning may be applied to other parts of the City if successful. A separate approval process, including SEPA would be completed if applied to other parts of the City.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None that is directly related to this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None.
10. List any government approvals or permits that will be needed for your proposal, if known. The adoption of new zoning categories utilizing a Form Based Code will require a Comprehensive Plan Amendment via a subarea plan for the affected geographical area. This Comprehensive Plan Amendment will modify land use in some areas within the affected geographical area and introduce new zoning categories. Additionally, a new chapter will be added to the Spokane Municipal Code that is specific to the affected geographical area. These amendments require approval of the Spokane City Council and Mayor.

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. In July, 2012 the Logan Neighborhood Stakeholder Team with the City of Spokane Planning Department began a public planning and engagement process for the preparation of a form-based model zoning code for a segment of Hamilton Street corridor generally from Desmet Avenue on the south to a block and a half north of Augusta Avenue. The Form Based Code is a plug-in set of regulations, replacing existing zoning and design guidelines within the affected geographical area and is designed to foster an economically vibrant, walkable, mixed-use environment along the Hamilton Street corridor within the boundaries of code limits. This code regulates land development by setting careful and coherent controls on building form, coupled with performance-based parameters relative to building use and density. This greater emphasis on physical form is intended to produce safe, attractive and enjoyable public spaces, including a healthy mix of uses and achieve a development pattern that is more consistent with the intent of the underlying comprehensive plan policies for this area. The entire project area is approximately 37.6 acres.

This proposal falls into two actions:

1. Comprehensive Plan Amendment to Land Use Plan Map. The Land Use designations of the affected geographic area will be amended from R 4-10 to CC Transition and from Institutional to CC Transition. (See Exhibit 2: Existing Land Use Plan Map and Exhibit 3: Proposed Land Use Plan Map).
2. Amending Spokane Municipal Code Title 17C Land Use Standards by adopting a new chapter 17C.XXX123 Form Based Code (See Exhibit 1: 17C.XXX123 Form Based Code Draft at: <https://beta.spokanecity.org/projects/logan>). Amending SMC 17C.200 Landscaping & Screening; and SMC 17C.230 Parking & Loading; and 17A.020.010 Definitions. Amending the City of Spokane Zoning Map and replacing CC1, CC2, RSF, and RTF zones with CA1, CA2, CA3, and CA4 Form Based Code Zoning Categories (See Exhibit 4: Existing Zoning and Exhibit 5: Proposed Zoning)

See Exhibit 6, Aerial Map of Project Boundary for an overview of entire affected geographic area.

All exhibits and supporting documents can be found at: <https://beta.spokanecity.org/projects/logan>

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity

map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The affected geographic area is centered on the Hamilton corridor, bordering Desmet to the south and the alley between Augusta and Nora to the north. The east/west boundaries vary. Please see Exhibit 6: Aerial Map of Project Boundary at: <https://beta.spokanecity.org/projects/logan>.

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

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Not applicable, this is a non-project action. Systems designed for stormwater disposal would be included in new development projects, if the adopted amendments will apply to new development. These are reviewed on a project basis and mitigated as required under SMC Section 17D.060.

(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?

Not applicable, this is a non-project action.

(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.

Not applicable, this is a non-project action.

(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?

Not applicable, this is a non-project action.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?
Not applicable, this is a non-project action

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?
Not applicable, this is a non-project action

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* The affected geographic area is predominately flat.
- b. What is the steepest slope on the site (approximate percent slope)? The affected geographic area is predominately flat. The slopes range from 0 to 16 percent.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. The soils are generally described as Garrison gravelly loam 0 to 5% slope. Please see the "Soil Survey, Spokane County Washington, 1968" for additional information regarding this and other soil classifications within the City of Spokane.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. The affected geographic area has no history of unstable soils in the immediate vicinity according to the Potential Erosion Hazard map of the City of Spokane.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: There are no fills or grading proposed directly related to this proposal, this is a non-project action.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. There should not be any erosion directly related to this proposal, as this is a non-project action. Impacts would be project based and would be evaluated on a project-by-project basis.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable, this is a non-project action. The Form Based Code specifies maximum impervious coverage for specific zones in the affected geographic area. These standards would apply to new projects and would limit the amount of impervious surfaces (see Exhibit 1: 17C.XXX123 Form Based Code Draft, Section 17C.XXX123.040-1 at: <https://beta.spokanecity.org/projects/logan>).
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Not applicable, this is a non-project action. The Form Based Code sets maximum impervious surface coverage areas within the geographic area as well as landscaping standards.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Construction of required accesses and other infrastructure required as conditions of approval, if any, and other development permitted by the zoning code will generate emissions to the air. Impacts will be evaluated as projects are proposed.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, this is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: This specific proposal contains no provisions to reduce or control emissions.

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3. Water

a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. There is no surface water body within the affected geographic area. The Spokane River is approximately ½ mile to the south of the project boundary and ¼ of a mile to the east
- (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.
There is no fill or dredge material that is proposed to be placed or removed in relation to this proposal, this is a non-project action. The development standards of the Shorelines Master Program (SMP) and the Title 17E.070 (wetlands) of the SMC regulate the filling and dredging of surface water and wetlands.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, this proposal will not require surface water withdrawals or diversions. This is a non-project action.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The affected geographic area does not lie within a 100-year floodplain.
- (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, this proposal does not involve any discharge of water materials to surface waters. This is a non-project action.

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b. GROUND:

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

No, this proposal does not involve any discharge of water materials to surface waters. This is a non-project action.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Not applicable, this is a non-project action. All buildings within the affected geographic area are served by city sewer.

c. WATER RUNOFF (INCLUDING STORMWATER):

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

The provisions of SMC 17D.060 Stormwater Facilities regulates stormwater and requires appropriate on-site storage and disposal. New development is reviewed under these regulations and required to build appropriate stormwater facilities.

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4. Plants

- a. Check or circle type of vegetation found on the site:
- x _____ Deciduous tree: *alder, maple, aspen, other.*
 - x _____ Evergreen tree: *fir, cedar, pine, other.*
 - x _____ Shrubs
 - x _____ Grass
 - _____ Pasture
 - _____ Crop or grain
 - _____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
 - _____ Water plants: *water lilly, eelgrass, milfoil, other.*
 - x _____ Other types of vegetation.
- b. What kind and amount of vegetation will be removed or altered? No vegetation is proposed to be removed or altered as part of this proposal, this is a non-project action.
- c. List threatened or endangered species known to be on or near the site. Not-applicable, this is a non-project action.
- c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The Form Based Code imposes landscaping standards prescribed in SMC 17C.200. These landscaping requirements ensure properties developed within the affected geographical area enhance vegetation on site (see: Supporting Amendments to SMC, Landscaping & Screening at: <https://beta.spokanecity.org/projects/logan/>)

3.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site: Not-applicable, this is a non-project action.
- birds: *hawk, heron, eagle, songbirds, other.* _____
- mammals: *deer, bear, elk, beaver, other.* _____
- fish: *bass, salmon, trout, herring, shellfish, other.* _____
- other: _____
- b. List any threatened or endangered species known to be on or near the site. Not-applicable, this is a non-project action.

- a. Is the site part of a migration route? If so, explain.
Not-applicable, this is a non-project action.
- d. Proposed measures to preserve or enhance wildlife, if any:
The provisions of Spokane Municipal Code Section 17E.020 Fish and Wildlife Habitat contain development standards for the protection of animals listed as threatened, endangered and priority species.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Not applicable, this is a non-project action. New development in the affected geographic area could use any combination of electric, natural gas, wood stove, and/or solar to meet energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable, this is a non-project action.
- 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 Form Based Code is designed to foster an economically vibrant, walkable, mixed-use environment along the Hamilton Street corridor. The affected geographic area will benefit from an environment that supports multiple modes of transportation including automobile, walking, cycling, and transit.

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. No, this proposal is a non-project action and should not directly increase the risk of any of these hazards.
- (1) Describe special emergency services that might be required.
Not applicable, this is a non-project action.
- (2) Proposed measures to reduce or control environmental health hazards, if any:

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Not applicable, this is a non-project action.

b. NOISE:

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

Not applicable, this is a non-project action.

- (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.

New development could create construction noise as redevelopment occurs with the affected geographic area. Any such noise would be subject to the provisions of SMC 10.0D Noise Control.

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

Noise is regulated under SMC 10.D Noise Control. This section of the Spokane Municipal Code outlines maximum permissible environmental sound levels by zone type (residential, commercial, office, retail, industrial, etc). Projects within the affected geographic area would be subject to these standards.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Uses within the affected geographic area are a mix of residential and commercial. Approximately 39% of the parcels within the boundary are zoned for residential use and 61% are zoned Center & Corridor. The Centers and Corridor zones have a variety of uses including retail, commercial and personal services.

- b. Has the site been used for agriculture? If so, describe. No

- c. Describe any structures on the site. The affected geographic area has numerous structures. Approximately 39% of the area is zoned for residential use and has single family/multi-family. The Center and Corridor zones which make up roughly 61% of the affected geographic area has commercial structures that range from 3,000 sf to 10,000 sf.

- d. Will any structures be demolished? If so, which? This is a non-project action and as such demolition of structures is not being proposed. Structures could be demolished as part of normal redevelopment activity.

- e. What is the current zoning classification of the site? The affected geographic area has a mix of zones including

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residential single family (RSF), residential two-family (RTF), and center and corridor (CC1, and CC2).

- f. What is the current comprehensive plan designation of the site? The Comprehensive Land Use Map designation for the affected geographic area is Center and Corridor Core Residential 4-10, and Institutional.
- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.
- h. Has any part of the site been classified as a critical area? If so, specify. Yes. The entire affected geographic area is within the critical aquifer recharge area.
- i. Approximately how many people would reside or work in the completed project? Not applicable, this is a non-project action
- j. Approximately how many people would the completed project displace? Not applicable, this is a non-project action
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable, this is a non-project action
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This project implements the centers and corridors goals and policies and land use map designations of the comprehensive plan. Several areas of the affected geographic area will require a Comprehensive Plan Amendment to the Land Use Plan Map.

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. Not applicable, this is a non-project action.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Not applicable, this is a non-project action.
- c. Proposed measures to reduce or control housing impacts, if any: Not applicable, this is a non-project action.

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? This is a non-project action and does not include the construction of buildings. The standards for building height are regulated in this proposal. There are four Context Areas (zones) within the affected geographic area. The tallest building allowed would be in a Context Area 1 zone at 6 5 stories or 80-66 feet (see figures 17C.XXX123.040GD through 17C.XXX123.040FG under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>) along a shop front street (designated along Hamilton and commercial nodes/intersections). A wide variety of building materials will be allowed within each zone.

- b. What views in the immediate vicinity would be altered or obstructed? Views may be altered if developers take advantage of allowable maximum height standards within the affected geographic area. The proposal has design requirements to ensure the proper “fit” within the surrounding neighborhood. These include architectural requirements, articulating façade requirements, roofline objectives, mechanical screening, and other considerations. These requirements establish important functional and aesthetic characteristics sought by the community. (See Section 17C.XXX123.060 Architectural Requirements under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>). Areas adjacent to residential zones have lower height maximum standards to ensure smooth transitions between intense uses and a neighborhood context.

- c. Proposed measures to reduce or control aesthetic impacts, if any: The proposal has design requirements to ensure the proper “fit” within the surrounding neighborhood. These include architectural requirements, articulating façade requirements, roofline objectives, mechanical screening, and other considerations. These requirements establish important functional and aesthetic characteristics sought by the community (See Section 17C.XXX123.060 Architectural Requirements under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>).

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? This is a non-project action. Development within the affected geographic area would be required to adhere to lighting standards (see section 17C.XXX123.040G(1)(2) under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>). These standards help reduce glare, especially at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? This is a non-project action. Development within the affected geographic area would be required to adhere to lighting standards (see section 17C.XXX123.040G(1)(2) under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>). These standards help reduce glare, especially at night.
- c. What existing off-site sources of light or glare may affect your proposal? Development within the affected geographic area would be required to adhere to lighting standards (see section 17C.XXX123.040G(1)(2) under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>).
- d. Proposed measures to reduce or control light and glare impacts, if any: The Hamilton Form Base Code prescribes lighting standards within parking lots to reduce glare and contribute to the character and safety of sites and adjacent right of way. Pedestrian scale fixtures are required for all lighting illuminating pedestrian paths. Vehicle scale fixtures are allowed for general surface lot and site lighting. Parking lot lighting is required to provide adequate night visibility and security by distributing a minimum of two foot-candles to a maximum of six foot-candles of illumination at ground level. All lighting is required to be shielded to minimize off-site glare, directing light downward and away from adjacent properties (see section 17C.XXX123.040G(1)(2) under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>).

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable, this is non-project action
- b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable, this is non-project action
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable, this is non-project action

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. A portion of the Mission Avenue Historic District is within the northwest part

of the affected geographic area. This accounts for approximately 10 parcels that are both within the affected geographic area and the Mission Avenue Historic District. One parcel, located at 1226-1228 N. Hamilton is on the local preservation register. This property commonly known as Jack and Dan's, is one of five remaining beer parlors in Spokane that has operated continuously as a parlor/tavern since the repeal of prohibition in Washington in 1933.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. Jack and Dan's Tavern, located at 1226-1228 N. Hamilton is one of five remaining beer parlors in Spokane that has operated continuously as a parlor/tavern since the repeal of prohibition in Washington in 1933.
- c. Proposed measures to reduce or control impacts, if any: This proposal does not specifically have measures to reduce impacts on historic properties. The proposal encourages compatible use of existing properties with the surrounding neighborhood.

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14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The main north/south route in the affected geographic area is served by Hamilton Street. This street supports a mixed-use corridor environment. Mission Ave serves existing east/west arterial needs and includes a median with turn lanes. Boone Ave, Sharp Ave, and Sinto Ave serve east/west arterial needs and provide for and support a mixed-use district environment. Augusta Ave, Columbus St, Cincinnati St, and Dakota St, provide for and support an environment bridging between mixed-use and residential areas. Access to all streets would not change as part of this proposal as this is a non-project action.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate? This is a non-project action. The proposal has maximum parking requirements for each context area. Context Areas 1, 2, and 3 have a maximum of 2 spaces/500 sf of floor area. Context Area 4 (residential in character) has a minimum off-street parking requirement of 1 space per dwelling unit.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. Not applicable, this is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Not applicable, this is a non-project action.

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

- g. Proposed measures to reduce or control transportation impacts, if any: Not applicable, this is a non-project action.

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15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. This proposal is a non-project action and should not directly increase the need for fire, police, health care or school services.
- d. Proposed measures to reduce or control direct impacts on public services, if any: Impacts will be addressed at the time of permit application.

16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other*. The project area is fully served with urban utilities.
- 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. Not applicable, this is non-project action.

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: City of Spokane

Address: 808 W. Spokane Fall Blvd. Spokane, WA 99201

Phone: 509-625-6300

Person completing
form (if different

from proponent): Boris Borisov, Assistant Planner

Address: 808 W. Spokane Fall Blvd. Spokane, WA 99201

Phone: 509-625-6156

Email: bborisov@spokanecity.org

[Updated November 7, 2014](#)

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?
The proposal would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise.

Proposed measures to avoid or reduce such increases are:
No such measures are included in this proposal.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
This proposal is unlikely to directly affect plants and animals.

Proposed measures to protect or conserve plants, animals, fish or marine life are:
No measures are proposed to specifically address the conservation of plants and animals in this proposal. However, the SMC includes standards related to protection of critical areas and habitat.

3. How would the proposal be likely to deplete energy or natural resources?
The proposed code amendments will not directly affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:
The proposal does not directly address energy and natural resource conservation.

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

This proposal will not directly affect environmentally sensitive areas. If the amendments adopted will apply to new development, the new development will be subject to the critical area standards of the Spokane Municipal Code.

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

No new measures are proposed. Project impacts will be addressed at the time of permit application in accordance with the standards of the Spokane Municipal Code.

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

The amendments are intended to implement the policies of the City's Comprehensive Plan. Development approved under the proposed amendments are required to meet the development regulations adopted under the Comprehensive Plan.

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

No additional measures are proposed.

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

This proposal increases the height maximum in the Context Area 1 zone from 554' to 80 66' along Shopfront streets. It also increases the height maximum in Context Area 2 from 545' to 66' along Shopfront streets (See Figure 17C.XXX123.040-DG through Figure 17C.XXX.040-ED under Exhibit 1 at: <https://beta.spokanecity.org/projects/logan/>). This type of increase is only allowed on streets adjacent to Hamilton and corner lots. This is consistent with the Comprehensive Plan's Corridor designations which call for increase of densities.

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

Any development proposals would individually go through the SEPA process and would be required to mitigate impacts on transportation or public services and utilities.

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

The proposal should not conflict with local, state or federal laws or requirements for the protection of the environment.

C. SIGNATURE

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

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