

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z23-474COMP

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: Z23-474COMP – Mission & Sinto
2. Applicant: City of Spokane
3. Address: 808 W Spokane Falls Blvd
City/State/Zip: Spokane, WA, 99201 Phone: (509) 625 - 6500
Agent or Primary Contact: Brandon Whitmarsh, Planning and Economic Development Department
Address: 808 W Spokane Falls Blvd
City/State/Zip: Spokane, WA, 99201 Phone: (509) 625 - 6846
Location of Project: E Mission Ave to E Sinto Ave and N Napa St to N Crestline St
Address: 2002, 2012, 2018, and 2028 E Mission Ave and 2007 E Sinto Ave
Section: 16 Quarter: NW Township: 25N Range: 43E
Tax Parcel Number(s) 35162.0121, 35162.0122, 35162.0111, 35162.0105, and 35162.0110
4. Date checklist prepared: April 8, 2024
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): This proposal is one of a number of proposals being processed under the comprehensive plan amendment program. The applications are processed together and are currently anticipated to be at a City Council Hearing in November 2024. Once this non-project action is approved, the property owner could then develop under the new comprehensive plan designation and zoning categories of their properties, however such development is neither required nor approved by this comprehensive plan amendment.
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 specific plans are in place at this time, although the comprehensive plan amendment and concurrent rezone would allow for redevelopment of the proposal area to accommodate the growing need for emergency housing and supportive services for families experiencing homelessness.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Family Promise of Spokane does not own any property adjacent to or in the immediate vicinity of the proposal area.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No environmental information has been prepared or is planned to be prepared apart from this SEPA Checklist. If future actions on the site require environmental review, it will be done at the time of development, pursuant to existing Spokane Municipal Code requirements.

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. No other government approvals or permits are needed for this non-project action except the approval of the comprehensive plan amendment and concurrent rezone by the Spokane City Council. Any future development of the proposal area would require a building permit.
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. Family Promise of Spokane is a community organization working to end the cycle of homelessness by supporting homeless families through the provision of emergency housing, supportive services, and connection to permanent housing. The proposed comprehensive plan amendment and concurrent zoning changes are intended to provide long term flexibility for Family Promise of Spokane to expand their services on these properties, which will likely include some type of redevelopment. At this time, there are no known specifics about the scale or timeline of the development. Any development will be required to meet the uses allowed and site development standards in place at the time of application for the building permit(s). Generally, if the proposal were to be adopted by City Council, the uses in the proposal area could include, among others, emergency housing, retail, office, and childcare facilities.
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. This non-project action proposal is located in the Chief Garry Park neighborhood of Spokane, Washington on five parcels, totaling approximately 1.5 acres. The proposal area includes 2002, 2012, 2018, and 2028 E Mission Ave as well as 2007 E Sinto Ave. The properties are bounded by E Mission Ave, E Sinto Ave, N Napa St, and N Crestline St. NW quarter of Section 16, Township 25N, Range 43E.

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

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.

(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 ensure 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. None. 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)? Unknown, this is a non-project action.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Not

applicable, this non-project action will not directly discharge stormwater.

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)? This non-project action will not directly modify the topography of the proposal area.

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 proposal area has Garrison Gravelly Loam soil with no agricultural significance. This non-project action will not directly result in the movement of any soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No known unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: Not applicable, this is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No construction will occur as part of this proposal. This is a non-project action.

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.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: None.

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. Not applicable, this is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable, this is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.

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. There are no surface waterbodies on or in the immediate vicinity of the proposal area.
- (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. This proposal is a non-project action and there are no surface waterbodies within 200 feet of the proposal area.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not applicable, this is a non-project action.
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. None, this is a non-project action.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- (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. Not applicable, this is a non-project action.

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. Not applicable, this is a non-project action. Furthermore, the City of Spokane does not permit new wells within City limits—all future projects would be required to be served by City water, as the site is now.

(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. None, this is a non-project action. The City requires that all development connect to existing sewer service at the time of development or renovations of existing uses.

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. Any stormwater generated by the site is currently collected by the City's stormwater drainage system, where it is then transmitted to the sewer treatment plant. Any new construction, if it were to occur, would be required to conform to the City's existing stormwater management requirements at time of development, including possible inclusion of features like retention ponds and filtration.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable, this is a non-project action.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, this is a non-project action.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. None.

4. Plants

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

Deciduous tree: alder maple aspen

Other: coffee trees

Evergreen tree: fir cedar pine

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

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? No vegetation would be removed as part of the non-project action.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered plant species known to be on or near the proposal area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable, this is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site. No noxious weeds or invasive species known to be on or near the proposal area.

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: General small birds seen in urban areas.

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (not listed in above categories): _____

- b. List any threatened or endangered animal species known to be on or near the site. No threatened or endangered species are known to be on or near the proposal area.
- c. Is the site part of a migration route? If so, explain. Not known, this is a non-project action.
- d. Proposed measures to preserve or enhance wildlife, if any: None. This is a non-project action.
- e. List any invasive animal species known to be on or near the site. No invasive animal species known to be on or near the proposal area.

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. Not applicable, this is a non-project action. Future development related to this proposal would likely have additional energy demands, but they are unknown at this time, nor is it known if they would exceed or reduce the current energy demands of the site.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. As part of the proposal, the maximum height on one parcel (35162.0121) would be increased to 40ft, 5 feet above the current maximum for that parcel. While this represents an increase in height, 40ft is consistent with the allowed height for all adjacent properties, aside from those separated from the proposal area by arterial streets. As such, the proposal is not expected to affect the use of solar energy by any adjacent parcels.
- 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: None.

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. None known, this is a non-project action.

- (1) Describe any known or possible contamination at the site from present or past uses. No known contamination on site from present or past uses.
- (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 known, this is a non-project action.
- (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. Not applicable, this is a non-project action.
- (4) Describe special emergency services that might be required. None known. This is a non-project action.
- (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)? Typical urban noise sources, such as vehicle traffic. No significant or unusual noise is expected or known on the site.
- (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. Not applicable, this is a non-project action. Future development of the site could create construction noise on a short-term basis, but no long-term, operational noises are expected or known.
- (3) Proposed measure to reduce or control noise impacts, if any: None.

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. There are a number of uses within the proposal area. The commercial property at 2002 E Mission Ave currently operates as an emergency shelter with supportive services(Family Promise of Spokane). 2012 and 2018 E Mission Ave are single unit structures which are being used for emergency housing associated with Family Promise.

2024 E Mission Ave is an owner-occupied single unit home. 2027 E Sinto Ave is an unimproved parking lot used in association with the operations of Family Promise. This non-project action would allow for more intense development in the proposal area in the future, but is not anticipated to have any direct impact on the surrounding property uses.

- 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? The non-project proposal area does not have working farmlands or forest and would not interfere with any long-term commercially significant agricultural land.
- 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. There are no such lands or operations within the project vicinity.
- c. Describe any structures on the site. The proposal area includes three detached single unit homes developed between 1905 and 1919 as well as a commercial building built in 1946.
- d. Will any structures be demolished? If so, which? Not applicable, this is a non-project action and is not anticipated to result in the demolition of any structures at this time.
- e. What is the current zoning classification of the site? A portion of parcel 35162.0121 is zoned Neighborhood Retail – 35 feet and the remainder of the proposal area is zoned R1.
- f. What is the current comprehensive plan designation of the site? A portion of parcel 35162.0121 is designated Mini Center, while the remainder of the proposal area is designated Residential Low.
- 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 by the city or the county? If so, specify. This proposal is located in the Aquifer Sensitive Area but is otherwise not designated as a critical 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? See the answer to question d above—this proposal would not directly result in any displacement of homes or people.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None. This is a non-project action.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

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. Future development related to this proposal would likely be emergency housing for families experiencing homelessness. The number of units that may be developed in the future is unknown at this time.
- 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. A majority of the current structures are being used as emergency housing. Future development could result in the temporary loss of units, but as Family Promise has stated their intent to use these properties for such a use in the future, any loss of units would be mitigated by their replacement soon after. Regardless, as this project is a non-project action, direct loss of any units is not anticipated as a result of this proposal.
- c. Proposed measures to reduce or control housing impacts, if any: None at this time. If future development eliminated housing on the proposal site, it would likely be for the development of more housing and supportive services.

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? Not applicable, this is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed? Not applicable, this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable, this is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A, this is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal? As the site is surrounded by existing single-family homes and minor commercial properties, no significant impacts from light onto the project site would occur.

d. Proposed measures to reduce or control light and glare impacts, if any: None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? There are no designated recreational facilities in the immediate vicinity of the proposal. Two blocks west of the proposal area, Steven Elementary provides informal recreational opportunities outside of school hours.

b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable, this is a 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: None.

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 structures at 2002, 2012, 2018, and 2028 E Mission are all older than 45 years, with dates of construction ranging from 1905 to 1946. None of the structures or sites within the proposal area are known to be listed on any registers, nor are there any known

intentions to list them.

- 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 known resources on or near the proposal area. No studies have been conducted. This is a non-project action.
- 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. This proposal will be reviewed by tribes and local, state, and federal agencies in the agency comment period associated with this environmental checklist. No other methods are planned for this non-project action.
- 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. None.

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 proposal area is served by E Mission Ave, E Sinto Ave, N Napa St, and N Crestline St. As a non-project action, there are no access changes proposed for this area at this time.
- 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? Spokane Transit Authority (STA) serves the proposal area with Route 1(City Line) bus rapid transit service along E Mission Ave and Route 14 service along N Napa St and E Mission Ave.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Unknown. There are no current plans for development in relation to this non-project comprehensive plan amendment and concurrent rezone. Future development would be subject to the parking minimums and maximums in SMC 17C.230, which are associated with the zoning and proposed use at the time of building permit application.

- 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). Not applicable, this is a non-project action. Future development would be subject to the engineering requirements in place at the time of permit application.
- e. Will the project or proposal 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 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? This is a non-project action. No change in vehicular trips will occur directly related to this action. Future redevelopment of the site under the new zoning category could increase non-commercial vehicle traffic, although members of the community served at this site are more likely to use the bus rapid transit service available along E Mission Ave than others.
- (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. Not applicable, this is a non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any: None

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. This is a non-project action. Future development in the proposal area could be more intense than the current development and could therefore require more public services. No specifics are known at this time.
- b. Proposed measures to reduce or control direct impacts on public services, if any: None.

16. Utilities

- a. Check utilities currently available at the site:
- electricity
 - natural gas

water

refuse service

telephone

sanitary sewer

septic system

Other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: Not applicable, this is a 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: May 1, 2024 Signature: *Brandon Whitmarsh*

Please Print or Type:

Proponent: City of Spokane Address: 808 W Spokane Falls Blvd

Phone: (509) 625 - 6500 Spokane, WA 99201

Person completing form (if different from proponent): Brandon Whitmarsh, Planner I

Phone: (509) 625 - 6846 Address: 808 W Spokane Falls Blvd
Spokane, WA 99201

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Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

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? This proposal would increase the allowed intensity of development, both in scale and in use than what is currently on the site. Future development under these designations could therefore be more intense than current conditions, increasing water use and discharge as well as traffic to the site which may increase noise. However, future uses would continue to be typically urban in nature, just as the site currently exhibits. Any overall increase in emissions or noise are expected to be minor when compared to the existing conditions. The redevelopment of the proposal area itself would also produce short-term noise impacts.

Proposed measures to avoid or reduce such increases are: None at this time. Development under the new regulations adopted by this non-project action would be required to follow all City requirements including managing all stormwater on site as well as providing an erosion and sediment control plan.

2. How would the proposal be likely to affect plants, animals, fish or marine life? This proposal would allow for more intense development of the proposal area. Redevelopment under these designations could reduce the open green space in the proposal area and remove trees. Removal of some landscaping on site could reduce the habitat of some urban animals, but only if future plans require it. Those impacts would be minor, however, as City standards for landscaping in new projects would still apply. As the city required stormwater to be treated onsite, no offsite impacts to fish or marine life are anticipated from the proposal or any possible subsequent actions.
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Proposed measures to protect or conserve plants, animals, fish or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? Future development under the new designations will likely include emergency housing and related supportive services. Energy and resource use would be highest during construction. Operation of the future facility would likely need more energy than existing development as it would be larger in scale. This comprehensive plan amendment and rezone would allow future development that is 40ft tall, which is consistent with the allowed height for residential development in the adjacent R1 zone. All other surrounding properties are separated from the proposal area by arterial streets. The consistency of height allowances and separation from adjacent parcels by arterial streets reduces the likelihood that future development would impact solar access for adjacent properties.

Proposed measures to protect or conserve energy and natural resources are: None.

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 site is not currently farmland, nor a park or designated wilderness. The site is also over a quarter mile from the closest floodplain. No endangered species have been observed on or near the proposal area. Future development would be more intense than current development but remain urban in nature. No direct impacts to environmentally sensitive or protected areas are expected as part of the long-term development of the proposal area under the new regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are: None.

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 use of the proposal areas is not intended to change with this non-project action or any future development associated with it. Redevelopment would be at a more intense scale than what is currently on site, but would provide the same housing and supportive services to the community. Additionally, the neighborhood council has written a letter of support for this non-project action and the long-term goals of Family Promise of Spokane.

Proposed measures to avoid or reduce shoreline and land use impacts are: None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Future development possible under the proposed designations that would be adopted with

this proposal would allow more intense development in the proposal area, allowing Family Promise of Spokane to serve more families and provide more services to the homeless community. In serving more families, the redevelopment of the site would increase demand for transportation options and public services. Pursuant to standing Spokane Municipal Code standards, future development would be assessed at time of building permit application for its impact on the transportation system and networks.

Proposed measures to reduce or respond to such demand(s) are: None. The newly opened City Line Bus Rapid Transit route provides frequent transit throughout the week along E Mission Ave, with service at the proposal sites. Future development would benefit from this existing frequent transit service, which could reduce reliance on vehicular travel.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. This non-project action is a comprehensive plan amendment, which is reviewed through the SEPA process. The Spokane Municipal Code is required to be consistent with state and federal laws. Any future development under the new regulations would be required to follow all applicable Spokane Municipal Code regulations adopted at the time of permit application. No aspect of the proposal or the potential redevelopment that could occur in the future after this proposal is known or suspected to conflict with state, local, or federal laws.