

**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: Northeast Middle School - New Construction
2. Applicant: Spokane School District No. 81 (Lead Agency)
3. Address: 2815 E. Garland Avenue  
City/State/Zip: Spokane, WA 99207-5811  
Contact: Greg Forsyth, Director Capital Projects  
Phone: 509-354 5775 Email: gregoryf@spokaneschools.org

Agent or Primary Contact:

- Jim Kolva, Jim Kolva Associates, LLC
- Address: 115 South Adams Street, Suite 1  
City/State/Zip: Spokane, WA 99201-4603 Phone: 509-458-5517  
Email: jim@jimkolvaassociates.com
- Architect: Walt Huffman  
MMEC Architecture
- Address: 1 North Monroe Street  
Spokane, WA 99201 Phone: 509-624-6800  
Email: Walt Huffman – walt@mmecarchitecture.com

Location of Project: Address: North Foothills Drive and Perry Street, Spokane, WA 99207

Section: 08, 09 Quarter: NE of 8, NW of 9 Township: 25 Range: 43

Tax Parcel Number(s) – primary portion of site – 35081.3105; 35081.3402; 35081.3301; and multiple parcel numbers in the tier of lots along the west side of Perry Street between Marietta Avenue and North Foothills Drive as identified in Landtek Survey of 4/27/2020 (Auditor file No. 6914990, 4/28/2020).

4. Date checklist prepared: 9/25/2020
5. Agency requesting checklist: Spokane School District No. 81 (Lead Agency)
6. Proposed timing or schedule (including phasing, if applicable):

Construction will begin with early site development, Fall 2020 and completed Summer 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.

NE Middle School. TD &G and Pedestrian Analysis Memo T0-O Engineers. 9/9/2020.

Geotechnical Engineering Evaluation. NE, Middle School. Spokane, WA. Strata. 9/18/2020.

Environmental Noise Report – NE Middle School. Alan Burt, P.E., SSA Acoustics. 2/9/2020.

Historical Review: City of Spokane North Foothills Site. Jim Kolva Associates. 6/21/2011.

Historic Building Inventory, Matrix. City of Spokane Foothills/Hamilton Site. Jim Kolva Associates. 9/29/2011.

Limited Site Investigation Report. E. North Foothills Drive Property, 1250 E. North Foothills Drive, Spokane, WA. Mountain Consulting Services, Inc., Tetra Tech. 2/20/2020.

Pre-Demolition Regulated & Hazardous Materials Survey Report for Six-Unit Apartment Building @ 2833 N. Perry Street, Single Family @ 2807 N. Perry Street, 7/20/2020; Commercial Warehouse Building at 2827 N. Perry Street. (Project No: 20-025.5-B) Mountain Consulting Services, Inc. 6/24/2020; Single-family @ 2731 North Perry. 6/22/2020; Commercial Warehouse Building @ 2717 North Perry Street, 6/25/2020; Single-family @ 2617 North Perry, 6/30/2020; Single-family @ 2611 North Perry, 7/1/2020; Single-family @ 1321 East Marietta Avenue, 7/2/2020; Single-family @ 1317 East Marietta Avenue, 7/6/2020; Commercial Office Building including 4 Outbuilding Structures at 1225 East Marietta Avenue, 8/19/2020.

Record of Survey. Landtek. 4/27/2020; Site Survey. Landtek. 4/24/2020.

Northeast Middle School Schematic Design Submittal. Volume One and Volume Two. MMEC Architecture. June 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 of buildings and abandonment and removal of utility lines

Land Disturbance Permit (Grading and drainage)

Right of Way Permit

Street Vacation

Building

Electrical

Plumbing/mechanical

Occupancy

SRCAA Notice of Construction and Application for Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposed project is the construction of a new Northeast Middle School, approved by Spokane voters in the 2015 and 2018 bond elections. The project would begin construction with early site work in Fall of 2020 and be completed in Summer 2022. The project would involve the demolition and removal of existing buildings, site preparation, and construction of a new classroom/gymnasium complex and campus with turf athletic and play fields, parking lots, driveways, walkways, and landscaping. The building, two stories in height, would house 750 students, grades 6, 7 and 8. The new building would include approximately 135,047 gross square feet. The spaces would include general learning spaces, science learning suites/labs, gymnasium and fitness rooms and facilities, band rooms, choir rooms, creativity/art rooms, special services, exploration rooms, learning commons, administrative and student offices, student commons and kitchen, a community outreach center and support services. The two-story building would be built of concrete foundations and slabs, brick veneer, CMU, and metal and glass panel walls.

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 proposed Northeast Middle School, 1225 E. Marietta Avenue, is in the Logan neighborhood in the northeast quadrant of the city. North Foothills Drive is the northern site boundary; Perry Street, the east boundary; and Marietta Avenue, the south boundary. The proposed project site is comprised primarily of former city of Spokane Solid Waste and Water Departments' operations yards, east of the existing Water Department facilities. The eastern edge of the property along Perry Street consists of single-family houses, a print shop, former auto repair/rebuild shop and single-story apartment building. Site is about 16.1 acres in area.

The site is within the NE of Section 08, T. 25 N., R 43 E., W.M., City of Spokane, Spokane County, WA. The site is an aggregation of multiple parcel numbers including 35081.3105; 35081.3402; 35081.3301; and parcels in the tier of lots along the west side of Perry Street between Marietta Avenue and North Foothills Drive as identified in Landtek Survey of 4/27/2020 (Auditor file No. 6914990, 4/28/2020).

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 lies 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 property is connected to the City of Spokane sewer system, as will be the new school. Stormwater would be managed in accordance with the Spokane Regional Storm Water Manual.

- (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)?

It was noted in the Geotechnical Report that, depth to groundwater in the nearby wells (Grace and Nevada, 375 and 630 feet west, respectively) is greater than 80 and 100 feet below ground surface.

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

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

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ Flat   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)?

The site is generally flat and slopes down to the southwest. The high elevation is 1967 feet in the northeast corner, declining to 1942 feet in the southwest corner for a slope of about 2 percent (Spokane City Map, and Landtek survey of 4/24/2020). The site has been developed over the years with a vacated railroad corridor running across the mid-portion. Within the site, there are variations in grade, low terraces, and piles of bricks and sand, asphalt piles, and rock and dirt piles. Portions of the site have been graded, leveled and paved and contain several structures: two storage sheds, an office building, two industrial buildings, a six-unit apartment building, and six single-family houses. These buildings will be removed prior to site preparation. The houses in the southeast corner of the site along Perry Street and Marietta Avenue are sited on a low embankment which slopes from the yards down to the street. This is the steepest area on the site.

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 (April 2020) and Soil Survey of Spokane County (1968), the soil on the site is Urban land-Opportunity disturbed complex (0-3 percent slopes) [of which Garrison is a major component (GgA in soil survey)]. The soil is deep, very gravelly ashy loam and formed in glacial outwash. It is well drained, has moderate to rapid permeability, high shear strength, slight to no susceptibility to frost action, low shrink-swell, and is suitable for building construction. Depth to water table is over 80 inches. Frequency of flooding and ponding are none. The site's surface has been disturbed by various construction activities—grading, excavation, fill, paving, building foundations over the past hundred years or so.

A Geotechnical Engineering Report was completed by Strata (9/18/2020) and is herein incorporated by reference. All recommendations in the report should be followed for site preparation and construction. Ten subsurface borings to depths between 15.5 feet and 21.5 feet below ground surfaces were completed. Nine test pits to a maximum depth of

9.5 feet below ground surface. Additionally, fourteen test pits were made into the sides of five existing materials stockpiles to determine reuse feasibility. No groundwater was intercepted in borings up to 15 feet deep, and existing wells in the area have water levels of 80 to 100 feet.

The following conditions were presented in the report:

Undocumented fill was encountered in all exploratory test pits and eight of the borings extending to a maximum of 9.0 feet below ground surface. The primary subsurface units below the asphalt, undocumented fill, crushed surfacing, base course, and top is Glaciofluvial Deposits – Poorly-graded gravel, Poorly graded gravel with silt, Silty gravel, Poorly-graded sand, Poorly graded sand with silt, and Silty sand. Generally, this unit is characterized by thick-bedded to massive mixture of boulders, cobbles, gravels and sands deposited by Pleistocene age glacial floods and subsequently reworked by fluvial processes. Localized silt or sand layers may be encountered.

Soil conditions in locations explored were moderately uniform across the site; however, the excavations only allow observation of a relatively small sample of subsurface conditions. Due to extensive existing site developments, subsurface variations likely occur beyond exploration locations, and laterally across the entire site. Such variations will not be apparent until construction and may impact project schedules and costs. It may also affect the opinions and recommendations presented in this report as well as construction timing and costs.

The soils report indicated that fill was encountered throughout the site. All undocumented fill encountered during site preparation and construction should be removed below footings, foundations, interior floor slabs, to expose native glaciofluvial deposits. Under certain conditions and construction areas, undocumented fill may be used if it meets specific requirements.

The report indicates that the Stockpiles can be reused provided that the specific recommendations of the report be followed for its preparation and construction areas of the site on which it can be reutilized. The same is true for reuse of Undocumented Fill in that it meet specific requirements in terms of classification, particle size, and composition (Table 1 in report).

The report provides recommendation for earthwork, shallow foundation design, concrete slab-on-grade floors, lateral earth pressures, pavement section design, site drainage considerations and additional services including geotechnical design continuity, plan and specification review, and geotechnical observation during construction.

The Limited Site Investigation Report (Tetra Tech. 2/20/2020), while focused on potential soil contamination, included a section (4.1) on Soil Conditions. That section discussed the fill that was encountered on the site during the borings. Fill across the property was 3 feet or less in depth; six borings were 5 feet or deeper, and consisted of mixtures of silt, sand and gravel. The deepest fill was encountered at locations for former underground tanks at 11 feet; with fill to a depth of 9 feet on the western site boundary.

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

No, the site is not in an area of geohazards as mapped by the City of Spokane. Hazardous Geology, Erodible Soil. <https://maps.spokanecity.org/>, reviewed 4/27/2020).

- 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:

Since the site, about 16 acres, consists of yard areas and buildings formerly used by the city of Spokane Water Department materials storage area (including asphalt debris) and Solid Waste Department operations and storage yard (garbage trucks, dumpsters, etc.), an abandoned railroad bed, and Construction Management and Engineering Services area. Additionally, six single-family houses are in the southeast corner and along the west side of Perry Street; and north of the Buckeye Avenue alignment, a print shop, auto repair shop and small apartment building, all of which will be removed from the site.

Site preparation will involve removal of the buildings, excavation of soils to remove contaminated soils, excavation of undocumented fill, grading and trenching, and potential importation of approved fill. This information has not yet been quantified. Tetra Tech is still working with Ecology to determine the need to remove any potentially contaminated soils. Once this information is available, it will be added to the project file.

The project would involve building a new middle school--classrooms, gymnasium, parking lots and driveways, play areas and play fields. The new two-story classroom buildings would cover about 140,000 square feet and an area of 140,000 square feet would be paved with driveways, parking lots, and walkways.

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

According to the Soil Survey, the Garrison soil has moderate risk of erosion. Standard erosion control measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with city storm drainage requirements.

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

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

Approximately 5.44 acres (237,300 square feet) of the 16-acre site, or 34 percent, will be covered by building rooftops (91,000 square feet), asphalt driveways and parking lots (72,500 square feet), and hard surface play areas and concrete curbs and walkways (73,800 square feet).

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

Standard erosion control measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with City of Spokane storm drainage requirements.

Likewise, the Geotechnical Engineering Evaluation by Strata (9/18/2020) 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.

An Erosion/Sediment Control Plan will be submitted to the Engineering Services Department. Standard runoff control measures will be followed to minimize erosion during construction. Adjacent properties will be protected from sediment deposition as well as increased volume, velocity and peak flow rates of stormwater runoff.

The site will be self-contained and stormwater from adjacent streets are connected to the City sewer system.

## **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.

Historically, the site has been used for industrial activity from lumber mills, concrete block manufacturing, the city of Spokane Solid Waste Department operations yard – with dumpsters storage and cleaning, and diesel-fueled garbage trucks—and the city Water

Department materials yard with earthmoving and debris screening, and diesel and dust from excavation equipment operation.

SCAPCA dust control regulations would be followed during demolition and construction. Typical pollution sources include building demolition, site grading, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated are unknown but expected to be nominal.

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

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

No

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

SCAPCA regulations will be followed during site preparation and construction. Prior to demolition, all structures will be inspected in a good faith survey to determine presence of potentially hazardous materials. If discovered, appropriate removal procedures per recommendations of the survey report will be followed.

Exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.

### **3. Water**

- a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. The US Fish and Wildlife National Wetlands Inventory map shows no wetlands on the school site. (<http://www.fws.gov/wetlands/Wetlands-Mapper>, reviewed 4/27/2020).

- (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 4/27/2020, Community Panel Number 53063C0542D, 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, City of Spokane for domestic and irrigation water supply is available to the site and to the existing houses and businesses along Perry Street and Marietta Avenue.

- (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 City of Spokane sewage collection and disposal system is available to the site.



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 site which is predominantly gravel surface, but has several roof tops, asphalt pavements, and concrete slabs is either absorbed on the site, or runs off to catchbasins in Marietta Avenue and Perry Street. Stormwater from the proposed new Middle School campus would be generated from rooftops, concrete walkways, and plazas, and asphalt parking lots and driveways.

Stormwater runoff will be directed to grassed depression ponds that will be sized to provide treatment and contain drywells for discharging large events to the subsurface and provide flow control. All ponds will have mild slopes for maintenance access. The runoff from the roof and paved pathways will not require stormwater treatment facilities. In general, drainage collection systems will utilize catch basins, area drains, and subsurface pipe systems to direct roof and surface drainage to the primary stormwater pond and drywells.

The Geotechnical Engineering Report completed by Strata (9/18/2020) and is herein incorporated by reference. Recommendations in that report should be followed during design and construction of stormwater facilities. The report includes specific recommendations for Bio-Infiltration Swale Design, and for Drywell Design and Construction and provides guidance for Spokane 200 method for estimating drywell infiltration.

Stormwater management will be in compliance with the Spokane Regional Stormwater Manual. All stormwater generated on-site will be collected and disposed of on-site.

- (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.

Project civil engineers will develop an erosion and sediment control plan to address potential wind and water erosion by following Best Management Practices for construction activities. The plan is to prevent erosion of exposed soils as well as prevent sediment from leaving the project site. These measures might include temporary sediment basins, filter fabric silt fences, catch basin inserts, straw bales, grave check dams, sand bags and construction entrances. These structures would be removed after project completion and site stabilization. The design of the management system to handle the stormwater runoff, peak rate and volume, will be in accordance with the Spokane Regional Stormwater Manual. (see c (1) above).

#### 4. Plants

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

Deciduous tree: ☐ alder ☒ maple ☐ aspen - Variety, landscaping surrounding former Solid Waste department office building and within the yards of single-family houses along Perry Street and Marietta Avenue.

Evergreen tree: ☒ fir ☐ cedar ☐ pine - Variety of landscaping in the yards of single-family houses along Perry Street and Marietta Avenue.

☐ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain Variety in yards of single-family houses and former Solid Waste office.

☐ Orchards, vineyards or other permanent crops

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

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 (4/27/2020).

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

Selected trees and shrubs will be removed during the demolition of the existing buildings.

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

None known

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

The new Middle School campus will be landscaped in accordance with a landscape plan. It is likely that street trees will be planted along North Foothills Drive and the Perry Street and the Marietta Avenue frontages (across from single-family houses).

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

None

## 5. Animals

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

Birds: ☐ hawk ☐ heron ☐ eagle ☒ songbirds

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: mice, gophers, racoons

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 proposed Middle School campus surrounded by an intense urban environment. Also historic operations on the site—solid waste vehicles and city water department earth moving equipment and machinery—were not conducive to wildlife.

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

None

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

None

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

None known

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for power, and natural gas for heating. Petroleum-based fuels will be used for bus and automobile transportation of faculty, support staff, students, parents, and visitors.

Gasoline and diesel fuels would be used by construction vehicles during the completion of the additional and remodel project.

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

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the current Washington Non-Residential State Energy Code.

## 7. Environmental health

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

The majority of the property on which the new campus will be constructed is an industrial site that is crossed by an abandoned railroad line, and was occupied by lumber mills, a building block fabrication plant, city of Spokane Solid Waste Department operations and storage yard; city of Spokane Water Department materials processing and storage yard (including asphalt pavement debris). The eastern edge along Perry Street includes six single-family houses built in the early-1900s, an industrial building currently housing a printing plant, former automobile repair shop, and a six-unit apartment building.

Pre-Demolition Regulated & Hazardous Materials Survey reports have been completed of the buildings on the site by Mountain Consulting Services (June-August 2020). These reports are incorporated herein and demolition contractors will follow their recommendations in the removal of the structures. The surveys sampled the structures on the site for Asbestos-containing materials, Lead Paint, Electrical Lighting (elements/ballasts); Polychlorinated Biphenyls (PCBs with transformers/ballasts); Ozone Depleting Substances; Mercury Containing Substances; Fuel/Oil Storage Tanks (above and underground); Radioactive Materials; and Other Biological Hazards (mold, fungi,

bacteria). Note that the six-unit apartment building has not yet been surveyed (as of the distribution of this checklist), but will prior to demolition.

It is unlikely that the removal of the existing structures and cleanup of the site will result in risk of expose, fire and explosion, and spills as long as an approved cleanup and demolition plan is followed. The existing contamination from past uses is discussed in Paragraph 1 below.

The proposed new middle school will not include hazards or activities in its construction or operations that will be atypical of the other middle school campuses in Spokane.

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

Historic uses of the site as listed above have left substances that have contaminated some areas of the site. To characterize and quantify the potential contamination, several environmental studies have been conducted on the site by Dames and Moore in 1993 (Phase I and Limited Phase II Environmental Contamination Assessment) URS in 2010 (Draft Phase I Environmental Site Assessment North Foothills Complex), and URS in 2012 (Interim Remedial Investigation Report and Analysis of Brownfields Cleanup Alternatives North Foothills Complex).

The current Limited Site Investigation by Mountain Consulting Services, Inc. and Tetra Tech (2/20/2020) uses the preceding reports to guide its sampling locations and methodologies. Based on historic information, 27 borings were advanced and 81 discrete soil samples were collected for laboratory analysis. The investigation report identifies the six investigation areas; general methods for drilling and sampling, soil inspection and screening; sample collection; and analysis. The report surveyed the historic uses and activities on the property, previous assessments investigations on the site, and conducted soil borings, and sample collection and testing. The report identified areas of potential contamination and provided investigation results. Additionally, the investigation searched for evidence of reported underground storage tanks and concluded that they had been removed with no known release of petroleum.

As stated in the section 6.0 Summary of the report, the analytical results were typically compared to the Washington State Department of Ecology's MTCA Method A Cleanup Levels for Unrestricted Land Use. Only six of the 81 soil samples revealed levels above cleanup standards. These were relatively minor exceedances of MTCA Method A Cleanup Levels for cPAHs, arsenic and mercury were identified in some site soils. [Note: cPAHs are the polycyclic aromatic hydrocarbons identified as Group. A (known human)

or B (probable human) carcinogens by the U.S. Environmental Protection Agency (EPA)].  
The report stated:

The scattered occurrences of low-level soil contamination may not warrant remedial action. Ecology concurrence with the opinion should be requested. It should be noted that the subject property includes asphalt and other types of fill material that may not be appropriate for potential future site uses such as a schoolyard. Appropriate isolation and /or disposal of these materials is recommended as part of site development.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The report cited above discusses the existing condition of the site. The findings of the report do not identify any environmental issues that would preclude the design and development of the middle school and campus. No other hazardous conditions are known to exist on the properties along the eastern edge of the site.

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction petroleum-based fuels, hydraulic fluid, and other materials used by construction vehicles and equipment, and in the construction process will be used on the site.

During the operation of the school, typical materials used for building and landscape maintenance will be used on the site.

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

None

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

Prior to site preparation, the School District design team and the hazardous materials consultants will coordinate with the Department of Ecology to meet recommendations of current and subsequent environmental reports to meet required standards per MTCA Soil Cleanup levels.

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 North Foothills Drive, and along Perry Street is the primary noise source in the area. This noise should not adversely affect the proposed project. The site formerly housed the city of Spokane Solid Waste department on which garbage and recycling trucks maneuvered and parked, and solid waste containers (dumpsters of varying sizes) were stored, loaded and offloaded, and transported. The trucks and vehicles of employees and visitors used Marietta to enter and exit the site. The city of Spokane Water department stockpiled and processed materials from street excavations which included the use of dump trucks, front end loaders, and screeners on the portion north of the former railroad bed. The city Water Department currently operates on the yard area bounding the west side of the site.

Activities surrounding the site include the Gonzaga Prep High School campus and playfields across North Foothills Drive to the north of the site; single-family houses across Marietta Avenue south of the site; and a mix of residences and commercial/industrial buildings across Perry Street east of the site

Environmental Noise Reports were completed by Alan Burt, P.E., SSA Acoustics. (2/9/2020) on the site. Continuous noise measurements were conducted at the project site to quantify the existing noise environment. Long-term measurements were taken between 7:00 AM and 5:00 PM at the corner of North Foothills and Perry, and inset from the intersection of Buckeye and Perry. Short-term measurements ran between 9:00 AM and 5:00 PM on February 6-7, 2020. The measurement locations include the northeast and southeast corners, and the intersections of Perry Street with the former railroad right of way and Buckeye Avenue.

The long-term hourly Leq noise and Lmax measurements are as follows:

NE Corner of site (North Foothills Drive and Perry Street – Leq ranged from 61-64 dBA and the hourly Lmax ranged from 72-79 dBA between the hours of 7:00 AM and 5:00 PM. The long-term at Buckeye and Perry (inset from Perry) – Leq ranged 51-56, and Lmax ranged 65-76.

The short-term measurements are as follows:

NE Corner of site (North Foothills Drive and Perry Street – Leq of 62 and Lmax of 67;  
Mid-east boundary (Former RR bed and Perry Street) – Leq of 63 and Lmax of 75;  
Buckeye and Perry (inset from Perry) – Leq of 52 and Lmax of 56;

Buckeye and Perry (along Perry) - Leq of 54 and Lmax of 65;  
Southeast Corner (Perry and Marietta) - Leq of 65 and Lmax of 75.

The monitored noise levels at the corner of Foothills and Perry, the intersection of the former rail bed and Perry, and the corner of Perry and Marietta exceeded WAC standards for school.

The report concluded: "Since noise levels are above the WAC levels, a plan for sound reduction will need to be included in the new construction proposal, and include considerations for the exterior wall and window assemblies."

- (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. Historically, city of Spokane garbage and recycling trucks were based on the southern portion of the site. They used local streets including Marietta Avenue and Perry Street to enter and exit the site. School buses, staff, and visitors to the campus would use these streets.

The site would have an access lane from Marietta that would serve the 80-space parking lot on the west side (internal) of the classroom building. This lane would align with Morton Street and would also provide access for school buses and the student drop-off/pick-up zone in front of the school. The bus loading zone would accommodate 12 school buses.

A second access lane would enter the east side of the campus and a 50-car parking lot from Perry Street. There would also be a parent drop off in this zone that would lie between the abandoned railroad alignment and Buckeye Avenue to the south.

It is not expected that traffic or noise levels will increase as a result of the proposed project.

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes similar to that at the existing Gonzaga High School, north of North Foothills



Drive. The sound of students coming and leaving school, and on the playgrounds, and gathering area before and after class and during class breaks would replace that of the solid waste operations. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue. In much the same way as presently occurs, children and other neighborhood residents would use the outdoor facilities during summer months.

The school hours and evening activities will not be changed from historic operations. They will be typical of a Spokane Public Schools Middle school. The range of noise is considered normal for the site and activities of the community.

(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 portion of the parcel that had been used by the city Water department and Solid Waste department has been vacated.

Surrounding land uses include:

**North across North Foothills Drive** – Baseball field, tennis courts, football stadium seating of Gonzaga Prep High School campus;

**West adjacent**– city of Spokane water department (Grace Well) and maintenance yards;

**South across Marietta Avenue** – single-family houses and a small park;

**East across Perry Street** – single-family houses south of Buckeye Avenue; single-family houses with interspersed industrial uses between Buckeye Avenue and North Foothills Drive to the north.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

The following structures are on the site:

Solid Waste Office Building, Address/Parcel #, 1225 E. Marietta Avenue /35081.3404

Original Builder: Harter Lumber Company in 1965, precast concrete log walls on concrete foundation and basement, built-up tar composition roof (altered in the 1980s;

Solid Waste Hazardous Waste Storage Shed, 110' x 25', 1944, former lumber drying shed, corrugated galvanized steel panel over wood frame on concrete slab with corrugated aluminum gable roof;

Solid Waste Hazardous Waste Storage Shed, 2701 N. Denver Street, 88' x 64', 1985, painted ribbed metal over wood frame, concrete slab, gable roof of painted ribbed metal;

Six-unit Apartment building, 2833 N Perry Street (Lilac City Properties, LLC). Parcel No. 35092.2501. Used brick and T-111 siding, corrugated metal roof, 110'x30'. Remodeled 1967, with new siding and windows in the 2000s;

Vacant former machine shop (Tipke, LLC), 2827 N. Perry Street, Parcel No. 35092.2508. Concrete block and corrugated metal shed, 140'x115'. constructed 1956, 1964, and 2004 (altered);

Pressworks, 2717 Perry Street, Parcel No. 35092.2604. Concrete block and corrugated metal shed, constructed 1963, 1971. Corrugated metal shed, 60'x115'; concrete block warehouse, 80'x 30'; concrete block warehouse, 50'x 100'; concrete block with white stone face office, 60'x 22' (altered);

Six single-family houses

1317 E. Marietta, built in 1908;

1321 E. Marietta, built in 1914;

2611 N. Perry, built 1906;

2617 N. Perry, built 1906;

2731 N. Perry, built 1914;

2807 N. Perry, built 1922.

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

Yes, all of the buildings listed above will be demolished or removed from the site.

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

The site is sectioned into three different zoning districts:

The southeast corner, bounded by Buckeye Avenue and Denver Street extended, is zoned Single-Family Residential (RSF) includes four single family houses along Perry Street and Marietta Avenue, and a gravel lot that was used for the storage of solid waste dumpsters. This RSF zone extends east across Perry Street, south of Buckeye Avenue; and south across Marietta Avenue, west and east of Perry Street.

The eastern tier of lots, between Buckeye Avenue on the south and North Foothills Drive on the north is zoned Light Industrial (LI). This zone extends to the east across Perry Street. Within this zone are two industrial buildings, two single-family houses and a six-unit apartment building.

The remainder of the site is zoned Centers and Corridors Type 1-EC (CC1-EC). The property adjacent to the west is also zoned CC1-EC. At Columbus Street extended, the zone designation to the west changes to Light Industrial and the uses are industrial. The former railroad right of way separates the CCE1-EC on city-owned property to the north, and Light Industrial on the privately-owned property to the south.

This zone district, along the west side of Perry Street between Buckeye Avenue and North Foothills Drive, is in the process adding a CC3 zoning overlay to be consistent with the CC1-EC zone adjacent to the west. This process has begun and is slated for Plan Commission hearing with City Council approval in September.

The Type 3 (CC3): Center and Corridor Overlay Zone is applied in areas that have pre-existing zoning designations that allow different uses and have different development standards than those prescribed for the Type 1 and 2 centers and corridors. This overlay zone is intended to allow development within these areas to take advantage of the opportunities allowed in the Type 1 and 2 centers and corridors. Development within Type 3 centers is either allowed to use the existing zoning regulations or may develop according to the standards for Type 1 or Type 2 centers and corridors. (Section 17C.122.020.C)

The Gonzaga Prep campus, north along North Foothills Drive is zoned Light Industrial, and further north, Residential Multifamily. The southern portion of the Gonzaga campus

is included in the CC3 overlay process.

According to the conceptual site plan (June 2020), the bulk of the school building will be within the existing CC1-EC Zone, with one classroom wing within the RSF zone, and one classroom wing in the L-I zone (slated for to CC3 overlay). A football/soccer/track field and grass turf are proposed in the area south of the school building complex within both the CC1-EC and RSF zoning districts.

The CC1 (and CC2) zone allows “Government, Public Service or Utility Structures, Social Services and Education.” It also allows parks and open space, and public parking lots as permitted uses. The zone allows buildings up to 40 feet in height in neighborhood centers, and 55 feet in District Centers or Corridors. The minimum setback from the street lot line is zero feet; and from RSF zoned lots, 10 feet. Minimum front lot line is 10 feet. (Table 17C.122-4)

The RSF zone allows parks and open areas as permitted uses. Schools are permitted uses with the conditions of Footnote 7 (Table 17C.110-1 & Section 17C.110.100): The provision covers schools and states: 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. Because portions of the proposed classroom building intrude into the RSF Zone, the project will undergo a Conditional Use Permit (Type II) process. In conjunction with this process, the School District has held a community meeting and initiated the city design review process.

The RSF zone provides maximum wall heights of 25 feet and roof heights of 35 feet. Front yard setbacks are 15 feet, and side and street side lot line setbacks are 5 feet.

According to the conceptual site plan, the eastern-most point of the school building is over 180 feet west of the nearest occupied RSF lot line at the southeast corner of Buckeye and Perry; and the southern-most is approximately 300 feet north of the nearest occupied RSF lot line on the south side of Marietta Avenue (but as mentioned above, intrudes into the RSF zone district).

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

The zoning described above in 8e. above overlays the land use plan designation for the site. The southeast corner is Residential 4-10 as are the neighborhoods across Perry

Street and Marietta Avenue. The tier along Perry north of Buckeye Avenue is designated as Light Industrial as is the area to the east across Perry Street. The area to the west of the western site boundary is designated Centers and Corridors Core and Light Industrial. The land across North Foothills Drive to the north is designated as Institutional and includes the Gonzaga Prep campus.

- 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 Northeast 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?

The six single-family houses are vacant. The residents of the six-unit apartment building are being assisted by the District to relocate. The two commercial buildings are vacant.

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

The School District is currently working with the businesses and assisting the residents of the six-unit apartment building to relocate.

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

The new Northeast Middle School will be consistent with the comprehensive plan, zoning, and is expected to have a less intensive impact than the historic use of the site by lumber mills and manufacturing plants, and more recently, the city Solid Waste and Water departments. It is not expected to adversely affect the surrounding neighborhood. The proposed project has begun the City of Spokane design review process, and the Administrative Conditional Use Permit process. The functions of the southern and southeastern corner of the campus' conceptual site plan is playfield and open turf grass.

The site is in the Logan Neighborhood which will have the opportunity to review and comment on the proposed project.

- 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.

There are currently six single-family houses and one six-unit apartment building on the site that are low to moderate income housing; all will be removed in preparation of the site for the new middle school campus.

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

The six single-family houses are vacant. The businesses have been vacated. The District has assisted the tenants of the six-unit apartment building to relocate.

## **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The new Northeast Middle School will be two-stories in height. The height of the proposed two-story building from grade to top of the wall is presently planned to be 37 feet.

The primary materials would be concrete foundations and floor slabs, CMU veneer, brick veneer, metal panel, and metal-framed glass panel curtain walls and storefronts, topped by a flat roof.

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

There are no designated view corridors in the vicinity of the site. With the exception of the tier of single-family houses (1906-1922), two industrial buildings, and a one-story apartment building along the eastern edge of the site, the site has been occupied by the city of Spokane Solid Waste department on the southern portion and the city of Spokane Water department on the northern portion (north of former railroad corridor).

The view of the site will be transformed to a grass turf playfield (football, soccer, and track) and grassy open space with a line of street trees along Marietta Avenue, and along

Perry Street. The new school, two stories in height, will be set back about 250 feet from Marietta Avenue.

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

The new middle school and its campus is being designed by an esteemed team of architects and will meet current design standards. The proposed project is reviewed by the City of Spokane Design Review Committee. One of the objectives of the site and building design is to utilize the slope to create view opportunities for occupants of the building. Also, the building will be set back from the streets with an intervening athletic field on the south to reduce the impact of its mass and scale on the residential neighborhood.

## **11. Light and Glare**

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

Light and glare produced by the new school will be similar to that produced by the typical Spokane Schools middle school campus. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas. Yard lighting will be along the driveways, sidewalks and parking areas.

No atypical light or glare is expected.

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

It is not expected that the building glazing or the lighting system, either interior or exterior, would create adverse light or glare.

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

None, lighting is typical of residential neighborhood.

- 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 minimized 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?

There are no recreational facilities on the site of the proposed project.

The following city park is nearby: Logan Peace Park, 2535 N. Morton Street (0.45 acres) is across Marietta Avenue to the south. Logan Elementary School and playground, 1001 E. Montgomery, is about two blocks south of the site.

The Gonzaga Prep High School campus with athletic play fields and gymnasium is on the north side of North Foothills Drive, across from the site.

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

No

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

The proposed project will include the full range of recreational facilities and equipment associated with a typical Spokane Schools middle school: grass turf football/soccer/track field, two softball/baseball fields, gymnasium. The campus will also include a student plaza and hard surface play area in the southwest corner. Within the play area will be half-court basketball courts, play structures (can be used by community after school hours).

## 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.

There are no buildings on or across from the site that are listed on the Spokane or National Registers of Historic Places. The site at one time was home to lumber companies and the Spokane Falls and Northern railroad line, and later housed the city of Spokane Solid Waste Department and the materials storage and processing yard of the city of Spokane Water Department. A review of the WISAARD website revealed no listed structures or sites on or adjacent to the subject property. The context for the lumber era of the area is no longer intact, and only two metal storage sheds that have been altered remain from that period.



The buildings on the site include two former lumber storage sheds and an office building utilized by a concrete block manufacturing company used by the solid waste department. The office building was built in 1965 by Harter Enterprises and was used to manufacture concrete/wood building blocks.

Solid Waste, Office Building, Address/Parcel #: 1225 E. Marietta Avenue /35081.3404  
Original Builder: Harter Lumber Company in 1965, precast concrete log walls on concrete foundation and basement, built-up tar composition roof. (Exterior and interior alternations)

Solid Waste Hazardous Waste Storage Shed, 110'x 25', 1944, former lumber drying shed, corrugated galvanized steel panel over wood frame on concrete slab with corrugated aluminum gable roof;

Solid Waste Hazardous Waste Storage Shed, 2701 N. Denver Street, 88'x64', 1985, painted ribbed metal over wood frame, concrete slab, gable roof of painted ribbed metal;

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Vacant former machine shop (formerly Tipke, LLC), 2827 N. Perry Street. Concrete block and corrugated metal shed, 140'x115'. constructed 1956, 1964, and 2004 (altered);

Pressworks, 2717 Perry Street, Parcel No. 35092.2604. Concrete block and corrugated metal shed, constructed 1963, 1971. Corrugated metal shed, 60'x115'; concrete block warehouse, 80'x 30'; concrete block warehouse, 50'x 100'; concrete block with white stone face office, 60'x 22' (altered).

#### Six single-family houses

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2617 N. Perry, built 1906

2731 N. Perry, built 1914

2807 N. Perry, built 1922

The houses have been altered with additions and recladding with aluminum, fiberboard, or vinyl siding, and alterations to porches. They are generally poor condition with a loss of integrity and a loss of neighborhood context.

The residential neighborhood surrounding the site was for the most part built during the early 1900s, between 1908 and 1920. This is true of the houses across Perry Street to the east. The houses south across Marietta Avenue range from 1908 through 1974.

Neither the existing houses south and east of the proposed site, nor the context would be adversely affected by the removal of the existing buildings on the site or the development of the new Northeast Middle School campus.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No. Years of site development and activity have minimized the possibility of intact archaeological remains if any were present. A review by the Spokane Tribe did not indicate archaeological or cultural sensitivity.

- 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.

The following information was reviewed to determine the potential historic significance of the structures on the site: review of city of Spokane building permits archives, review of newspaper articles for buildings or activity associated with the site; survey of the existing buildings including condition and alterations; and preliminary assessment of eligibility. A report that inventoried the buildings on the site was completed in conjunction with a city-run design process in 2011. That report included a history of the site, an inventory of buildings, and a matrix that assessed the historic significance of the buildings (did not include two industrial and one apartment building along Perry Street). The former city-owned buildings on the proposed Middle School site were determined not to be eligible for listing on either the Spokane or National Register of Historic Places. Likewise the former non-city-owned industrial buildings and the six-unit apartment building have been altered and do not appear eligible for listing on the Spokane or 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 and potential for an historic district that would include the site. The neighborhood context is not cohesive because of the industrial activities (predominantly lumber mills) that took place on the site, and industrial activities along the rail corridor. Essentially, Perry Street on the east and Marietta Avenue on the

south were the edges of the early 1900s residential neighborhood and the industrial activities to the west and north.

A review of the WISAARD website revealed no listed structures or sites on or adjacent to the subject property.

- 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

The buildings on the site do not appear eligible for listing either individually or as a district on the Spokane or National Registers of Historic Places.

#### **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 north by North Foothills Drive, the east by Perry Street, and south by Marietta Avenue. Current access to the site is from Perry Street and Marietta Avenue.

##### **Existing Street System (Official Arterial Street Map SMC 12.08.04. 10/2019.)**

**North Foothills Drive**, on the site's northern side, classified as an Urban Minor Arterial, provides primary access to the site vicinity, connecting Market Street to the east, and Crestline, Nevada and Division streets (as Empire Avenue) to the west. This street is a designated truck route.

**Perry Street**, on the site's eastern side, is an Urban Major Collector street with one lane in each direction. Parking is allowed on the east side of the street, and limited parking on the west side

**Marietta Avenue**, on the site's southern side, is a local neighborhood street with one lane in each direction. Parking is allowed along both sides of the street

**Hamilton Street** is an Urban Principal Arterial that connects the downtown with the north side of Spokane.

- 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 27, Crestline, provides 30-minute service between 0636 and 2336 from the downtown Transit Plaza, along Illinois Avenue to Perry Street then to North Foothills Drive to the Northeast Community Center, through Hillyard and north to Francis Avenue before looping back. A stop is on Perry Street, at the northeast corner of the site.

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

Two parking lots will be provided on the new campus. A west side lot, primarily for staff and visitors, will include 80 parking stalls including ADA parking. A new driveway, at about Morton Street will provide access from Marietta Avenue. The northeast lot will include 50 parking spaces and have mid-block access from Perry Street. This lot would include visitor parking, staff parking, and after hours or weekend parking for use of the north activity fields.

The southern half of the existing site was used for the city of Spokane Solid Waste Department employee parking, dump truck and other refuse hauling vehicles, and dumpsters. Limited parking for Solid Waste Department clients was around the office building in the southcentral portion of the site. Because not all spaces were on pavement or line-marked, the number cannot be determined. In any case, these spaces were not available for the general public.

- 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 proposed project because it consolidates the entire parcel bounded by Perry Street, Marietta Avenue and North Foothills Drive will eliminate the need for the existing segments of Denver Street (300 feet north of Marietta Avenue) and of Buckeye Avenue (300 feet west of Perry Street) and they will, therefore, be vacated. These vacations will not affect access or traffic flow in the immediate area.

Access to the proposed campus will be a drop-off and parking access lane at Buckeye and Perry, and a new access lane from Marietta Avenue in the southwest corner (opposite Morton Street) for bus pick-up and drop-off and staff parking. No access will be provided from North Foothills Drive.

The Trip D&G memo discussed Pedestrian Mobility per a Guide for the Planning, Design, and Operation of Pedestrian Facilities (AASHTO, 2004). According to the guide, the typical student can be expected to walk or bike up to a mile to access a middle school. Thus, standard practice is to review collector and arterial approach routes for sufficiency of sidewalks, crossings to assure pedestrian safety. The streets surrounding the proposed campus which provide access include:

- Hamilton Street south of Marietta Avenue, extending to about Sharp Avenue
- North Foothills Drive west of Perry Street to Division Street

- Hamilton Street north of North Foothills Drive to Rockwell Avenue
- Perry Street north of North Foothills Drive to Rockwell Avenue
- Perry Street south of North Foothills Drive to Mission Avenue
- Illinois Avenue east of Perry Street, extending to Nelson Street
- North Foothills Drive east of Perry Street, extending to Nelson Street

These streets have sidewalks; and the sidewalks along the campus frontages of Perry Street and Marietta Avenue will be improved. The existing sidewalk along North Foothills Drive frontage will be rebuilt by setting back ten feet from the street to provide a buffer.

Signalized crossings currently exist at the intersections of North Foothills Drive and Hamilton to the west and Perry Street on the east; and Illinois Avenue and Hamilton Street on the west and with Perry Street on the east.

- 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 Trip Distribution and Generation memo was completed for the proposed project and is hereby incorporated by reference (T-O Engineers. 9/9/2020).

The Institute of Transportation Engineers (ITE) Trip General Manual (10<sup>th</sup> Edition, 2017) was used to calculate trip generation for middle schools (Code 522). The following table shows trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon), for the 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 time frames in relation to the 9:00 AM start and afternoon 3:30 PM departure bells. The PM peak hour of adjacent streets is the traditional evening commute/rush hour.

The following table shows the existing and projected weekday, AM (morning) and PM (afternoon) generator hours for the middle school.

The table shows the generation of 1,600 weekday trips, 525 trips during the AM generator hour; and 263 trips during the PM generator hour.

Table 1. Trip Generation Potentials, NE Middle School										
Middle School ITE Land Use Code 522	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
Source: ITE Trip Generation Manual (10 <sup>th</sup> Edition)										

Based on establishment of potential attendance boundaries, the following table shows the distribution of trips and the weekday assignments based on the location of the campus relative to the potential boundaries. Hamilton Street is expected to be the primary route for vehicles travelling to and from the school. The final column in the table shows these school-generated trips.

The Trip Distribution and Assignment table below shows the projected distribution of school-related traffic along the local street network. Average daily trips for the selected streets and the weekday trips generated by the school and their distribution throughout the network are depicted.

Table 2. Trip Distribution and Assignment				
Location	ADT Compare	Raw Distribution	Adjusted Distribution	Weekday Trips
Hamilton St N/of Foothills Dr	24,200	26%	10%	160
North Foothills Dr W/of Hamilton St	15,300	16%	15%	240
Hamilton St S/of Marietta Ave	28,700	30%	40%	640
Perry St N/of North Foothills Dr	4,400	5%	5%	80
North Foothills Dr E/of Perry St	10,300	11%	5%	80
Perry St S/of Illinois Ave	4,100	4%	10%	160
Illinois Ave E/of Perry St	7,200	8%	15%	240
Totals on ADT/Cordon Line	94,000	100%	100%	1,600
Source: ITE Trip Generation Manual (10 <sup>th</sup> Edition)				

- 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 main access for staff and school buses will be via a new loop driveway that will access the site from Marietta Avenue, at the Morton Street alignment. The access point on the east side will be aligned between the former railroad corridor and Buckeye Avenue.

## 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 the city of Spokane. Fire Station #2 at 1001 E. Foothills Drive (at Nevada Street) is about 2 blocks west of the site (about 2 minutes). By current street access, the site is about 0.5 miles, a 2-minute response. A Pierce Platform ladder and Ford F350 4X4 rescue truck are based at the station.

**Police:** The Spokane Police department is based in the Public Safety Building at West 1100 Mallon Avenue, 3.4 miles, about 10 minutes via E. North Foothills Drive.

**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 buildings on the site. Overhead three-phase power is along the south side of North Foothills Drive, along the alley west of Perry Street and along Perry Street. Service to the new school building would be coordinated with Avista Utilities. The School District will coordinate with Avista to relocate or remove overhead lines along the north-south alley west of Perry Street.

☒ **natural gas** – Avista Utilities provides natural gas service to the existing buildings on the site. Gas lines enter the site from Buckeye and the northeast corner from North Foothills Drive. A main runs between Buckeye and Marietta in the alley west of Perry Street. Service to the office building at 1225 E. Marietta is extended from a main in Marietta Avenue. Service to the new school building would be coordinated with Avista Utilities. The School District will coordinate with Avista to relocate or remove the gas lines along the north-south alley west of Perry Street and to existing houses, businesses, and the apartment building.

☒ **water** – Six-inch water mains in Denver and Morton streets extend to Marietta Avenue; service to the one building is from Morton Street. A 12-inch main along Perry Street provides service to the east edge of the site. A 30-inch transmission main is along Marietta Avenue. Water mains on the site will be relocated and extended as necessary to abandon existing service lines and replace with new lines to serve the proposed school campus.

☒ **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** – Ten-inch sewer mains are along Perry Street and the alley between Denver and Morton streets. A 27-inch main is in Jackson Avenue, one block south of the site; the north-south mains discharge to this main.

☐ septic system

Other: **Stormwater** - Catchbasins are at the intersections of Marietta Avenue and Morton Street. A 12-inch PVC line collects the stormwater from these catchbasins and drains to a 90-inch main in Jackson Avenue. (But not all catch basins in this vicinity are connected in this manner.)

Stormwater generated by the proposed project be disposed on-site in accordance with the city of Spokane's Stormwater Management program. Stormwater runoff will be directed to grassed depression ponds that will be sized to provide treatment and contain drywells for discharging large events to the subsurface and provide flow control.

- 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: 9/25/2020

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](mailto: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

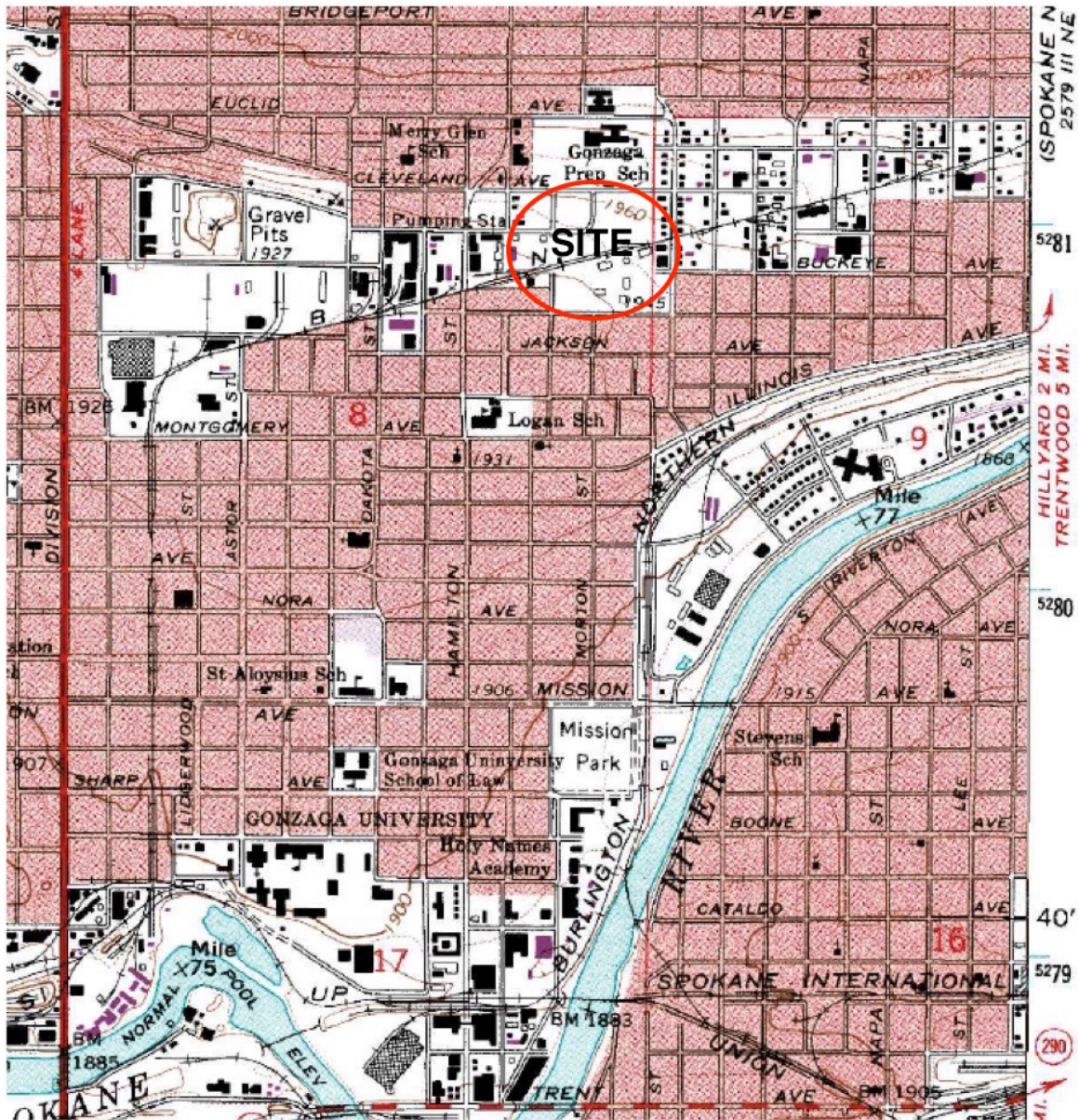
Staff member(s) reviewing checklist: Greg Forsyth, Director Capital Projects, Spokane School District, No. 81

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.

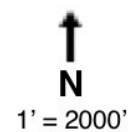
# **APPENDIX A**

## **MAPS, PHOTOS, DRAWINGS & PLANS**



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

## NORTHEAST MIDDLE SCHOOL FOOTHILLS DRIVE AND PERRY STREET







Spokane City Map – 7/1/2020

**NORTHEAST MIDDLE SCHOOL  
FOOTHILLS DRIVE AND PERRY STREET**



Evaluation for  
Agency Use Only





Floor Plan – Level 1





Floor Plan – Level 2



View from East Perry Street



View from North Foothills Drive





View from West at Bus Drop-off



View from East Marietta Avenue

# APPENDIX B

## DISTRIBUTION LIST

Department of Ecology, SEPA Unit  
Olympia, WA 98504-7703  
[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)

Department of Archaeology & Historic Preservation  
Olympia WA 98501  
[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

Department of Commerce Review Team  
Olympia, WA 98504-3172  
[reveiwwteam@commerce.wa.gov](mailto:reveiwwteam@commerce.wa.gov)

Randy Abrahamson, Spokane THPO, [randya@spokanetribe.com](mailto:randya@spokanetribe.com)

Spokane Regional Clean Air Agency, Spokane, Washington 99207  
[awestby@spokanecleanair.org](mailto:awestby@spokanecleanair.org)

Spokane Regional Health District, Spokane, WA 99201-2095  
[emeyer@srhd.org](mailto:emeyer@srhd.org)

City of Spokane Building Department  
[dgmurphy@spokanecity.org](mailto:dgmurphy@spokanecity.org), [dgiles@spokanecity.org](mailto:dgiles@spokanecity.org)

City of Spokane Neighborhood Services –Logan Neighborhood  
[loganspokanechair@gmail.com](mailto:loganspokanechair@gmail.com)

City of Spokane Planning Services  
[tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

City of Spokane Fire Department  
[dkokot@spokanecity.org](mailto:dkokot@spokanecity.org)

City of Spokane Engineering Services  
[ktwohig@spokanecity.org](mailto:ktwohig@spokanecity.org); [ebrown@spokanecity.org](mailto:ebrown@spokanecity.org)

Spokane Historic Preservation Office  
[mduvall@spokanecity.org](mailto:mduvall@spokanecity.org)

Spokane Public Library - Main Branch, and Hillyard Branch  
[achanse@spokanepubliclibrary.org](mailto:achanse@spokanepubliclibrary.org)

Greg Forsyth, Director of Capital Projects, Spokane School District No. 81  
[gregoryf@spokaneschools.org](mailto:gregoryf@spokaneschools.org), [johnel@spokaneschools.org](mailto:johnel@spokaneschools.org)

Walt Huffman, MMEC Architecture  
[walt@mmeccarchitecture.com](mailto:walt@mmeccarchitecture.com)

Bill White, TO-Engineers  
[bwhite@to-engineers.com](mailto:bwhite@to-engineers.com)

Jim Kolva, [jimkolvassociates.com](http://jimkolvassociates.com)