

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: ***Pacific Northwest Tech Park – West Binding Site Plan Phases 1 through 4 including first 2 development projects on Lots 2 and 3 of Block 1 (Puget Sound Pipe & Supply and McKinstry Warehouse) in Phase 1. The proposed project seeks to subdivide 3 separate lots into 19 lots and develop the aforementioned Lots 2 and 3 of Block 1.***

2. Name of applicant: **DCI Engineers/Wade Gelhausen, P.E.**

3. Address and phone number of applicant and contact person:

**707 W 2nd Ave. Spokane, WA 98201
(509) 455-4448**

4. Date checklist prepared: **5/20/2020**
12/8/2020 Revisions
12/21/2020 Revisions

5. Agency requesting checklist: **City of Spokane**

6. Proposed timing or schedule (including phasing, if applicable):

Design of the Phase 1 public road and utilities infrastructure is planned to start December 2020 and be completed in January 2021. Phase 1 road and utilities construction is planned to start in Spring 2021. Subsequent Phases 2, 3, and 4 will be developed as market conditions dictate. See proposed Phasing Plan attached.

Each parcel in the BSP will developed individually as prospective tenants/buyers can be found. However, the first 2 lots to be developed will be Lot 2 (Puget Sound Pipe & Supply) and Lot 3 (McKinstry Warehouse) of Block 1. These projects are currently being designed and will be submitting for building permit as soon as possible. Construction is anticipated Spring 2021. These first 2 projects are included in this SEPA application. Subsequent Phases and individual development of Lots within the BSP (other than the development of Lots 2 and 3 of Block 1) are subject to separate SEPA applications.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Each individual lot will be developed as prospective tenants/buyers can be found. Currently, two of the 19 lots (Lots 2 and 3 Block 1) are currently underdesign and have been through a City of Spokane Pre-Development Conference.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Master Drainage Report that includes the property in this application was prepared as part of the Deer Creek Apartments project by DCI Engineers. This report is dated March 14, 2006. The information from the Deer Creek Apartments Report was subsequently incorporated into the Master Drainage Report completed for the Pacific Northwest Technology Park that was also completed by DCI Engineers. This report is dated August 6, 2009.

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 known.

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

**Preliminary and, ultimately, Final Binding Site Plan approval.
City of Spokane Permits: Grading Permits, Building Permits, Electrical Permits, and Right-of-Way Permits for road and utilities construction.**

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. (Lead agencies may modify this form to include additional specific information on project description.)

The subject properties in this application consists of three separate and adjacent tax parcel lots located west of Flint Road at Granite Boulevard in the West Plains area of the City of Spokane (North Half of Section 30, Township 25, Range 42 East W.M). The 3 properties are tax parcel nos. 25301.0303, 25305.9035, and 25305.9043, the first 2 being owned by West Plains Investments, LLC and the last being owned by Granite Investments, LLC. The property areas are 5.24 acres, 13.19 acres, and 69.87 acres in area, respectively (for a total project land area of 88.30 acres). The properties in this proposal are currently vacant and undeveloped.

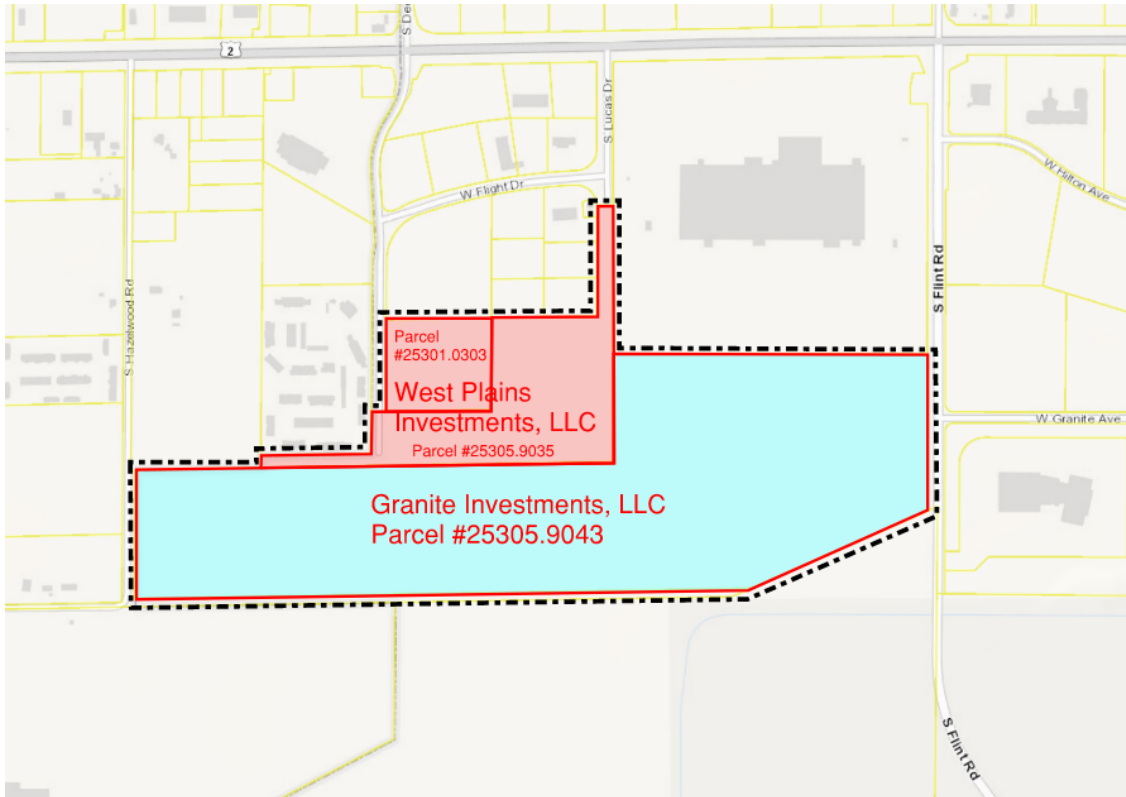
The intent for these properties is to ultimately create 19 separate parcels from the subject parcels for the purposes of attracting development of the area consistent with the regulations of the Spokane Municipal Code (17G.080.060 Binding Site Plans; 17C.130 Industrial Zones). Each lot will be developed as prospective tenants/buyers can be found in accordance with the local/jurisdictional rules and regulations in effect at the time of permitting. Access to each lot will be provided via new public street right-of-ways dedicated as part of the BSP proposal (for 21st Avenue, Deer Heights Road, and Lucas Road). Public road and utilities infrastructure will be constructed in these new public right-of-ways. Driveways are subject to review and approval from the City of Spokane during permitting review of each individual lot.

The development of Lots 2 and 3 of Block 1 are also included in this proposal (SEPA application). Lot 2 includes the construction of a +/-70,000 SF single-story warehouse building for McKinstry that includes an adjacent +/-80 stall paved parking lot and truck loading apron. Lot 3 includes the construction of a 20,000 SF single-story warehouse building with adjacent +/- 25 stall paved parking lot and truck loading apron.

This project is proposed to be completed in 4 distinct phases. Roads and utilities, providing access and services to each lot, will be constructed in phases commensurate to the phase of the BSP be completed. The proposed Phasing Plan and Circulation Plans by Phase are attached to this SEPA.

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 applications related to this checklist.

No addresses are currently assigned to the properties; the properties are located west of Flint Road at Granite Boulevard; properties in this proposal include Spokane County Tax Parcel Nos. 25301.0303, 25305.9035, and 25305.9043.



B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope on site is approximately 4%, with a majority of the site sloping between 1% and 2%.

- 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 site consists of silt loam across the entire site based on NRCS Soil Survey.

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

To our knowledge, there are no surface indications or history of unstable soils in the immediate vicinity.

- 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.

The anticipated disturbed project area for the public road and utilities construction and is approximately 8 acres (a total of approximately 6,600 feet of length). The road and utilities construction will require clearing and grubbing, topsoil removal, and earthwork trenching and grading. A total earthwork volume of 40,000 cubic yards is anticipated for this work (total cut and fill). Fill will primarily consist of road base gravel and asphalt/concrete pavement.

For the development of Lot 2 Block 1 (4.6 acres), a total earthwork volume of 10,000 cubic yards is anticipated for this work (total cut and fill). The proposed site grading design will seek to “balance” the site to the extent possible. Fill will primarily consist of building slab base gravel, road base gravel and asphalt/concrete pavement.

For the development of Lot 3 Block 1 (5.1 acres), a total earthwork volume of 12,000 cubic yards is anticipated for this work (total cut and fill). The proposed site grading design will seek to “balance” the site to the extent possible. Fill will primarily consist of building slab base gravel, road base gravel and asphalt/concrete pavement.

The amount of disturbed project area on all the remaining individual lots will vary as each lot is developed as prospective tenants/buyers can be found.

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

Erosion could occur as a result of clearing and construction grading. However, the site is relatively flat and all proposed construction activity within the BSP will have an erosion control plan designed for it that the contractor will need to follow to prevent erosion from occurring.

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

The amount of impervious surfaces on the lots will depend on the individual tenants/buyers of each lot. We estimate that after final development of all the parcels, between 60% to 80% of the site could be impervious surfaces.

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

Implementation of an approved erosion control plan during construction including water runoff and sediment barriers (silt fencing, construction entrance(s), temporary sediment ponds, etc.). Long term erosion will be controlled by re-vegetation of non-impervious surfaces.

2. Air [\[help\]](#)

a. What types 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.

The emissions from the site will be for general construction activities. The new public roadways and development of the individual lots within the BSP will invite vehicular traffic to the site.

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

We do not believe that there will be any off-site sources of emissions or odor that affect the proposal.

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

Dust control measures for earthwork will be enforced during construction. Regular maintenance of construction equipment will also be required.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

There is no surface water body on or in the immediate vicinity of the site.

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.

None.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from 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? Give general description, purpose, and approximate quantities if known.

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the project doesn't discharge any waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 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.

The project doesn't plan to withdraw any groundwater. It's possible that future individual lot developments could consider ground source heat exchange systems. These systems would be required to obtain the appropriate required jurisdictional approvals.

- 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 project doesn't plan to discharge into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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.

The construction of impervious areas (i.e. pavements and buildings) in the BSP will create additional storm water runoff. Per the previously approved Master Drainage Report prepared as part of the Deer Creek Apartments project (dated March 14, 2006), storm water runoff occurring on the property will drain to off-site storm

water ditches that flow east through the property. The storm water eventually drains to and through the Pacific Northwest Technology Park (PNWTP) Property, east of Flint Road, through a classified wetland and ultimately into the Paleo-Channel located east of the PNWTP property. The storm water will need to be detained on the developed individual lots with restricted flow to the off-site drainage channels. According to the geotechnical report included in the Master Drainage Report, some infiltration will occur in the drainage channels. Storm water treatment will be required on each individual lot prior to off-site discharge.

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

We do not believe that waste materials could enter the ground or surface waters. Any waste materials on the project site (automobile oils, spills, leaks, etc.) will drain to on-site bio-infiltration swales for treatment prior to off-site discharge occurring.

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

We do not anticipate that this proposal will affect drainage patterns in the vicinity of the site. The proposed development of the property will provide for continuation of existing drainage patterns through the property.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A storm water management system will be designed and constructed for the individual parcels as they are developed by prospective tenants/buyers to manage all on-site storm water runoff.

4. **Plants** [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other
- 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?

Mainly grasses and existing crop land will be removed, as well as a few shrubs.

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

We do not know of any threatened or endangered species on or near the site.

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

Required landscaping will be installed as part of the public road construction including street trees and planting/storm water conveyance strip within the right-of-way. Site landscaping will be incorporated into the development of Lots 2 and 3 Block 1.

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

We do not know of noxious weeds or invasive species on the site.

5. **Animals** [\[help\]](#)

a. 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.

Examples include:

birds: hawk, heron, eagle, songbirds other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

We do not know of any endangered or threatened species on or near the site.

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

We are not aware of this site being part of a migration route.

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

There are currently no anticipated measures in place to preserve or enhance wildlife.

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

We do not know of any invasive animal species on near the site.

6. **Energy and Natural Resources** [\[help\]](#)

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

Electricity and natural gas are anticipated to be the primary sources of energy for the completed lots. During operation, these energy sources will be used for site lighting and building lighting, heating, and cooling.

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

We do not believe the project will have adverse effects for solar use of adjacent properties. The 2 current projects on Lots 2 and 3 of Block 1 are no taller than 30 feet in height (single-story warehouses).

- 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:

We anticipate that the buildings will have energy efficient lighting, windows and other building materials for energy conservation features. It's possible that solar panels and ground source heat exchange systems could be considered with future lot developments.

7. Environmental Health [\[help\]](#)

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

There are currently no known health hazards for the site.

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

We do not know of any contaminations on the site, but if found will work to mitigate any issues.

- 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.

We do not know of any existing hazardous chemicals/conditions on the site.

- 3) Describe any toxic or hazardous chemicals 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.

To the best of our knowledge, there are currently no anticipated toxic or hazardous chemicals that might be stored or used at the proposed developments for Lots 2 and 3 of Block 1 or for the public roads and utilities construction.

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

We do not anticipate the need for special emergency services.

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

No measures are proposed to reduce or control environmental health hazards at this time. However, if any hazardous materials that may be encountered would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. Noise

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

The project understands there is existing noise from the existing air traffic around the site due to the proximity of the Spokane International Airport and Fairchild Air Force Base. Vehicular traffic will increase on the property with additions of the public roads and lot developments.

- 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.

In the short term, noise will be generated from general construction of the public roads and utility improvements as well as the individual construction of Lots 2 and 3 Block 1. Once the proposed projects are completed, an increase in long term noise will result from new vehicular traffic through the BSP property.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically that construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently undeveloped and being used for agricultural uses. The adjacent properties to the site are residential apartments, industrial uses, commercial offices, and other undeveloped land. The proposal will not affect land uses on the adjacent or nearby properties.

- 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 entire site has been used as agricultural farmland to grow wheat.

- 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:

The proposal will not affect or be affected by the surrounding working farm or normal business operations.

- c. Describe any structures on the site.

There are currently no structures on site.

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

No structures will be demolished.

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

The current zoning classification of the properties is LI (Light Industrial).

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

The current comprehensive plan designation for the site is LI (Light Industrial).

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

There is no shoreline master program designation for this site.

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

Not to our knowledge.

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

For the Phase 1 development (Block 1 totaling approximately 18 acres in lot area), it is estimated that 120 to 200 people could work in the completed project, depending on which tenants/buyers can be found for each individual lot and how they are developed. The developments of Lot 2 and 3 Block 1 are estimated to have a total work force of 70 to 100 employees.

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

No people would be displaced by the completion of this project.

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.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

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

No housing units are currently going to be provided.

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

No housing units would be eliminated from the property.

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

None.

10. Aesthetics [\[help\]](#)

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

The zoning code allows a maximum height of 150 feet for industrial uses in Light Industrial zoned property. However, there are some other factors that can restrict building heights in this development including building uses (other than industrial use) as well as airspace height restrictions

For the proposed developments of Lots 2 and 3 Block 1, the proposed building heights are 23 feet and 30.25 feet, respectively. The principal exterior building materials will be metal with glass storefront.

The exterior materials of the remaining buildings will be determined as they are developed and will be completed by the prospective tenants/buyers.

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

As the site is currently undeveloped, the neighboring apartments will have some altered views toward the parcels that will get developed in the future.

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

No measures are currently proposed. The design of the new buildings will be designed to, at a minimum, meet current city code requirements.

11. Light and Glare [\[help\]](#)

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

Minimal light will be produced from the building interiors and site lighting after sundown and before sunup.

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

We do not believe the light or glare from the finished project will be a safety hazard.

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

We do not know of any off-site source of light or glare that would affect the project.

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

None.

12. Recreation [\[help\]](#)

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

Sunset Park, Shorty Combs Park, Cleveland Park and Traditions Park in Airway Heights are the closest parks to the site. All of these parks are just over 2 miles away.

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

No recreation uses would be displaced.

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 [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None that we know of.

- 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.

None that we know of.

- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

- 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 are proposed at this time. Any discoveries will result in construction halting until further investigation can be completed..

14. Transportation [\[help\]](#)

- 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.

Currently, the only access onto the lots from public streets is a dirt path off Flint Road, directly across from Granite Boulevard. The property also has frontage off Deer Heights Road and Hazelwood Road, but there is currently no property access from these streets.

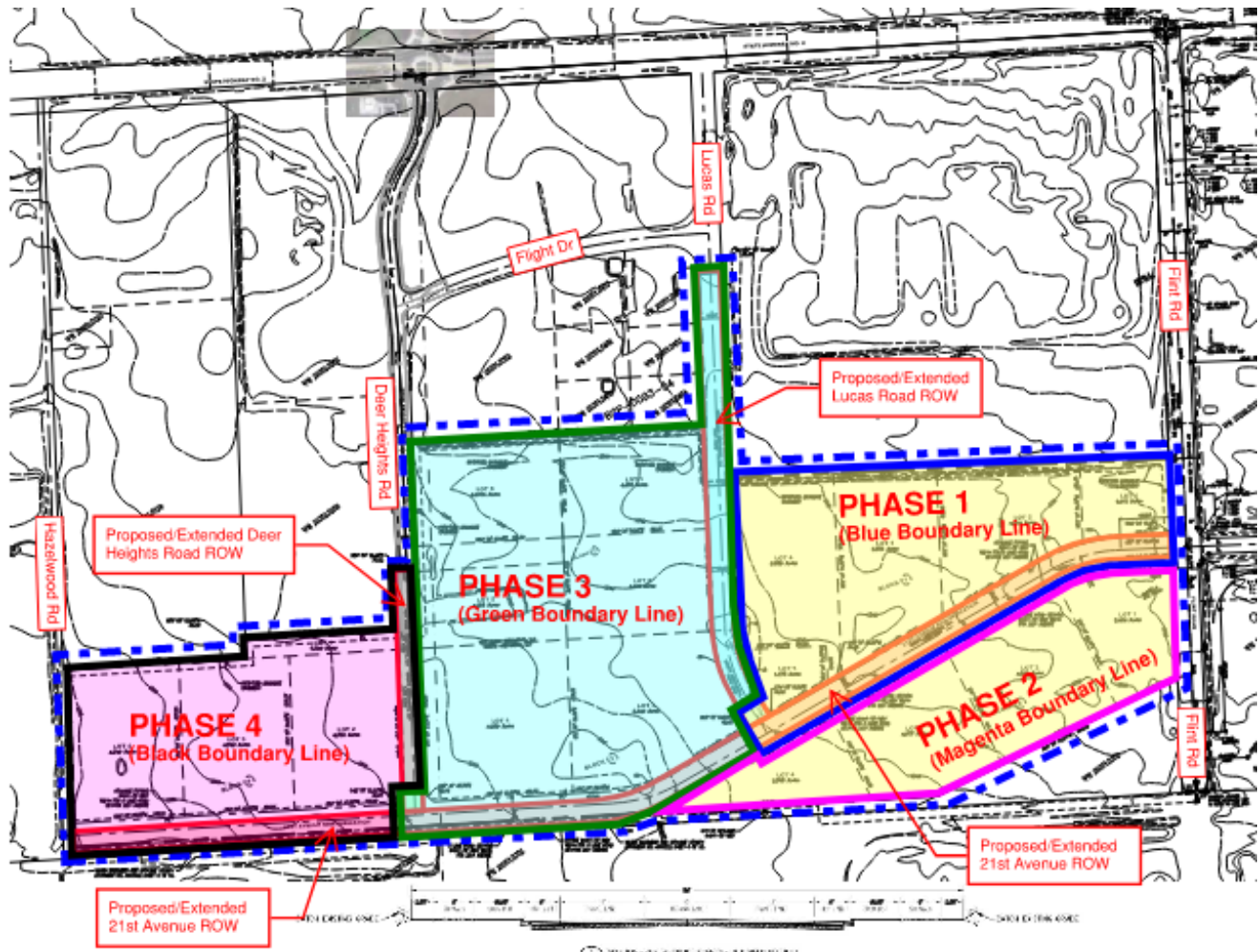
The project will dedicate and extend the 21st Avenue Right-of-Way from Hazelwood Road to the west, across the entire property, to the intersection of Flint Road and Granite Boulevard. The project will also dedicate and extend Lucas Road and Deer Heights Road right-of-ways to the south to intersect with the dedicated/extended 21st Avenue right-of-way.

For Phase 1 of the BSP, 21st Avenue road and utilities will be constructed from Flint Road to the intersection with Lucas Road. All access to the Phase 1 BSP lots will be provided to/from Flint Road via 21st Avenue. Phase 1 Includes Lots 1-5 of Block 1, **however this SEPA covers the development and associated traffic generation for Lots 2 and 3 only.**

For Phase 2 of the BSP, Lots 1-5 of Block 2 will be subdivided.

For Phase 3, 21st Avenue will be extended from Lucas Road to the intersection with Deer Heights Road. Lucas Road will be extended from Flight Drive to 21st Avenue.

For Phase 4, 21st Avenue will be extended from Deer Heights Road to Hazelwood Road and Deer Heights Road will be extended from the existing south edge of pavement to 21st Avenue.



b. Is the 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?

The Spokane Transit Authority does not currently serve the area. The closest stops are currently located at Highway 2 at Flint Road and at S. Hayford Road approximately ¼ mile to ½ mile away (respectively).

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

The project would eliminate no parking spaces as the property is currently undeveloped. Depending on each individual parcel being developed as prospective tenants/buyers

can be found, the amount of spaces may range upon final development. We anticipate that there could be between 800 and 1,000 total parking spaces in the BSP area upon development of the entire property. An adequate number of ADA stalls, meeting city code requirements, will be provided on the individual developed lots.

For the current proposed developments of Lot 2 and Lot 3 Block 1, a total of approximately 105 parking stalls are anticipated (25 stalls and 80 stalls).

- 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).

With the dedication and the construction of new roads through the site, some minor improvements will be required at the intersections of existing and new roads. 21st Avenue will need to tie into two existing intersections at Hazelwood Road and Flint Road. The newly dedicated/extended Deer Heights Road and Lucas Drive will tie into existing dead-end roads.

Consistent with City of Spokane standards, sidewalks will be constructed along all new public roads that will be constructed in the development.

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

No water, rail, or air transportation will be used during the project.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

At this time, it is estimated that a total of 2,591 vehicular trips per day could be generated by the total build out of the BSP properties. Peak volumes in the AM will likely occur between 7:00AM to 9:00AM (281 vehicular trips per hour are estimated to occur). Peak volumes in the PM will likely occur between 4:00PM to 6:00PM (283 vehicular trips per hour are estimated to occur).

For **Lots 2 & 3 Phase 1 of the BSP specifically, it is estimated that a total of 973 vehicular trips per day could be generated by full development of the 5 lots (Block 1, Lots 1 through 5). Peak volumes in the AM Peak Hour are estimated to be 65 trips. Peak volumes in the PM Peak Hour are estimated to be 67 trips. **Additional SEPA review will be required for any subsequent lots in this phase and others.****

Please see the Trip Generation and Distribution Letter completed for the project for further information. **The proposed phasing of the BSP (Phases 1-4) will require subject future phases (Lots 1, 4, & 5 of Phase 1 & Phases 2-4) and individual lot developments**

within the BSP to updated SEPA applications and trip generation letters (and possible traffic impact analyses).

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, generally describe.

We do not believe the project will interfere with or be affected by the movement of agriculture and forest products.

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

None are planned at this time for Phase 1 of the BSP, other than the proposed public road extensions within the BSP property. Subsequent future phases (Phases 2-4) of the BSP are subject to new SEPA applications, trip generation letters, and possible traffic impact analyses that may result in transportation mitigation measures.

15. Public Services [\[help\]](#)

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.

We do not believe the project will increase the need for public services.

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

None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other fiber

There are currently no utilities available on the site. However the above-noted utilities are currently available at the BSP boundaries and will be extended into the BSP area.

a. 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.

City of Spokane water main infrastructure will be extended from south ends of the existing mains in Deer Heights Road and Lucas Road south to the new 21st Avenue. A water main will be constructed in 21st Avenue from Flint Road to the west lots on the property.

City of Spokane sanitary sewer main infrastructure will be extended through the development as required to serve all the properties. Sewer mains are currently available in the south ends of Deer Heights Road and Lucas Road, as well as in Flint Road.

The project is planned to be serviced by Avista for power and natural gas. CenturyLink and Comcast facilities will likely be extended through the development to provide telephone and cable services to all parcels in the development.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee: Wade Gelhausen, P.E.

Position and Agency/Organization: Associate Principal/DCI Engineers

Date Submitted: December 21, 2020