

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Demolition of Asphalt Parking Lot and New Construction for Qual Med Parking Facility @ 603 S Howard Street Spokane, 99204
2. Name of applicant: James F. Cotter
3. Address and phone number of applicant or contact person: Jim Moore, Agent for James F. Cotter. 1121 N. Argonne Road, Suite - #121, Spokane Valley, WA 99212
4. Date checklist prepared: April 25th 2014 (Revised August 15th, 2014)
5. Agency requesting checklist: City of Spokane Planning and Development Services
6. Proposed timing or schedule (including phasing, if applicable): The final design and entitlement is anticipated fall and winter of 2014 with construction slated for March of 2015. Occupancy is expected late fall of 2015.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None anticipated at this time
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, James F. Cotter owns the Qual Med Building across 6th Avenue to the North. 508 W. 6th Avenue, Spokane, WA 99204
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. No significant information was available at the time of the application. As a part of the entitlement process a geotechnical evaluation and boundary survey of the site will be prepared to confirm site conditions. No Phase I was available at the time of this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. Not to our knowledge
10. List any government approvals or permits that will be needed for your proposal, if known. A Conditional Use Permit, SEPA DNS, and Building Permit are needed to support the construction and occupancy of this project.
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. Work includes demolition of an existing asphalt surface lot and Construction of a 4 level parking facility for +/- 128 standard size commuter vehicles. The proposed structure will have a floor area of 13,500 square feet and a overall gross area of 40,500 square feet. This

facility is designed and intended to support the Qual Med Office Building directly north as described in 7b above.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The physical address is 603 S Howard Street, Spokane, WA 99204. Parcel #35191.5201 See vicinity map attached. Exhibit "A"
13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) ASA –YES, General Sewer Service YES, City of Spokane YES
14. The following questions supplement Part A.
 - a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)
 - (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).
The proposed facility will collect storm water through surface drains and pipe the water to an on site detention tank that would provide controlled storm water discharge of 0.05 cfs into the City Sewer System. A oil water separator will be installed in line with the drainage system to provide 'pre-treatment' that drains directly into the detention tank. Storm water runoff from the exposed top parking deck and all floor drains in the parking garage would flow into this system. Fire fighting activities would be controlled through the same drainage system and contained as much as possible .
 - (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?
Typical vehicle fluids are anticipated in the parked cars. No other chemicals are anticipated.
 - (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 oil/water separator is anticipated with this project to contain any spills that reach floor drains. The concrete floor slab construction will have a sealer

hardener that hold spill to the surface. A spill containment and clean up program will also be in place to address surface spills before they reach the storm drainage system.

- (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?
Vehicle fluids as in Item #2 and #3 above.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?
No geotechnical information was available at the time of this application however, strong historical data of the South Hill suggests the potential for shallow moving water and bedrock likely at less than 3 feet. A full geotechnical evaluation is anticipated with final approval of the Conditional Use Permit. IBC code requires geotechnical evaluations as well for a structure of this height and type.
- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?
At this time we are anticipating minimal discharge to the ground if any. Or strategy is to contain all storm water on site and pipe it to an on site containment vault. This vault would use a small discharge orifice to slowly discharge to the City Storm System at 0.05 cfs. A oil/water separator will be in-line with this system for additional contamination protection.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other*: The existing parking lot has a 4% slope N to S; however, transitional grading and retention of the south and east property lines are anticipated with this construction. It is our intention to push the lower level of parking flush or slightly below 6th avenue. Howard Street has slopes at 7% along this project frontage.
- b. What is the steepest slope on the site (approximate percent slope)? 7% along Howard Street N-S

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Sand, Gravel, Basalt Rock, and Shallow ground water are all potential conditions at this point. A full scale geotechnical evaluation with 10 plus exploration holes is planned to help more clearly identify sub surface conditions following the Conditional Use approval.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. YES, South Hill sites are notorious for varying soil/rock conditions and shallow ground water flows. As mentioned above a full scale geotechnical evaluation will be done following the Conditional Use approval. This testing is costly and will be completed once the entitlement process and Conditional Use application is approved.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: This proposal will export soil and or rock depending on the final geotechnical analysis and civil design. The site area is roughly 13,500 square feet and we anticipating removing 4' +/- of soil across the site. (Roughly 2000 Yards of Export) A 3' retaining wall is anticipated along the south and east property lines. Structural fill may be required at the key foundation supports and below slab on grade construction. Perimeter footing drains are anticipated to direct water around the proposed structure.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. YES, silt fencing and other erosion control measures will be necessary to accomplish this work. This site it very confined and protection of the adjacent properties is a primary concern.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 90% will be covered by the proposed Building
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Silt fences, vertical concrete stabilization, and retaining wall construction are all options to protect the edges and adjacent properties. The final civil grading plan and geotechnical report will outline in detail the erosion control measures needed to protect all stake holders.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Construction activities will result in higher levels of dust until the new building and site are established. Long term we anticipate automobile traffic during standard business hours. This project is intended to address the current parking needs of the Qual Med Building to make it a more viable lease option. Currently at capacity many of the tenants are parking on this paved lot, across Stevens, or on the street.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are know at the time of this application.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Watering and dust control will be enforced during construction. Required landscaping will provide long term air quality assistance. Low emission vehicles and ride share stalls will be given preference to assigned parking on the street or lower level.

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3. Water

- a. SURFACE:
 - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Not to our knowledge.
 - (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. N/A
 - (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.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? No If so, note location on the site plan. NA

- (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, all surface water will be contained on site and discharged to the City of Spokane Storm System as described above.

Evaluation for
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b. GROUND:

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

No, we do not intend to withdraw or discharge any water to the ground. It is our goal to capture all storm water on site and contain it in a vault with delayed controlled discharge to the City of Spokane storm water system.

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

None Anticipated or Proposed

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.

The proposed facility will collect storm water through surface drains and pipe the water to an on site detention tank that would provide controlled storm water discharge of 0.05 cfs into the City Sewer System. A oil water separator will be installed in line with the drainage system to provide 'pre-treatment' that drains directly into the detention tank. Storm water runoff from the exposed top parking deck and all floor drains in the parking garage would flow into this system. Fire fighting activities would be controlled through the same drainage system and contained as much as possible .

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

None are anticipated. Although, small amounts of granular snow/ice melt may be used on the drive apron and sidewalks in the public right of way

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

The Storm water detention tank will be designed to contain 50-year storm even while allowing an outflow of 0.05cfs (max.) into the City Sewer System via an appropriately sized pipe orifice. The concrete floor slab construction will have a sealer hardener that hold spill to the surface. A spill containment and clean up program will also be in place to address surface spills before they reach the storm drainage system.

4. Plants

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

_____ Deciduous tree: *alder, maple, aspen, other.*

_____ Evergreen tree: *fir, cedar, pine, other.*

_____ Shrubs

_____ Grass

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

X _____ Other types of vegetation. A stand of trees was observed along the south property line. It is assumed that those trees are on with the ownership to the south and will be protected during our construction. No other significant vegetation was observed. A final survey will document the existing trees.

- b. What kind and amount of vegetation will be removed or altered? Limited as the current lot is paved and has limited to no landscaping currently.
- c. List threatened or endangered species known to be on or near the site. None to our knowledge
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be provide at Howard and ^th Avenue to include Street trees and L2 buffer per City of Spokane development standards.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: *hawk, heron, eagle, songbirds*, other: See below
mammals: *deer, bear, elk, beaver*, other: None
fish: *bass, salmon, trout, herring, shellfish*, other: None
other: Sparrows, robins and other native birds to the area and parks to the south of this parcel.
- b. List any threatened or endangered species known to be on or near the site.
None to our knowledge
- c. Is the site part of a migration route? If so, explain. Not to our knowledge
- d. Proposed measures to preserve or enhance wildlife, if any:
Right of Way improvements including Street Trees will provide some/limited enhanced habitat. Given the lack of animal intrusion on this property, additional measures are not necessary

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6. Energy and natural resources

- a. What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electrical distribution will be necessary for interior and exterior lighting, as well as, emergency vehicular exiting
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not significantly. 6th Avenue street to the south and Howard

street to the west provide distance to potential solar collection systems.

- 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: State of Washington Energy Code compliant design and the use of LED lighting are anticipated.

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. Not to our knowledge.

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- (1) Describe special emergency services that might be required. Nothing beyond standard services already provided in the City of Spokane.

- (2) Proposed measures to reduce or control environmental health hazards, if any: Construction activities will result in higher levels of dust until the new building and site are established. Long term, automobile traffic will be anticipated during business hours. Watering and dust control will be enforced during construction. Low emission vehicles will be given preference to assigned parking on the street or lower level.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Business and residential traffic. Emergency vehicles are also present and serve both hospitals but will not affect this project.

- (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. Short term construction activities are anticipated. Long term we anticipate vehicular traffic patterns during peak business hours.

- (3) Proposed measure to reduce or control noise impacts, if any: The proposed parking facility will feature full height solid acoustic and fire rated construction along the South and East property lines to protect the residential neighbors.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Site is currently a fee based surface parking lot. Multi Story Residential apartment building are adjacent to the south and east.
- b. Has the site been used for agriculture? If so, describe. Not to our knowledge
- c. Describe any structures on the site. No structures are currently on site
- d. Will any structures be demolished? If so, which? No, but existing parking lot will be demolished
- e. What is the current zoning classification of the site? OR - 150 , Cliff Drive Special Height District
- f. What is the current comprehensive plan designation of the site? Office-Retail
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as a critical area? If so, specify. Not to our knowledge
- i. Approximately how many people would reside or work in the completed project?
None
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any: None, the purpose of this proposal is to provide needed parking support to the existing Qual Med Office Building.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This development will help support the current Qual Med Building and surrounding commercial development consistent with the OR-150 zoning goals. Protection of the existing adjacent residential buildings to the south and east will be a priority with this development.

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle or low-income housing. N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. N/A
- c. Proposed measures to reduce or control housing impacts, if any: Protection of the adjacent residential properties will be a priority with this development. Acoustic and lighting shielding will be accomplished through full height construction.

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 proposed structure will be 35-37 feet tall at the average parapet wall and have two stair towers that extend up to 47' tall. This would put the top of building true elevation at 2025' well below the Cliff Drive Height Restriction of 2150'. This property is also in the middle of the grade from the Cliff to the Freeway and the true visual impact in height will be minimal as opposed to may of the other structures in the immediate area.
- b. What views in the immediate vicinity would be altered or obstructed? The Adjacent apartment living units immediately to the south will be impacted by this development. Currently a large line of mature trees occupy this neighboring property line and all efforts to protect this existing buffer during construction will be made.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Landscaping, and architectural façade treatments, natural materials, and decorative lighting will be incorporated into the final design. The improvements to the right of way will include: new sidewalks, curbs, landscaping, and lighting to improve safety to the pedestrian traffic.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Exterior and interior indirect/shielded lighting during business hours of 7am to 6pm
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Minimum impacts are

anticipated due to the solid wall construction and lighting technology.

- c. What existing off-site sources of light or glare may affect your proposal? Existing street lighting and building lighting are present in the immediate area but will not adversely affect this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: Indirect and shielded lighting will be used exclusively to maintain light impact on the proposed site. Lighting control and occupancy sensors are required per WA State None residential Energy Code.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Open park areas are directly south of this site. Walking/biking/pedestrian traffic from adjacent office buildings and apartment buildings will use sidewalks in and around this proposed development.
- 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: Right of way improvements including; landscaping, new sidewalks, ADA Ramps, per City Standards Standard will enhance both safety and aesthetics of this corner.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. Not to our knowledge
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. The adjacent masonry apartment buildings are of the age that they may have historical significance. This area of the South Hill has many properties on the local and federal register. Care and attention to the architectural design will be given to assure this project is contemporary compatible.

- c. Proposed measures to reduce or control impacts, if any: If evidence of historical artifacts are found, the appropriate authorities will be immediately contacted.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The primary access to the site is currently from 6th Avenue and will continue with New Proposal. Refer to Exhibit "A".
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, a transit stop is located approx. 250 feet from site on Stevens Street and 6th Avenue.
- c. How many parking spaces would the completed project have? How many would the project eliminate? Project will demolish all existing parking and increase parking to facilitate approx. 90 standard sized commuter vehicles
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). Sidewalk improvements will be required the full length of the property on 6th Avenue and Howard Street.
- e. Will the project 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? If known, indicate when peak would occur. No additional trips are anticipated. This facility is intended to support current commercial office needs primarily the existing Qual Med Building across 6th Avenue to the North. Peak demands would be standard office hours 7:00 – 8:00 am and 5:00 – 6:00 pm.

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

- g. Proposed measures to reduce or control transportation impacts, if any: This facility will eliminate surface parking and on street parking in the immediate area. The project will also provide preference to ride-share vehicles with dedicated stalls on the ground level.

15. Public services

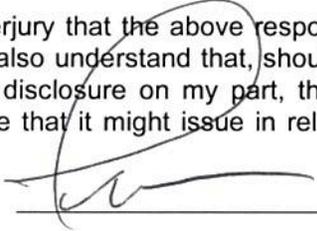
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No
- b. Proposed measures to reduce or control direct impacts on public services, if any: N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, storm sewer, septic system, other: Security
- 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. Electrical is provided along 6th Avenue overhead through Avista, Data/Security and Access Control can be handled wireless or through Comcast, Storm Sewer is available in 6th Avenue via a 15" sewer main, and Water is available in 6th Avenue via a 6" water main.

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: 9/8/2014 Signature: 

Please Print or Type:

Proponent: James Moore (Agent) Address: 908 W. 6th Spokane WA 99214
Phone: 509-928-7960

Person completing form (if different from proponent): Jim Moore, Owner's Agent Address: 1121 N. Argonne,
Suite. 121 Spokane Valley, WA 99212
Phone: 509.928.3295

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
