

**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:** Riverbend Phase 2
2. **Applicant:** Sagamore Spokane LLC
3. **Address:** One East Camelback Road, Suite 140
City/State/Zip: Phoenix, AZ 85012 **Phone:** (509) 624-5265
Agent or Primary Contact: Stanley M. Schwartz, Witherspoon Kelley
Address: 422 W. Riverside Avenue, Suite 1100
City/State/Zip: Spokane, WA 99201 **Phone:** (509) 624-5265
Location of Project: MLK Junior Way and Erie Street
Address: North 111 Erie Street, Spokane, WA 99202
Section: 17 Quarter: SE Township: 25 N Range: 43 E
Tax Parcel Number(s) See attached.
4. **Date checklist prepared:** 3.30.20
5. **Agency requesting checklist:** City of Spokane
6. **Proposed timing or schedule (including phasing, if applicable):** Commencement of construction July 2020

7. a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** Phase I was permitted for development under file no. Z2001-17-SL/BSP

b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.** A purchase option is held for 112 N. Erie Street, 220 N. Erie Street, and 1202 E. Front Ave.

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

The property is subject to a Consent Decree (Spokane County Superior Court No. 02-205445) and is subject to institutional controls to remediate hazardous substances under the supervision of WSDOE. Applicant has been working with WSDOE to obtain a Prospective Purchaser Consent Decree (PPCD) under the Model Toxics Control Act, RCW Chapter 70.105D to include submitting environmental information and planned remediation to WSDOE.

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. Applicant seeks a Substantial Development Permit and a Shoreline Conditional Use Permit.

10. List any government approvals or permits that will be needed for your proposal, if known. City of Spokane, Hearing Examiner and WSDOE.

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 proposal consists of two 7-story buildings. One building (2A) will contain 58 multi-family units and the other building (2B) will contain 76 multi-family units with vehicle parking on the ground, first, and second floor on building 2B.

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.

See attached Site Plan - Phase 2.

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

Yes.

14. The following questions supplement Part A.

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

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

(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 chemicals will be stored on Site after development. During construction, there will be temporary storage of fuel primarily for earthwork equipment, generators and other small equipment that will be stored within secondary containment structures and according to applicable Federal, State, and local requirements. A Spill Prevention, Control and Countermeasure (SPCC) Plan will be implemented to ensure adherence to all requirements.

(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. N/A

(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? No.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Approximately 13' to groundwater, 90' to bedrock.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.
Yes. Stormwater will be treated by bioinfiltration before being discharged into the ground. The bioinfiltration facility will be located outside of the area of soil contamination. Impacts to groundwater will be negligible.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: Previously developed industrial property adjacent to the Spokane River.

b. What is the steepest slope on the site (approximate percent slope)? 0-2%

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 longterm commercial significance and whether the proposal results in removing any of these soils. Fill soils underlying the Site are related to previous Site grading and development, previous environmental capping, and relocation of basalt rock removed during railroad realignment and range in depth of 2.5 to 30 feet. Fill soils are categorized as 1) environmental cover or capping, 2) brick fill, 3) basalt fill, 4) cinder fill, or 5) undifferentiated fill. The native soils underlying the fill are flood-channel deposits consisting of loose to dense gravel with sand with localized beds of silt and sand, overlying basalt bedrock encountered at 90 feet at the western edge of the Site. Coal tar from historical manufactured gas plant operations is present in the fill and underlying native deposits to depths as great as 80 feet deep.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** None observed.

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:** A majority of the site was filled in the early 1900s and then pursuant to the Consent Decree (environmental remediation).

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** Not likely, given proposed construction means and methods.

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

Approximately fifty percent (50%).

h. **Proposed measures to reduce or control erosion or other impacts to the earth, if any:**
Conformance with Consent Decree, WSDOE and City of Spokane development standards.

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.**

Air emissions will result from construction activities associated with use of vehicles and equipment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Generally accepted construction practices to control dust and emissions from vehicles and equipment.

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.

The Spokane River borders the north property line.

(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. Yes, see attached.

(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. No fill or dredging operations will take place in the surface water.

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.
There are no surface water withdrawals or diversion.

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

Yes, a small portion of the site adjacent to the riverbank.

(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.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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.**

An unknown quantity of stormwater will be collected into stormwater swales and discharged underground via drywells according to City of Spokane requirements.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. No.**

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** The site improvements will enhance the collection of Stormwater and allow infiltration according to City of Spokane and WSDOE requirements.

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

Stormwater will be collected by catch basins, conveyed by pipe to bioinfiltration swales, and discharged underground via drywells. This mimics the existing onsite drainage pattern.

4. Plants

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

Deciduous tree: alder maple aspen

Other: alder and cottonwood present along riparian buffer

Evergreen tree: fir cedar pine

Other: None.

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: None.

Water plants: water lily eelgrass milfoil

Other: None.

Other types of vegetation: shrub and grass species present along riparian buffer.

b. What kind and amount of vegetation will be removed or altered? Small amounts of invasive grass and weed species and two small shrubs will be removed for construction.

c. List threatened and endangered species known to be on or near the site. None.

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

e. List all noxious weeds and invasive species known to be on or near the site. Non-native grass, unspecified species on project site.

5. Animals

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

Birds: hawk heron eagle songbirds

Other: See 5b.

Mammals: deer bear elk beaver

Other: See 5b.

Fish: bass salmon trout herring shellfish

Other: The following species were observed on the middle Spokane River (between Upriver and Upper Falls dams) in September 2012 and could occur near the project site (WDFW, 2013. Middle Spokane River Baseline Fish Population Assessment. Prepared for Avista Corporation. FERC Project No. 2545-091):

- Northern pikeminnow (*Ptychocheilus oregonensis*)
- Redside shiner (*Richardsonius balteatus*)
- Largescale sucker (*Catostomus macrocheilus*)
- Westslope cutthroat trout (*Onchorhynchus clarki lewisi*)
- Redband trout (*O. mykiss gairdneri*)
- Rainbow trout (hatchery) (*O. mykiss*)
- Kokanee salmon (*O. nerka*)
- Mountain whitefish (*Prosopium williamsoni*)
- Brown trout (*Salmo trutta*)
- Sculpin spp. (*Cottus* spp.)
- Smallmouth bass (*Micropterus dolomieu*)
- Yellow perch (*Perca flavescens*)

Other (not listed in above categories): See 5b.

b. List any threatened or endangered animal species known to be on or near the site. The project site is listed as priority habitat for Big-brown bat (*Eptesicus fuscus*). The following table lists species that could occur on or near the project site, including state and federally listed threatened, endangered and candidate species known to occur in Spokane County (WDFW Priority Species List for Spokane County).

	Species	State Status	Federal Status
Fish	Kokanee		
	Rainbow Trout/ Steelhead/ Inland Redband Trout	Candidate (Steelhead only)	Threatened (Steelhead only)
	Westslope Cutthroat		
Amphibians	Columbia Spotted Frog	Candidate	
	Western Toad	Candidate	
Birds	American White Pelican	Endangered	
	Western grebe	Candidate	
	E WA breeding concentrations of: Grebes, Cormorants		
	E WA breeding: Terns		
	Great Blue Heron		
	Cavity-nesting ducks: Wood Duck, Barrow's Goldeneye, Common Goldeneye, Bufflehead, Hooded Merganser		

	Species	State Status	Federal Status
	Tundra Swan		
	Waterfowl Concentrations		
	Golden Eagle	Candidate	
	Ferruginous Hawk	Threatened	
	Northern Goshawk	Candidate	
	Prairie Falcon		
	Dusky Grouse		
	Sandhill Crane	Endangered	
	Upland Sandpiper	Endangered	
	E WA breeding occurrences of: Phalaropes, Stilts and Avocets		
	Burrowing Owl	Candidate	
	Flammulated Owl	Candidate	
	Vaux's Swift	Candidate	
	Black-backed Woodpecker	Candidate	
	Pileated Woodpecker	Candidate	
White-headed Woodpecker	Candidate		
Sage Thrasher	Candidate		
Mammals	Roosting Concentrations of: Big-brown Bat, Myotis bats, Pallid Bat		
	Townsend's Big-eared Bat	Candidate	
	White-tailed Jackrabbit	Candidate	
	Marten		
	Lynx	Threatened	Threatened
	Wolverine	Candidate	Candidate
	Moose		
	Northwest White-tailed Deer		
	Elk		
Mule Deer			
Invertebrates	Shortface Lanx (formerly Giant Columbia River Limpet)	Candidate	
	Columbia Pebblesnail	Candidate	
	California Floater	Candidate	
	Silver-bordered Fritillary	Candidate	

c. **Is the site part of a migration route? If so, explain.** Some bird and fish species use the Spokane River corridor as a migration route.

d. **Proposed measures to preserve or enhance wildlife, if any:** Grass, shrubs, and vegetation will be planted and maintained within the shoreline buffer.

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.**

Electric energy and natural gas.

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

Unlikely.

- 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:**

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 subject properties are contaminated from a historical manufactured gas plant. A Final Cleanup Action has been implemented. Subsequent to construction of the cleanup action in 2005, the Site has undergone two 5-year period reviews by WSDOE in 2010 and 2015; the most recent concluding that "the cleanup actions completed at the Site are currently protective of human health and the environment".

The proposed actions by Applicant will be governed by the PPCD to include review and approval by WSDOE. The Final Cleanup Action will enhance the existing cleanup action and ultimately be protective of human health and the environment.

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

The characterization of environmental contamination on the Property is approved by Ecology under the 2002 Consent Decree. The October 2015 Second Five Year Review prepared by Ecology summarizes the environmental contamination as the following: *“The conclusions from the Site investigations are summarized as follows:*

- a. Soils within the Site boundaries are impacted with SVOCs, PAHs, VOCs, and inorganic compounds.*
- b. Based on visual observations, surface soil contamination was only present on the western portion of the American Tar Company property and consisted of tar and cinder. The remaining soil contamination was covered by at least 2 feet of imported soil and gravel. The extent of contamination in some areas extended up to 80 feet bgs, and the majority of soil contamination is located below the groundwater table. The estimated volume of soil exceeding the total carcinogenic PAHs (cPAHs) soil cleanup level for the entire Site may be as much as 92,000 cubic yards.*
- c. Constituents associated with the former manufactured gas processes and/or coal tar processing were not detected in the soil beyond the Site boundaries.*
- d. Indicator hazardous substances (IHSs) developed by Ecology for soil consists of six PAHs, total cPAHs, TPH, carbazole, cyanide, arsenic, barium, lead, mercury, and selenium.*
- e. Groundwater monitoring was focused on evaluating groundwater quality outside of the affected soil area. Groundwater within the non-aqueous phase liquid (NPL)-affected area was assumed to be contaminated for the purposes of the Remedial Investigation (RI).*
- f. Relatively few VOCs, SVOCs, PAHs, and inorganic constituents were detected in the groundwater samples analyzed, and those that were detected have not been detected with any consistency.”*

(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.

Given the cleanup history of the subject properties, the development activities that relate to contamination will be reviewed and approved by Ecology under the PPCD. Contaminated soil exceeding the Method Toxics Control Act (MTCA) Cleanup Levels as defined in the current Cleanup Action Plan occur at the Site. Additionally, soil gas containing contaminants exceeding current MTCA screening levels may exist at the Site and should be evaluated as part of this proposal.

- (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.**

See above A.14.a.(2). During construction, there will be temporary storage of fuel primarily for earthwork equipment, generators and other small equipment that will be stored within secondary containment structures and according to applicable Federal, State, and local requirements.

- (4) Describe special emergency services that might be required. N/A**

- (5) Proposed measures to reduce or control environmental health hazards, if any:** The proposed development plans will be reviewed and approved by Ecology to ensure human health and the environment will be protected from the contamination at the subject properties. The actions will be conducted under a formal Prospective Purchaser Consent Decree with WSDOE. The PPCD will include a CAP Addendum that requires enhancements of the existing cleanup action to include hardscape that prevent direct exposure or soil vapor intrusion, stormwater management that further reduces infiltration into contaminated soils, and updated MTCA cleanup levels.

b. NOISE:

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

N/A

(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.

Vehicle and equipment operation during construction.

(3) Proposed measure to reduce or control noise impacts, if any: The time for construction activities are subject to City Ordinance.

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.

Vacant. No.

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? N/A

- 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. No surface structures exist. A 60-inch diameter concrete sanitary gravity sewer crosses beneath the Site at a depth of approximately 20 feet. Special design considerations have been made to prevent impacts to the sewer. Additionally, abandoned foundation elements exist at the Site at shallow depths that are grading and new deep foundation considerations.

d. Will any structures be demolished? If so, which? No.

e. What is the current zoning classification of the site? Downtown University (DTU), Light Industrial

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

g. If applicable, what is the current shoreline master program designation of the site? Intensive Urban Environment (IUE).

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.
Yes, Critical Aquifer Recharge Area.

i. Approximately how many people would reside or work in the completed project?
451

j. Approximately how many people would the completed project displace? 0

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

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

Applicant will comply with the City Development Code, HE Decision and applicable State law.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

267 Multi-family units – market based with a range of housing choices.

- 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:** N/A

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?**

Ninety-two (92) feet. Principal exterior materials will be metal panels, windows and structural materials (concrete, metal and wood).

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

The project will be located on the southern half of the property with the front half containing two (2) multi-family buildings (see question 7). Views of the Spokane River (to the north) will be available through established view corridors. Phase 2, consisting of two seven-story buildings, will be taller than the two front buildings, thus allowing for direct views to the north. Views on other sides of the property will not be altered or obstructed.

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

The site is being designed to promote visual and pedestrian access to the Spokane River as well as the surrounding neighborhood. As set forth above, view corridors and pedestrian amenities will be developed. Notably, the Hamilton Street Bridge, which bisects the property, will provide a covered area that will be enhanced aesthetically for the use and enjoyment of the residents and visitors.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** On premise lighting will be in conformance with the Development Code.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No.

- c. **What existing off-site sources of light or glare may affect your proposal?** None.

- d. **Proposed measures to reduce or control light and glare impacts, if any:** Compliance with City Development Code.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Spokane River, Public Trail Systems and open space

- 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:**
N/A

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.**

North of the property, across the Spokane River is the renovated McKinistry Building. The original structure is older than 45 years.

- 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 known, given the site's historical use. See Section B(1)(c).

- 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 property beginning in 2002 has been subject to a Consent Decree which has resulted in placement of soil and fill material at various depths. This material will be minimally disturbed during construction. The applicant is working with WSDOE to ensure compliance with the Model Toxic Control Act (RCW Chapter 70.105D).

- 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.** Monitoring of construction activities will occur.

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.**

See attached site plan.

- 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, adjacent to the property.

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

None.

- 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).**

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.**

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?

Land Use 221 – Multifamily Housing (Mid-Rise) - ITE Trip Generation Manual 10th Edition

Weekday – 1453 trips

AM Peak – 96 trips (25 entering, 71 exiting) 7-9 AM

PM Peak – 117 trips (71 entering, 46 exiting) 4-6 PM

Trucks traffic will be minimal

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

f. 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.

g. Proposed measures to reduce or control transportation impacts, if any: The project will include bicycle parking, connection to the City trail system, and additional pedestrian pathways. The property is served by transit.

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.

No.

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

16. Utilities

a. Check utilities currently available at the site:

electricity

natural gas

water

refuse service

telephone

sanitary sewer

septic system


Other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

Power and gas – Avista; Water, Sewer, Refuse – City of Spokane; Telephone - Centurylink

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: 3.30.20 Signature: 

Please Print or Type:

Proponent: Sagamore Spokane, LLC Address: One East Camelback Rd., Ste. 140
Phoenix, AZ 85012

Phone: (509) 624-5265

Person completing form (if different from proponent): Stanley Schwartz, Witherspoon Kelley

Phone: (509) 624-5265 Address: 422 W. Riverside Ave., Ste. 1100
Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? _____

Proposed measures to avoid or reduce such increases are: _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? _____

Proposed measures to protect or conserve plants, animals, fish or marine life are: _____

3. How would the proposal be likely to deplete energy or natural resources? _____

Proposed measures to protect or conserve energy and natural resources are: _____

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

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

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

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

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

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

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

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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