

**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: Sacajawea Middle School – Construct New Replacement Middle School
- Demolition of existing

2. Applicant: Spokane School District No. 81 (Lead Agency)

3. Address: 2815 E. Garland Avenue
City/State/Zip: Spokane, WA 99207-5811

Contact: Greg Forsyth, Director Capital Projects
Phone: 509-354 5775 Email: gregoryf@spokaneschools.org

Agent or Primary Contact:

Jim Kolva, Jim Kolva Associates, LLC

Address: 115 South Adams Street, Suite 1
City/State/Zip: Spokane, WA 99201-4603 Phone: 509-458-5517
Email: jim@jimkolvaassociates.com

Architect: Jodi Kittel

ALSC Architects

Address: 203 North Washington Street, Suite 400
Spokane, WA 99201 Phone: 509-838-8568
Email: jkittel@alscarchitects.com

Location of Project: Address: 401 E. 33rd Avenue, Spokane, WA 99203

Section: 32 Quarter: NW Township: 25 Range: 43

Tax Parcel Number - 35322.0326 (existing site of Sacajawea Middle School campus).

4. Date checklist prepared: 8/13/2021

5. Agency requesting checklist: Spokane School District No. 81 (Lead Agency)

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

Construction will begin in Fall 2021 and completed in Fall 2023.

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

No.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

No

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

Sacajawea Middle School, Trip Generation and Distribution and Pedestrian Analysis (T-O-Engineers. June 2021.

Geotechnical Conditions Report. Sacajawea Middle School, Spokane, WA. BAI Project Number S20986. Budinger & Associates. 1/18/2021.

Environmental Noise Report – Sacajawea Middle School. Alan Burt, P.E., SSA Acoustics. 1/18/2021.

Good-Faith Regulated & Hazardous Materials Survey Report for Sacajawea Middle School, 401 East 33rd Avenue, Spokane, WA 99203. Project No. 21-018.2. Spokane Public Schools. Mountain Consulting Services. 5/10/2021.

New Sacajawea Middle School. Schematic Design Report. ALSC Architects. May 2021.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

Conditional Use Permit

Demolition Permit

Land Disturbance Permit (Grading and drainage)

Right of Way Permit – Street use

Driveway approach

Building

Electrical

Plumbing/mechanical/air handling

Occupancy

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

The proposed project is the construction of a new Sacajawea Middle School to replace the existing school on the same site, approved by Spokane voters in a 2018 bond election. The project would begin construction in Spring 2022 and be completed in Fall 2023. The proposed project would involve building, on a site of 13.54 acres (589,802 square feet), a new, approximately 140,000 square foot, two-story building in the playfield north of the

existing building; and once complete, demolishing the existing 1959 Sacajawea Middle School. The facades of the new building will be articulated to break up the mass of the building with a northwest-southwest orientation of the facades. This school will have 46 teaching spaces to accommodate approximately 825 students, grades 6, 7 and 8. A gymnasium, commons/cafeteria, band and choir, and other support spaces will be included.

The existing 121,888 square foot school buildings will be used until the new middle school is completed and students are able to transition to the new facility. Once students have moved out, the existing school will be demolished to make space for on-site parking and additional playfield space.

Site work will consist of grading and preparation for the new school and the construction of on-site parking, a bus loop, outdoor playfields, service and delivery space, a mechanical yard and associated hardscape. Approximately 78 on-site parking stalls will be in the southwest corner to accommodate staff, visitor and parent parking. These stalls would be accessed via a driveway from Thirty-third Avenue. Additionally, six service stalls, accessed from a driveway along the north boundary of the campus will be in the north middle portion of the site to serve the kitchen/utility functions of the building. The bus drop-off driveway will access the campus from Grand Boulevard, drop-off and on-load students on the south side of the classroom building, and exit to the south on Thirty-third Avenue. Fifteen-plus buses can be accommodated along this lane. A softball field is planned for the northeast corner, and a softball/baseball/soccer field will be along the south side of the campus.

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.

Sacajawea Middle School, 401 E. 33rd Avenue 99203, is in the Comstock neighborhood in the southwest quadrant of the city. The proposed project site is the existing middle school campus with a classroom complex on the southern portion, turf playfields on the northern, and a parking lot on the east. Access to the parking lot is along Grand Boulevard on the east and 33rd Avenue on the south. The playfields on the north side of the building complex will be used for the new building. The project site is parcel number 35322.0326. The site is within a portion of the NW of Section 32, T. 25 N., R 43 E., W.M., City of Spokane, Spokane County.

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

The project is in an ASA, GSA, PSSA, city of Spokane, and is served by public sewer.

13. The following questions supplement Part A.

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

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

None, the existing school is connected to the City of Spokane sewer system, as will be the new replacement school. Stormwater would be managed in accordance with the Spokane Storm Water Management guidelines.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

No

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

A management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed in accordance with a District management plan.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

The District has a management plan for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan.

The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

The District will provide a Critical Materials List.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

According to the Geotechnical Conditions Report (Budinger, 2021) groundwater was encountered during explorations with depths ranging from 5 to 17.7 feet and appeared to be perched on basalt or fine-grained soils. It was advised that groundwater levels can fluctuate seasonally and that water levels could be higher than noted in the logs if water levels had not yet stabilized in the test explorations. An intermittent, seasonal shallow water table was encountered in depressions in the basalt topography and generally followed the surface topography to the north. Recharge to the shallow water table was from surface infiltration, stormwater drainage to drywells, and landscape irrigation in the surrounding area. Deeper aquifers were present within fractured zones in the basalt.

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

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountainous

Other:

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

The site has been graded to accommodate the existing school, parking lots, and playfields. The site is divided into three sections: the classroom buildings and gymnasium are on the essentially flat and level southern half at an elevation of 2342 feet; and down a low embankment, the flat and level playfields are at 4336 feet; and the parking lot sloping up to the east to a driveway on Grand Boulevard at 2348 feet. The driveway access to 33rd in the southeast corner at 2348 feet. The overall terrain declines to the north and to the west (Spokane City Map). The range of elevation is: 2344 in SW corner; 2348 in SE corner; 2324 in NW corner; 2334 in NE corner. Flat area in northern half with an elevation of 2336. The grade following the slight rise separating the playfields on the north and the classroom complex on the south is at 2342 feet.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The underlying soils are, according to the National Resource Conservation Service Web Soil Survey (January 2021), the site soils consist of Urban land – Northstar disturbed complex, 0-3 percent slopes (7130) in the northern playfield area, and Urban land, basalt bedrock substratum, 0 to 15 percent slopes (7107) beneath the building complex and the parking lot. Because the soils are disturbed, the NRCS does not provide ratings for these soils. According to the 1968 Spokane County Soil Survey, the site soils are Hesseltine silt loams, moderately deep, 0-8 percent slopes (HoB). The HoB soil has moderate to severe constraints for filter fields and lagoons because of rapid permeability and potential bedrock below 20 inches. The soil has low shrink-swell potential, moderate stability, moderate to high shear strength. The soil has low resistance for fugitive dust and is very limited for shallow excavations and trenches. Not limited for basements, to a depth of about 7 feet depending on bedrock. Very limited for septic tank absorption fields and disposal of wastewater by rapid infiltration, and by slow rate treatment of wastewater. Risk of corrosion of untreated steel pipe is low, and concrete conduit is moderate.

A Geotechnical Conditions Report (BAI Project Number S20986 - 1/18/2021.) was completed by Budinger & Associates. That report is incorporated herein by reference. Seventeen test borings terminating in basalt at depths of 1.75 and 19.75 feet were completed. The borings indicated the presence of undocumented fill beginning at

ground surface to depths ranging from 0.5 feet to 8.5 feet below ground surface. The undocumented fill generally consists of gravel with silty clay and sand, derived from native soils and basalt. In many areas, no clear indication of fill versus native soil was observed.

Loose soils were encountered in borings with the exception of two borings (B-2012 & B-2013) and areas of shallow basalt. The loose soils generally consisted of clayey sand and clayey silt with varying amounts of sand. Loose soils were encountered beginning below the undocumented fill to depths ranging from 1 to 14.5 feet below ground surface.

Dense soils were encountered in (B-2012 & B-2013). These soils generally consist of gravel with silty clay and sand. Dense soils were encountered beneath the pavement section and extended in depths varying from 7 to 11 feet below ground surface.

Basalt was encountered in the borings beginning at 0.5 to 14.5 feet and persisted to depths greater than 25 feet. The basalt varied in composition from moderately weathered and moderately weak to completely weathered and extremely weak.

Conclusions and Preliminary Recommendations

Although this report is suitable for conceptual and preliminary design, additional geotechnical services will be needed to complete a geotechnical engineering report when design-level information is available.

Extensive undocumented fill, shallow ground water, and shallow basalt will present challenging conditions. Additional work will be needed to determine whether or not the undocumented fill can be used in place, or needs to be replaced.

The site is suitable for the use of shallow foundations. The site contains undocumented fill to depths ranging from 0.5 to 8.5 feet. In areas to be occupied by buildings, this material or at least the loose zones, will have to be removed and replaced with compacted fill, unless records of the fill placements are available. Organic material at the base of the undocumented fill must also be removed and replaced. The granular portion may be reused as structural fill. The fine-grained material may be suitable for reuse in non-building areas.

The soils and rock below the undocumented fill is medium-dense granular soil or basalt bedrock with varying degrees of weathering. Allowable bearing pressures will be in range of 3000 to 5000 pounds per square foot.

Geotechnical site characterization criteria for use of rapid infiltration structures, such as drywells, requires the presence of a suitable target soil with high permeability, wide horizontal extent, and suitable thickness above limiting layers such as fine-grained soils, rock, or groundwater. The groundwater and basalt encountered in the explorations qualify as limiting layers [but further exploration may find suitable areas for drywell use].

Bio-infiltration swales (grass percolation areas) appear to be viable. Subsurface infiltration to gallery facilities may be feasible provided that four feet of separation between the base of infiltration structures and limiting layers, per the Spokane Regional Stormwater Manual (SRSW) design criteria, can be achieved. The civil engineer should re-evaluate the design to see if a minimum separation of four feet can be provided below a gallery. Upon further review, we can provide a recommended safety factor and infiltration rate.

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

No, the site is not in an area of geohazards as mapped by the City of Spokane. Hazardous Geology, Erodible Soil. <https://maps.spokanecity.org/>, reviewed 1/18/21).

- 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 project would involve grading and contouring the site and building the new Sacajawea middle school buildings, driveways, and parking areas. The new campus would be on the northern portion of the site, an area of about 275,000 square feet that is now a turf playfield. Once completed, the existing buildings, play areas, concrete sidewalks and slabs would be demolished--an area of approximately 190,000 square feet. The asphalt driveways and parking lot east of the buildings include approximately 56,000 square feet which would be removed. Construction debris would be removed from the site, but that volume has not yet been estimated. It is not expected that fill will need to be imported to the site.

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

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

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

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

Approximately 41 percent of the existing 13.4-acre (589,802 square feet) campus is covered by approximately 5.7 acres (250,000 square feet) of impervious material consisting of rooftops, asphalt atriums, parking lot driveways, play slabs, and concrete walkways. The new reconfigured campus (13.4 acres) would be covered by approximately 216,584 square feet (5 acres - 37 percent) of impervious material including 94,480 square-foot rooftop-building footprint), asphalt-paved driveways, parking lot and street approaches (76,906 square feet), and concrete play courts and sidewalks (45,198 square feet).

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

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

Landscaping will be added in accordance with a site landscaping plan, although the area in which the addition will be constructed consists of a building and asphalt paving.

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

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.

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

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application

of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

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

No

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

Other than following SCAPCA regulations, no additional measures are recommended. Exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.

3. Water

- a. SURFACE WATER:

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

No. The US Fish and Wildlife National Wetlands Inventory map shows no wetlands on the school site. (<http://www.fws.gov/wetlands/Wetlands-Mapper>, reviewed 1/21/21).

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No, the site is within a Zone X, areas of minimal flood hazard. (FEMA MSC Viewer, reviewed 1/21/2021, Community Panel Number 53063C0707D, and 53063C0544D, both 7/6/2010).

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

No

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, the school is connected to the City of Spokane for domestic and irrigation water supply.

- (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 proposed project is connected to the City of Spokane sewage collection and disposal system. The existing school connects to a sewer main in the alley west of Lamonte Street.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Snowmelt and rainfall from the Sacajawea Middle School campus either runs to adjacent grass turf areas along the fringe of the campus, or to catchbasins on the campus which are collected by a stormdrain system that exits the site near the southwest quadrant and crosses 33rd Avenue to the south. There is no city stormwater system in the streets bounding the school campus.

Stormwater from the Sacajawea Middle School campus is presently and will continue to be generated from rooftops, concrete walkways, and plazas, etc.

The proposed project will not increase impervious surfaces to the site; but will shift its location to the northern portion of the site

Stormwater management will be in compliance with the Spokane Regional Stormwater Manual. The Geotechnical Conditions Report (2021) opined that swales with drywells or gravel galleries would be suitable for infiltration of stormwater and provided recommendations for design outflow rates.

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

No, a management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds maintenance is managed with a low possibility of spill and migration to ground or surface water.

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

No

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

According to the Geotechnical Report, groundwater and basalt encountered in the explorations may limit drywells in some areas, but additional field work may find acceptable areas for drywell use, including reusing the drywells across 33rd Avenue.

Bio-infiltration swales (grass percolation areas) appear to be viable. Subsurface infiltration to gallery facilities may be feasible provided that four feet of separation between the base of infiltration structures and limiting layers, per the Spokane Regional Stormwater Manual (SRSW) design criteria, can be achieved. The civil engineer should re-evaluate the design to see if a minimum separation of four feet can be provided below a gallery. Upon further review, we can provide a recommended safety factor and infiltration rate.

The project civil engineers will coordinate with the geotechnical engineers as necessary to design the management system to handle the stormwater runoff, peak rate and volume, in accordance with city of Spokane Stormwater Management guidelines.

4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen - Variety, landscaping surrounding school.

Other:

Evergreen tree: ☒ fir ☐ cedar ☐ pine - Variety, landscaping surrounding school.

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

A review of the US Fish and Wildlife Service Wetlands Mapper for Spokane <http://www.fws.gov/wetlands/data/mapper.HTML> does not indicate wetlands within 200 feet of the site (1/17/2021).

The site of the proposed new Sacajawea Middle School campus is the existing school campus with existing structures and asphalt paving surrounded on the west, north and east by residential and commercial uses. Hart Field and associate play fields are across 33rd Avenue to the south.

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

Grass turf will be removed, land graded, and a new campus replacing the existing Sacajawea campus will be constructed. Once the new school is complete, the old school will be demolished and replaced with asphalt parking, walkways, and landscaped play areas.

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

None known

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

The new campus will be developed with a landscaping plan and new vegetation will be predominantly turf grass for new playfields. The project designers will coordinate with the City of Spokane Urban Forestry department to develop the campus landscape plan.

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

None

5. Animals

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

Birds: ☐ hawk ☐ heron ☐ eagle ☒ songbirds

Other:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: mice, gophers

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other (not listed in above categories):

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

None known. The Sacajawea Middle School campus and surrounds comprise an urban environment.

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

None

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

None

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

None known

6. Energy and natural resources

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

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

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

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

No

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

The project would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the 2018 Washington Non-Residential State Energy Code.

7. Environmental health

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

The site on which the new campus will be constructed is the existing Sacajawea Middle School campus with classrooms and other support spaces that were constructed in 1960. A hazardous materials survey has been conducted. Demolition will follow the recommendations of that report. (Good-Faith Regulated & Hazardous Materials Survey Report for Sacajawea Middle School, 401 East 33rd Avenue, Spokane, WA 99203. Project No. 21-018.2. Mountain Consulting Services. 5/10/202). The report listed the areas and materials sampled and the asbestos content to guide safety measures to be taken during demolition, removal and disposal of potentially contaminated materials. Likewise the report identified materials with less than one percent asbestos and asbestos-free.

The survey and sampling program covered good-faith asbestos building materials survey, good-faith lead coating/materials survey, and investigation for presence of any other potential miscellaneous hazardous materials or conditions, including: electrical lighting (elements/ballasts); polychlorinated Biphenyls (transformers/ballasts/caulking), ozone depleting substances (air-condition/cooler-freezer units), mercury containing components (thermostats/electrical switches) fuel storage tanks, radioactive materials (smoke detector/back-up lighting systems, and other biological hazards (mold, fungi, bacteria).

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

None known, the site has been used for the middle school campus for sixty years.

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

None are known

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

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

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

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

None

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

The asbestos, lead, and hazardous materials report (Mountain Consulting 5/10/2021) stated the following: The building owner or tenant is responsible, under OSHA regulations, to notify all maintenance and custodial workers of the presence and location of ACM. Asbestos containing materials must be handled and disposed of in accordance with OSHA, NESHAP, and local regulations. Appropriate measures will be followed for management of lead containing materials as well as disposal or recycling of lighting units and batteries.

Follow Spokane Regional Health District guidelines and recommendations related to the Sacajawea Middle School Replacement Project (Project Number: B21M0054PDEV).

b. NOISE:

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

An Environmental Noise Report was completed by Alan Burt, P.E., SSA Acoustics. (1/18/2021). Continuous noise measurements were conducted at the project site to quantify the existing noise environment. Measurements ran between 7:00 AM and 5:00 PM on January 14-15, 2021. The hourly Leq noise measurement ranged from 51-54 dBA and the hourly Lmax ranged from 64-75 dBA during school hours. The noise levels are within the WAC noise limits during the measurement period. Short term measurements ranged from 37 to 45 dBA at various locations on the campus.

The report concluded that the measured noise levels meet Washington Administrative Code (W.A.C.) requirement, thus no additional noise reduction measures are required.

The Vehicular traffic along 33rd Avenue in front of the classroom buildings, and Lamonte Street along the west side of the campus is the primary noise source in the area. Noise is also generated by traffic along Grand Boulevard and the parking lots adjacent to the northeast corner of the site. This noise will not adversely affect the proposed project.

Activities in the surrounding the site include the rears and parking lots of small commercial buildings and the Manito Post Office adjacent to the northeast corner of the site. This area has loading ramps and docks for the several shops in the center. The rear yards of single-family houses are adjacent to the north side, west of Latawah Street, and along the west side of Lamonte Street. Hart Field, the Lewis and Clark High School athletic complex, is across 33rd Avenue to the south. Immediate uses include a

parking lot to the southwest and soccer fields to the south. A church/school is adjacent to the southeast and residential uses are across 33rd to the southeast.

Sounds typical of a schoolyard and of a single-family neighborhood set the noise environment of the site and vicinity.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise would be generated by construction equipment such as trucks, trenchers, front-end loaders, backhoes, compressors, etc. during demolition, site preparation and building construction.

Over the life of the project, noise will also continue to be generated by vehicular traffic along the surrounding streets. Currently school buses and private automobiles use 33rd Avenue for off-loading students in the morning at the start of school, and loading students in the afternoon at the close of school. Lamonte Street is also used for bus loading and off-loading during school hours.

It is not expected that traffic or noise levels will change significantly as a result of the project. A new fire lane/service drive will enter the campus at the northwest corner from Lamonte Street and run along the north boundary to about the midpoint of the building and turn in toward the service area of the building. Traffic along this drive would be limited to service and supply vehicles, and solid waste collection, and is expected to be minimal. Parent pick-up/drop-off will replace the existing school buses along the east side of Lamonte Street. School buses will enter the site from Grand Boulevard and use an internal drop-off lane that will be south of the school building and exit onto 33rd Avenue. A new staff/visitor parking lot will be built in the southwest corner of the campus to accommodate about 78 vehicles. The access drive will enter/exit onto 33rd Avenue just east of the intersection with Lamonte Street. Impacts of the new bus lane and the parking lot to the neighborhood noise environment are not expected to be significant.

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing Sacajawea Middle School. The sound of students coming and leaving school, and on the playgrounds, and gathering area before and after class and during class breaks would continue. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue. In much the same way as presently occurs, children and other neighborhood residents would use the outdoor facilities during summer months.

The school hours and evening activities will not be changed from historic operations. They will be typical of a Spokane Public Schools Middle school. The range of noise is considered normal for the site and activities of the community. No new vehicular traffic is expected as a result of the modernization and expansion.

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

None are proposed.

8. Land and shoreline use

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

The approximately 13.4-acre parcel is occupied by the Sacajawea Middle School campus, classroom wings, gymnasium and other support spaces set in the south side of a turf field. Driveways and parking lot are in the southeast corner of the campus. The site is bounded on the south by 33rd Avenue, east by Grand Boulevard and west by Lamonte Street.

Surrounding land uses include:

North adjacent – Single-family houses (rear yards adjacent to the playfield) along both sides of 30th Avenue;

Northeast Adjacent - Commercial buildings associated with the Manito commercial district, including the Manito Post Office;

West across Lamonte Street – City of Spokane water tower and single-family houses built in the 1910s-2000s;

South across 33rd Avenue – Hart Field parking lot and soccer fields;

Southeast Adjacent – Manito United Methodist Church. Southside Montessori School;

East Along Grand Boulevard – Manito commercial offices, retail buildings, apartments.

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

No

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

No

- c. Describe any structures on the site.

The Sacajawea Middle School has occupied the site since 1960. The one-story cluster of five connected buildings, composed of red brick, metal sash windows, with flat roofs, occupies the central portion of the site block.

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

Yes, the 1960 classroom buildings will be demolished.

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

The site occupied by Sacajawea Middle School campus and zoned Single-Family Residential (RSF).

Surrounding zoning is Residential Single-Family (RSF) west of Lamonte Street between 33rd and 29th avenues, and adjacent to the north (along 30th Avenue) along the northwest boundary. The northeast corner is adjacent to the Manito CC1-DC commercial zone. Kiddy-cornered to the southwest, the area is zoned Residential Multi-Family (RMF). The Hart Field campus is zoned RSF.

Schools, as Institutional Categories, are allowed in residential zones but with special limitations, as Conditional Uses (Note 7) Schools. This regulation applies to all parts of the [Table 17C.110-1](#) that have a note [7]. In the RA, RSF and RTF zones, a one-time addition to schools is permitted, provided the addition is less than five thousand square feet and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are processed as a Type II application. The planning director may require a Type II conditional use permit application be processed as a Type III application when the director issues written findings that the Type III process is in the public interest. Applicants must comply with the requirements set forth in [SMC 17G.060.050](#) prior to submitting an application.

Development Standards

Within Chapter 17C100, Table 17C.110-3 lists development standards. Applicable standards include:

Maximum Building Coverage – 40%
Maximum Roof Height – 35 feet
Maximum Wall Height 25 feet
Yard Setbacks – Front, 15 feet; Side, 5 feet; and rear, 25 feet

At this time, the schematic design has not been developed but it is note expected that the wall height would exceed 35 feet.

Other sections that provide design guidance include: Section 17C.110.230 regulates fence height and placement; Section 17C.110.245 regulates Parking and Loading (see chapter 17C.230 SMC.); Section 17C.110.250 regulates Signs; and Section 17C.110.255 regulates Landscaping and Screening.

Design Transition Next to Residential Zone

Section 17C.110.440 Transitional Sites, Articulation and Details provides guidelines for avoidance of bulky and institutional buildings and covers varied building heights, difference materials used on first floor, different window types, colors, offsets, projecting roofs, recesses, and varied roof forms or orientation.

Section 17C.110.500 Institutional Design Standards are intended to maintain compatibility with, and limit the negative impacts on surrounding residential uses.

Section 17C.110.515 Buildings Along the Street, is intended to ensure that some part of the development of a site contributes to the liveliness of sidewalks. Paragraph 1 states: “New development shall not have only parking lots between the buildings and the streets.”

Section 17C.110.520 Lighting

Section 17C.110.525 Landscaped Areas

Section 17C.110.530 Street Trees

Section 17C.110.535 Curb Cut Limitations

Section 17C.110.540 Pedestrian Connections in Parking Lots

Section 17C.110.545 Transition Between Institutional and Residential Development: The purpose of this provision is to ensure compatibility between the more intensive uses in and lower intensity uses of adjacent residential zones.

Paragraph B. Design Standards states:

“Code provisions require lower heights for portions of buildings that are close to single-family residential zones. In addition, any side of the building visible from the ground level of an adjacent single-family residential zone shall be given architectural treatment using two or more of the following:”

1. Architectural details such as: projecting sills; canopies; plinths; containers for season plantings; tile work; medallions.
2. Pitched roof form.
3. Windows.
4. Balconies.

The proposed project will also comply with the following provisions of the code:

Section 17C.110.550 Treatment of Blank Walls

Section 17C.110.555 Prominent Entrances

Section 17C.110.560 Massing

Section 17C.110.565 Roof Form

Section 17C.110.570 Historic Context Considerations

Section 17C.110.575 Screening

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

The land use plan designates the Sacajawea campus, as well and the Hart Field and Jefferson Elementary campuses as Institutional. The Manito commercial area adjacent to the northeast is designated as Commercial Core. The mixed residential area to the southeast and east are designated as residential 10-20. The single-family residential area to the west and north-northwest are designated as residential 4-10.

The school is in the city's Comstock Neighborhood Council district.

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

NA, the site is not within a shoreline.

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

No

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

The Sacajawea Middle School staff includes the following (Sacajawea website): 44 teachers, 4 administrators, and 30 office and support staff for a total of 78. Average enrollment runs between 850 to 870 students in the 7th and 8th grades. It is not expected that new faculty will be added once the building is complete and new 6th grade students move into the school.

The capacity of the newly built school will be approximately 825 students enrolled in grades 6-8. This would lead to no change in staffing.

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

None

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

NA

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

The new middle school campus will be consistent with the comprehensive plan, zoning, and historic use of the site. It will not adversely affect the surrounding neighborhood. The proposed project will undergo the City of Spokane design review process, and the Administrative Conditional Use Permit process.

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

NA

9. Housing

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

None

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

None

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

NA

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 height of the proposed two-story building and gymnasium from grade to top of parapet is planned to be approximately 34 feet.

The primary materials would be concrete, brick, and metal-framed glass panels, topped by a flat roof.

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

There are no designated view corridors in the vicinity of Sacajawea Middle School and no views will be adversely affected. The location of the new classroom buildings will

change the south-looking rear yard views of the single-family residences along the north boundary of the campus site (houses front along south side of 30th Avenue). It will also change the views of the single-family houses along the west side of Lamonte with the fronts facing the school building. For those now viewing the grass playfields, that view would be replaced by the new angled two-story building. For those to the south, the view would change from the one-story school building to a landscaped parking lot.

The windows of the second story rooms along the north side of the building would allow views from the school into the rear yards of houses along the north side.

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

The new classroom addition is being designed by an esteemed team of architects and will meet current design standards. The proposed project will be reviewed by the City of Spokane Design Review Committee.

11. Light and Glare

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

The existing school produces light that is emitted through glass windows and doors, and building mounted external security lighting. Pole-mounted lighting is on the corners of the intersections.

Light and glare produced by the school will be similar to that produced by the existing school. The building will have both internal (light emitted through glass windows) and external lighting at entries and selected areas. The light sources will shift to what is now the grass play area north of the existing classroom complex, across from the rear yards of the houses along the north boundary and the houses along the west side of Lamonte Street.

No atypical light or glare is expected.

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

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

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

None, lighting is typical of residential neighborhood. The lighting from the commercial district northeast of the school does not impact the proposed project.

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

New external lighting would be designed to reduce the horizontal dispersion of light to adjacent off-site properties. Site lighting should be minimized during non-use hours to that required for security so as to minimize impacts to adjacent back yard neighbors and across-the-street off-site residential properties. Exterior and interior lighting will be turned off during non-use hours with occupancy sensors and energy management systems.

12. Recreation

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

Sacajawea Middle School has school play equipment and facilities typical of Spokane schools: gymnasium, asphalt-paved courts for basketball, turf athletic fields for soccer and football, and baseball/softball diamonds.

Hart Field, the home of Lewis and Clark High School athletics (football, soccer, track and field, and baseball) is across 33rd Avenue to the south. Jefferson Elementary School, to the southwest as a full complement of playground equipment for grade school children.

The following city parks are nearby: Comstock Park is 0.7 miles west of the campus, along 33rd Avenue. Manito Park is 0.54 miles north along 31st Avenue and Tekoa Street.

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

The existing recreational facilities will be replaced upon completion of the proposed project.

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

No additional measures are proposed.

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.

Sacajawea Middle School was designed by one of Spokane's pre-eminent architectural firms, Whitehouse, Price & DeNeff and Debbie (with Lawrence Evanoff) and opened for class in 1960; it is potentially eligible for listing on the Spokane Register of Historic Places. (www.dahp.wa.gov/sites/default/files/SpokaneMidCenturyBuildingList_0.xls)

The residential neighborhood surrounding the school, for the most part, was built during the 1910s and 1920s and preceded the existing school campus.

The city of Spokane 33rd Avenue/Lamonte Street water tower was designed by J.W. Robinson and constructed in 1931. The concrete tower is a good example, and only example of art deco design owned by the city of Spokane water department. It will not be affected by the proposed project.

The Manito Methodist Episcopal Church, 3220 South Grand Boulevard is listed on the Spokane Register of Historic Places. The brick structure, constructed in 1923, and modified in 1959 with an addition to the west, is across the driveway from the Sacajawea campus.

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

No. Years of school development have minimized the possibility of intact archaeological remains if any were present. The school appears to be eligible for listing on the Spokane Register of Historic Places. The Spokane Tribe was consulted to identify the potential for cultural resources to be encountered on the site. In a letter of 2/3/2021, the Spokane Tribe THPO indicated: "...because the proposed project has been extensively developed in the surrounding area, the Spokane Tribe is not requesting a cultural survey at this time." But added: "This project will require an Inadvertent Discovery Plan implemented into the scope of work."

- 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.

Sacajawea Middle School has occupied the site since 1960 when it opened as Sacajawea Junior High School.

Buildings surrounding the site were observed and records from the Assessor's office were reviewed to determine ages of structures. The historic integrity of the single-family neighborhood or the city of Spokane water tower across the streets from the Sacajawea Middle School campus will not be adversely affected by the proposed project. Likewise, the historic Manito Methodist Episcopal Church will not be adversely affected by the school project.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The Sacajawea Middle School has been documented and the narrative and photographic information entered into the DAHP WISAARD data base.

The project contractor's scope of work will include an Inadvertent Discovery Plan. Thus, if artifacts or human remains are encountered during excavation, work will cease in the spot of discovery and the THPO office will be notified immediately.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The block in which the site is located (is bounded on the south by 33rd Avenue, the east by Grand Boulevard, west by Lamonte Street, and north by 30th Avenue. Current access to the site is from Lamonte Street to the north, 33rd Avenue and Grand Boulevard.

Existing Street System (SMC.12.08.040- 10/2019)

29th Avenue is Urban Principal Arterial and connects Bernard Street and Lincoln Street Urban Minor Arterials, and High Drive, an Urban Principal Arterial, on the west; and Perry Street, an Urban Major Collector, Southeast Boulevard and Regal Street, both Urban Minor Arterials, and Ray-Thor streets, an Urban Principal Arterial, on the east.

Grand Boulevard, on the site's eastern side is an Urban Principal Arterial and connects to 29th Avenue, also an Urban Principal Arterial on the north, and continues as Washington Street into downtown Spokane. Grand connects to 37th Avenue, an Urban Minor Arterial, and continues to High Drive on the south. The campus has a parking lot that abuts the west side of Grand Boulevard with two driveways with in-and-out lanes to Grand.

33rd Avenue, is a two-lane local street, provides primary access to the site vicinity, connecting High Drive, Lincoln and Bernard streets to the west; and Perry Street, Southeast Boulevard, Regal and Ray-Thor streets on the east. Sidewalks are along both sides of the street. Parking is prohibited along the school frontage, but is allowed along the south side of the street.

Lamonte Street is a two-lane local street that dead-ends at the Hart Field parking lot on the south and connects 29th Avenue on the north. Sidewalks are along the school

frontage, but intermittent along the west side of the street. Parking is prohibited along the school frontage, but allowed along the west side of the street.

Crosswalks on 33rd Avenue are signed and marked at the southeast driveway intersection and at Lamonte Street intersection.

The proposed new campus configuration would continue to use the bounding streets. An internal bus lane for student drop-off and pick-up would enter the site from Grand Boulevard (replacing existing curb cuts along Grand) and exit to 33rd Avenue, east of the Lamonte/33rd intersection. The new parking lot in the southwest corner would have a single driveway that would enter/exit from 33rd Avenue, just east of the intersection with Lamonte. A parent drop-off and pick-up zone would be along the east side of Lamonte Street and would replace the current bus loading zone. General school bus loading/unloading would no longer take place along 33rd Avenue. Because traffic circulation will use the same streets as currently used and the student population would be nearly the same, no significant impacts to traffic flow or congestion are expected.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

Yes. Spokane Transit Authority's (STA) Route 43 Lincoln/37th provides 30-minute weekday service from downtown between 6:20 am and 11:20 pm to the South Hill Park and Ride Lot. The route runs along 37th Avenue the entire length of the site with several stops between Manito Boulevard and Grand Boulevard. Route 4 runs along Grand Boulevard to 29th Avenue (stops at Manito) and turns to the east along 29th Avenue to Southeast Boulevard, the Regal Street and 57th Avenue to the Moran Station Park and Ride Lot. The route originates at the Five-Mile Park and Ride lot at 0525 then stops at the Downtown Plaza with a 0553 departure to the South Hill and Moran Park and Ride. Headways during the business day are 15 minutes and 30 minutes in the evening until the last departure from the Plaza at 2110.

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

The asphalt parking lot east of the school buildings provide four ADA parking spaces and about 74 regular spaces. There are also a dozen or so curbside spaces for pick-up/drop-off along the driveway that accesses the parking lot from 33rd Avenue. These parking spaces would be eliminated and replaced by playfield and the bus drop-off lane that will approach from a curb cut in Grand Boulevard and exist to 33rd Avenue in the southwest corner of the campus. The curb cut will be configured differently from the existing two access points to the parking lot.

The conceptual site plan shifts the parking to the southwest corner of the campus with about 78 parking stalls (including 4 ADA stalls) that would be provided on the new

campus for staff and visitors. Additionally, six parking stalls for staff and service vehicles will be in the north middle portion of the site with access to the utility and kitchen zone.

The Schematic Design Report (May 2021) indicates the use of the existing Hart Field parking lot with a driveway cut at the south end of Lamonte Street (at 33rd Avenue) as an ancillary parking lot. This lot includes 69 plus four disabled parking stalls and provides parking for the Hart Field tennis courts and soccer fields.

- 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

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? *(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

An Expanded Trip Generation and Distribution and Pedestrian Analysis (Job No. 210158) was completed by T-O-Engineers in June 2021 and is hereby incorporated by reference. The Trip Generation memo advised that because the final attendance boundaries for the new middle schools have not yet been established, that although overall trip generation could be projected, the ultimate origins may vary per the revised boundaries.

The Institute of Transportation Engineers (ITE) Trip General Manual (10th Edition, 2017), ITE Land Use code 522, was used to calculate trip generation for middle schools. The following table shows trip generation for weekday, AM peak hour (morning) and PM peak hour (afternoon), for the school with existing student population (approximately 850) and projected population with the new school (825). The generator hours for the school are 8:15 to 9:15 AM and 2:45 to 3:45 PM and reflect the drop off and pickup timeframes in relation to the 9:00 AM start and afternoon 3:30 PM departure bells.

Table 1 below shows the trip generation of a school assuming a full capacity of 825 students –1,757 trips during the average weekday. It should be noted that this is at or slightly below current enrollments.

Table 1. Trip Generation Potentials, Sacajawea Middle School

Middle School ITE Land Use Code 522	Weekday	AM Generator Hour			PM Generator Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
School, 825 students	1,757	318	260	578	133	156	289	69	71	140

Source: ITE Trip Generation Manual (10th Edition)

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

No

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

None are recommended at this time.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Fire: The site is in city of Spokane. Fire Station 11, 3214 South Perry Street, is about 0.7 miles east via 29th Avenue or 33rd Avenue (about 3 minutes). Fire Station 9 is at 1722 South Bernard Street, 1.6 miles (about 5 minutes). Hydrants are at the southwest corner, mid-point of the south boundary, southeast corner, and northwest corner. A new fire lane is planned along the northern boundary of the reconfigured campus.

Police: The Spokane Police department is based in the Public Safety Building at West 1100 Mallon Avenue, 3.8 miles, about 11 minutes via Monroe Street and Grand Boulevard.

Schools: This is a Spokane Public Schools project.

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

Project designers will coordinate with the Fire and Police departments to meet applicable codes and safety criteria.

16. Utilities

- a. Check utilities currently available at the site:

☒ **electricity** – Avista Utility provides electrical service to the existing building and the existing campus. Service to the new school building would be coordinated with Avista Utilities.

☒ **natural gas** – Avista Utilities provides natural gas service to the existing building. Service to the new school building would be coordinated with Avista Utilities.

☒ **water** – A six-inch water main that services the school is along 33rd Avenue. Another six-inch main is along the northwest corner of the playfields at Lamonte Street which turns at 31st Avenue and extends west. A city water tank is opposite the southwest corner of the site at Lamonte and 33rd. Major mains extend from that tank, including at 24-36-inch main along the site frontage of 33rd Avenue. Hydrants are at the southwest, mid-point of the south boundary, southeast corner, and northwest corner.

☒ **refuse service** – Service is provided by the city of Spokane.

☒ **telephone** – Telephone by Centurylink and cable service by Comcast. The school communications services involve fire alarm, clock, intercommunications, and telecommunications.

☒ **sanitary sewer** – A ten-inch gravity sewer main is along the alley between Lamonte and Manito Boulevard, approximately 200 feet from the southwest corner of the site.

☐ septic system

Other: **Stormwater** – Existing stormwater facilities crossing 33rd Avenue and located in adjacent Hart Field property may be available for re-use.

Stormwater generated by the proposed project be disposed on-site in accordance with the city of Spokane's Stormwater Management program.

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

Discussed in Section 16a above. The affected utilities request early consultation and coordination so as to ensure timely project planning.

C. SIGNATURE

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

Date: 8/13/2021

Signature



Please Print or Type:

Proponent: Spokane School District 81, Greg Forsyth, Director Capital Projects

Address: 2815 East Garland, Avenue, Spokane, WA 99207

Phone: 509-354-5771

Email: GregoryF@spokaneschools.org

Person completing form (if different from proponent): Jim Kolva, Jim Kolva Associates, LLC

Phone: 509-458-5517

Address: 115 South Adams Street, Suite 1
Spokane, WA 99201

FOR STAFF USE ONLY

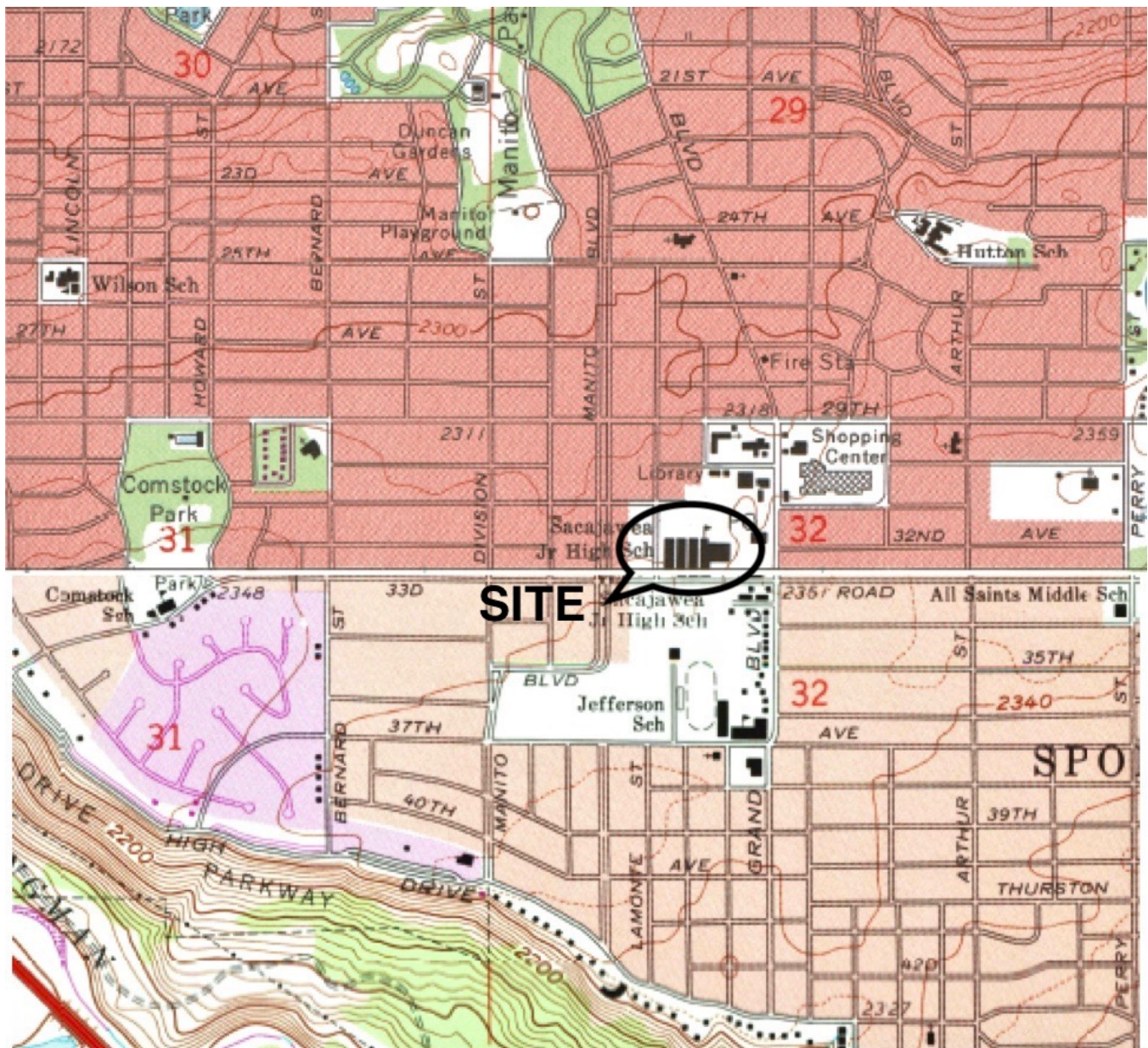
Staff member(s) reviewing checklist: Greg Forsyth, Director Capital Projects, Spokane School District, No. 81

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

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

APPENDIX A

MAPS, PHOTOS, DRAWINGS & PLANS

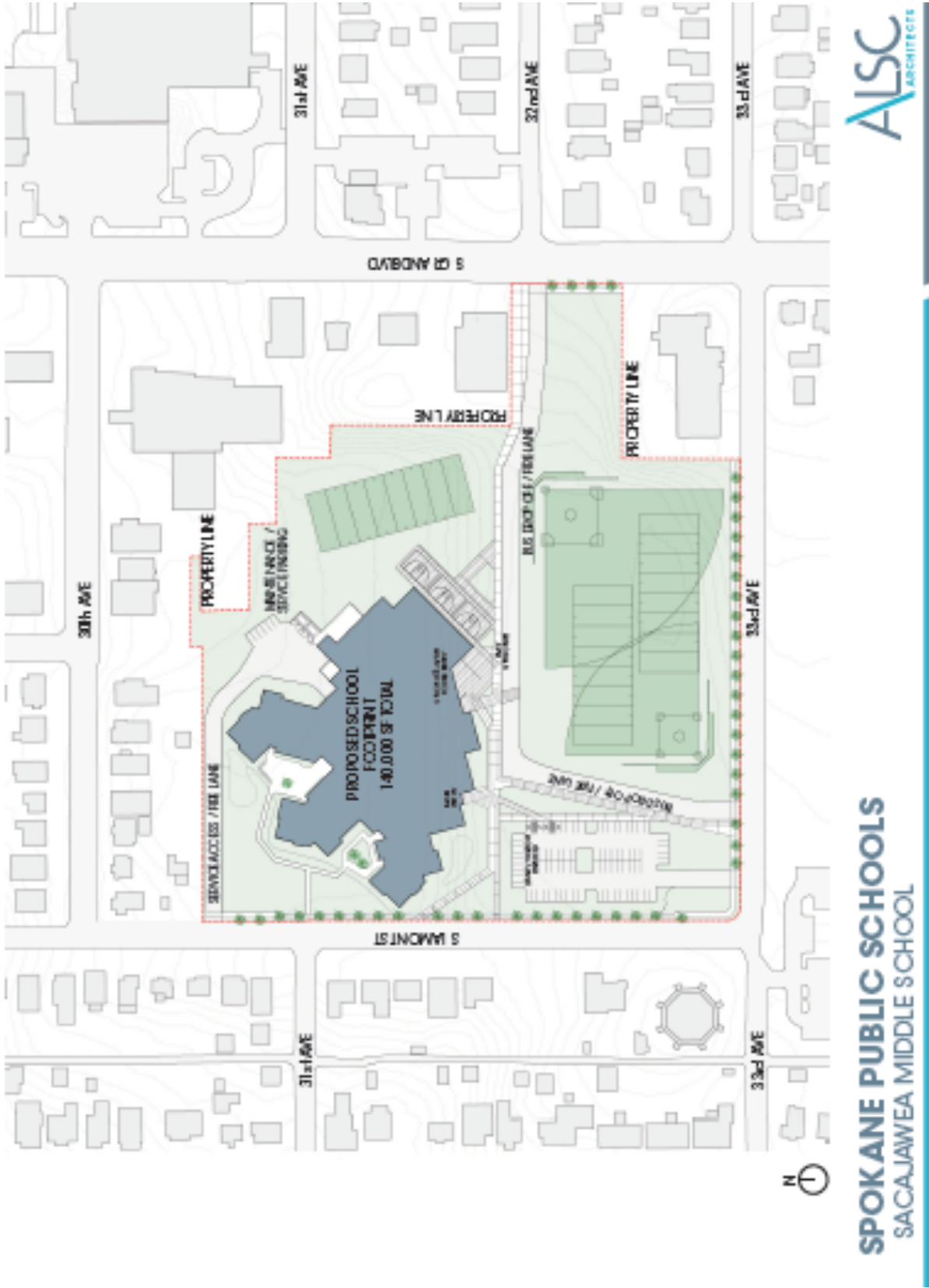


25/43/32 – Spokane NW 1974, Photorevised 1986
25/43/32 – Spokane SW 1973, Photorevised 1986

SACAJAWEA MIDDLE SCHOOL CAMPUS



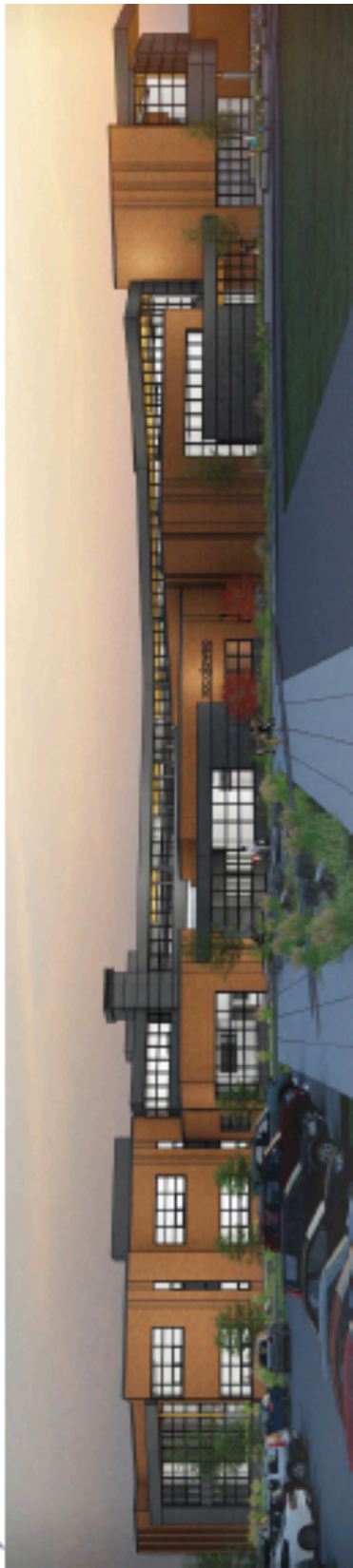
SACAJAWEA MIDDLE SCHOOL CAMPUS - 401 EAST 33RD AVE





SPOKANE PUBLIC SCHOOLS
SACAJAWEA MIDDLE SCHOOL

1) ELEVATION FROM 33rd AVE



3) LEARNING NEIGHBORHOOD

2) AERIAL



SPOKANE PUBLIC SCHOOLS
SACAJAWEA MIDDLE SCHOOL

ALSC | **LYDIG**
ARCHITECTS

4) COURTYARD



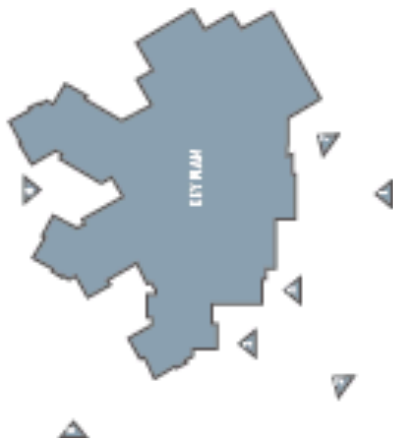
5) MAIN ENTRY



6) ELEVATION FROM LAMONTE ST



SPOKANE PUBLIC SCHOOLS
SACAJAWEA MIDDLE SCHOOL



7) STUDENT / AFTER
HOURS EVENT ENTRY



APPENDIX B

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