

**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: **The Falls**
2. Applicant: **The Falls LLC, represented by CollinsWoerman Architects**
3. Address: **2800 E. Main Ave.**
City/State/Zip: **Spokane, WA 99202** Phone: **(509) 343-9042**
Agent or Primary Contact: **Joe Workman of CollinsWoerman Architects**
Address: **710 2nd Ave. Suite 1400**
City/State/Zip: **Seattle, WA 98104** Phone: **(206) 245-2057**
Location of Project: **Spokane, Washington**
Address: **829 W. Broadway Ave.**
Section: **18** Quarter: **NE ¼ of SW ¼** Township: **T25N** Range: **R43E**
Tax Parcel Number(s) **35183.0021**
4. Date checklist prepared: **July 14, 2017**
5. Agency requesting checklist: **City of Spokane, Zoning Department**
6. Proposed timing or schedule (including phasing, if applicable):
Phase 1 construction duration from January 2018 through March 2020
Phase 2 construction duration from January 2020 through March 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.
There are no plans for future additions, expansions, or further activity connected with this proposed project
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
Yes, we have an option on the property located at 711 N Lincoln St.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Environmental Report (TechCon 2010)
Shoreline and Habitat Management Plan (BSW 2017)
Geotechnical Engineering Evaluation (ALLWEST 2005) *update pending*
Trip Generation & Distribution Letter (DCI 2017)
Pre-Demolition Regulated & Hazardous Materials Assessment (Mountain Consulting Services 2017)

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.

Local City or County Permits:

- **Building Construction Permit**
- **Shoreline Conditional Use / SEPA / Design Review**
- **Fire Safety Equipment Permits**
- **Electrical Permit**
- **Mechanical Permit**
- **Utilities Permits**
- **Street Use Permit**
- **Elevator Permits**
- **DOH Permits**
- **Notice of Construction for Spokane Clean Air Agency**
- **Construction Water General Permit (from Washington State Department of Ecology)**

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.

A mixed use project consisting of 3 above grade buildings & below grade parking

Proposed Uses: Apartments (156,400 SF), Condominiums (52,700 SF), Office (20,100 SF), Hotel (86,700 SF), Retail & Restaurant (26,900 SF), Garage & Service (168,400 SF)

Total project: 511,200 SF

Site Area: 98,129 GSF

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.

July 12, 2017

829 West Broadway Avenue, Spokane, Washington 99201. Portion of NE ¼, SW ¼, Section 18, Township 25 N., Range 43 E., W.M., Spokane County, Washington.

LEGAL DESCRIPTION – All that portion of Block 13 of resurvey and extension of posts addition, according to plat recorded in volume “A” of Plats at Page(s) 21, and of the Northeast Quarter of the Southwest Quarter of Section 18, Township 25 North, Range 43 East, W.M., in Spokane County, Washington, described as follows:

Beginning at the Northwest Corner of said Block 13; thence South along the West line thereof and said line extended for a distance of 377.57 feet; thence North 89°57'30" East 181 feet; thence Northeasterly to a point of intersection with a line drawn North 89°57'30" East from a point in the West line of said Block 13 extended Southerly 242.57 feet from the Northwest Corner of said Block 13; thence North 41°27' East 57.37 feet; thence North 56°28'30" East 71.94 feet; thence north 0°21' West to the Southeast corner of Lot 1 of said Block 13; thence North along the East line of said Block 13 to the Northeast Corner thereof; thence West along the North line thereof to the point of Beginning.

Together with that portion of vacated Post Street vacated by the City of Spokane Ordinance No. C18978 lying south of the south line of Broadway Avenue, extended east, and north of the Spokane River more particularly described as follows:

Beginning at the Northeast Corner of Block 13, resurvey and extension of post's addition; thence South along the east line of said Block 13, 120 feet to the south line of said block and addition; thence East along the south line of said addition 33.55 feet to the east line of said addition; thence North along the east line of said addition to the south line of Broadway Avenue extended east; thence West along the extended south line of Broadway Avenue 34.93 feet more or less to the point of Beginning.

The property described and shown hereon is the same property as described in the first American Title Insurance Company commitment for title insurance number 4259-1453929 dated September 8, 2009, and supplemental report No. 1 dated October 4, 2010.

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.)

The proposed action lies within the City limits of Spokane. The property is served by the City of Spokane public sewer and it does not lie within an aquifer sensitive area.

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).

It is anticipated that surface treatment swales may be designed to treat and infiltrate surface stormwater runoff from on-grade parking areas and pedestrian sidewalks. All on-grade impervious surfaces will be designed in a way that conveys the stormwater to the treatment swales. Once the water enters the swales it will slowly and naturally infiltrate into the soil. In the event the swale fails or is inundated during a large storm event water will overflow into a catch basin. This catch basin will convey the stormwater through a series of pipes to on-site detention tank(s). From there the water will slowly be released in the city's stormwater system at an approved outflow rate. Depending on the roofing material stormwater will either be routed to swales for treatment (pollutant generating) or stormwater will be directly routed to the detention tank(s) and slowly released (non-pollutant generating).

- (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?

Diesel fuel may be required for an emergency generator. The size is still to be determined.

- (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.

Generators are to be designed into separate areas which will have spill control measures.

- (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)?

The depth of rock varies below existing ground and is shown below per test borings.

Boring	Area	Depth (ft)	Surface el. (ft)	Rock el. (ft)
1	SW	73	1869	1796
2	SE	51	1868	1817
3	Mid-W	56	1871	1815
4	Mid-E	28	1876	1848
5	N-mid	30	1882	1852
6	NE	10	1881	1871

Groundwater was not encountered in the 6 test borings by Allwest, which extended to rock, though the testing was completed in a dry season (October, 2005). Groundwater is expected to be encountered seasonally at or close to river level or perched on the top of rock, whichever is shallower. The assumed elevation of groundwater is approximated at Elevation= 1805(NAVD88).

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

Possible stormwater runoff generated on on-grade impervious surfaces, such as on-grade parking areas, pedestrian sidewalks, and roofs, may be routed to swales which will then route the water underground. No impacts are expected at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

- Flat Rolling Hilly Steep slopes Mountainous

Other: **Building area is flat. East perimeter slope is steep down to the Spokane River.**

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

Seven percent along existing driveway between upper and lower parking areas; forty percent in isolated portions at the east margins of the property

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.

Granular existing fill soils comprised of gravel, sand, cobbles, boulders, and construction demolition debris. Fill soils are underlain by natural gravel, sand, cobbles, and boulders, further underlain by basalt rock at depths of 20 to 100 feet.

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

No current indications of unstable soils. Existing fill soils are generally unsuitable for support of heavy structures, thus piling is needed down to rock.

- 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 site will be graded to accommodate multiple story high rise structures as well as below grade parking. At this point, it is anticipated that the grading design will result in a net export of material from the project site. The project will be exporting approximately 80,000 CY of existing material. This material is most likely unsuitable for reuse as structural fill. Approximately 15,000 CY of material is expected to be imported for structural fill. The source location for the import material is a stockpile of material located adjacent to Scafco's office. In appearance it looks clean and suitable but has not been analyzed. Excavation will require shoring along Lincoln Street and Broadway Avenue, as well as along the east and south perimeter to building below-grade parking.

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

Erosion could occur during clearing and/or construction, although an erosion and sedimentation control plan and Storm Water Pollution Prevention Plan (SWPPP) will be designed and implemented for the project. A Notice of Intent will be filed with the Washington State Department of Ecology and a Construction Storm Water General Permit will be obtained (from the WSDOE) for the project.

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

Approximately 80%

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

Implementation of an approved erosion control plan and SWPPP during construction including watering and sediment barriers. Sediment and erosion control certified personnel will be required to approve and supervise the work. Long term erosion will be controlled by re-vegetation of non-impervious surfaces.

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.

The Proposed Action could result in localized increases in air emissions (primarily carbon monoxide) due to construction activities and possible increased vehicular traffic/congestion associated with the proposed development. No other known.

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

No offsite sources of emissions or odors that may affect the proposed project have been identified.

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

Truck loads and routes would be monitored to minimize dust-related impacts and will avoid prolonged periods of vehicle idling.

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.

There are no surface water bodies located on the project site. However, the approximate Ordinary High Water Level for the Spokane River is located approximately 50-ft east of the project site at the closet point. The proposed project site is approximately +/-60-ft higher than the elevation of the Spokane River.

- (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.

The project will require work within 200-ft of the Spokane River. See attached preliminary site plan.

- (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 dredged material is anticipated to be placed or removed from the Spokane River.

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

It is not anticipated that the proposed project will require surface water withdrawals or diversions.

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

The proposed project does not lie within the 100-year floodplain.

- (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.

The proposed project does not involve any discharging of waste materials to surface waters.

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.

This project will not draw groundwater from a well for drinking water. The project may use a well for non-consumptive purposes (heating & cooling). Quantities are unknown at this time.

The project is considering implementing an open-loop (aka- injection well) ground-source-heat-pump (GSHP) system. If such a system was utilized, up to 260 GPM of ground water would be withdrawn from an existing well and the GSHP system would extract or reject heat to it, and the water would be returned back to the aquifer.

- (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.

This project will not discharge waste material into the ground.

If the ground-source-heat-pump system is implemented, only thermal energy will be transferred to the groundwater, raising or lowering the temperature. No chemicals or other contamination will be added to the groundwater.

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.

Due to the current project proposal to construct below grade parking that encompasses most of the property, site stormwater runoff will likely be routed from swales and proposed roofs to on-site stormwater detention tanks. In the event the swales fail or are inundated during a large storm event water will overflow into a catch basins. The catch basins will convey the stormwater through a series of pipes to the on-site detention tank(s). From there the water will slowly be released in the city's stormwater system at an approved outflow rate. Depending on the roofing material stormwater will either be routed to swales for treatment (pollutant generating) or stormwater will be directly routed to the detention tank(s) and slowly released (non-pollutant generating). The current buildings on the property (to be demolished) discharge stormwater from their roofs into an existing pipe outfall into the Spokane River. We may ask to continue use this outfall, if possible, for building roof stormwater or pretreated stormwater disposal.

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

Any waste materials on the project site (automobile oils, spills, leaks, etc.) would be routed to stormwater swales for treatment prior to infiltration into the ground, or be routed to a stormwater structure. All waste material that is routed to a stormwater structure will be sent to an oil/water separator before entering the detention tank where it will be slowly metered out to the city stormwater system (at an agreed upon rate).

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

No alterations are anticipated.

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

All on-grade stormwater facilities (swales, rain gardens, etc.) will be designed to contain and dispose of the 10-year storm event per the Spokane Regional Storm Water Manual. All proposed stormwater detention tanks will be designed to detain and slowly release (at an agreed upon rate) the 50-year storm event.

4. Plants

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

Deciduous tree: alder maple aspen

Other: **willow**

Evergreen tree: fir cedar pine

Other: Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

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

Approximately 15 to 20 deciduous trees, primarily non-native ornamental species, will be removed. Approximately 2 conifer trees will be removed. The majority of the site is currently paved or building; however, a small amount, less than 10-20% of the site is vegetated in lawn, or unmown grass, and non-native shrubs which will be removed.

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

None are on site at this time.

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

Large streetscape planting areas, approximately 15-20' wide, are proposed to be located along a majority of the Broadway street frontage where not interrupted by vehicle and pedestrian circulation. Native Ponderosa Pines are proposed as the street trees along Lincoln. The building and site circulation is proposed to be sited such that existing vegetation on the Spokane River, South and East edges of the site, can remain to the greatest extent possible; excavation along this edge is limited in order to preserve the existing vegetation and grade and to not disturb the steep, vegetated slope down to the river, some of the slope is on site, and some of the slope is adjacent to the site. A significant portion of the site is proposed to be building; a significant amount of on-structure landscape is proposed on the building. Native Ponderosa Pine will be used to the maximum extent feasible throughout the site.

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

Invasive species (hounds tongue) were identified on adjacent property. As required by Washington State Noxious Weed Control law, RCW 17.10, and the City of Spokane, invasive species will be managed through control measures that do not adversely impact native vegetation. As part of the annual site monitoring of the mitigation area, funds will be allocated for noxious weed monitoring and herbicide control (per Shoreline and Habitat Management Plan by BSW 2017).

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:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Range / Utilization</u>
*red-tailed hawk	<i>Buteo jamaicensis</i>	resident
*chipping sparrow	<i>Spizella passerina</i>	breeding
*house sparrow	<i>Passer domesticus</i>	resident
*song sparrow	<i>Melospiza melodia</i>	breeding
*northern flicker	<i>Colaptes auratus</i>	resident
*black-capped chickadee	<i>Parus atricapillus</i>	resident
*mourning dove	<i>Zenaida macroura</i>	resident
*rock dove	<i>Columba livia</i>	resident
*violet-green swallow	<i>Tachycineta thalassina</i>	breeding
*western wood peewee	<i>Contopus sordidulus</i>	breeding
*spotted sandpiper	<i>Actitis macularia</i>	breeding
*eastern kingbird	<i>Tyrannus tyrannus</i>	breeding
*American robin	<i>Turdus migratorius</i>	resident
*house finch	<i>Carpodacus mexicanus</i>	resident
*Cassin's finch	<i>Carpodacus cassinii</i>	resident
*brown-headed cowbird	<i>Molothrus ater</i>	breeding
*Brewers blackbird	<i>Euphagus cyanocephalus</i>	breeding
*northern oriole	<i>Icterus galbula</i>	breeding
*yellow warbler	<i>Dendroica petechia</i>	breeding
*house wren	<i>Troglodytes aedon</i>	breeding
*pygmy nuthatch	<i>Sitta pygmaea</i>	resident
*European starling	<i>Sturnus vulgaris</i>	resident
*mallard	<i>Anas platyrhynchos</i>	resident
*Canada goose	(<i>Branta canadensis</i>)	resident
*common merganser	<i>Mergus merganser</i>	resident
*black-billed magpie	<i>Pica pica</i>	resident
*California quail	<i>Callipepla californicus</i>	resident

*Bird observations recorded by BSW on June 12, 2017 and previous Spokane River Corridor studies dating back to 1992.

Mammals: deer bear elk beaver

Other: The only mammals observed adjacent to the site were marmots. Other mammals utilizing the Spokane River corridor that could utilize this site to some extent are mole, shrew, mouse, yellow-pine chipmunk and squirrel. Skunk, raccoon, beaver, and mink could utilize the riverbank zone on temporary treks along the river corridor. Townsend's Big-eared bat, Big Brown Bat, and Myotis Bat are also listed by the City as Priority Species. They could utilize the river corridor, but the proposed project will have no effect because its footprint is similar to the existing developed condition of the site.

Fish: bass salmon trout herring shellfish

Other: Rainbow Trout, Redband Trout--No Effect from the project

Other (not listed in above categories): **NA**

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

The project will have No Effect on any species protected under the Endangered Species Act (ESA) as State or Federally listed Threatened, Endangered, Proposed, or Candidate species because none were identified by BSW in the Project or Action Areas. Quarterly County lists of all Endangered, Threatened, Proposed, and Candidate species are published by the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service (NOAA Fisheries). The current NOAA and USFWS Priority Habitat and Species (PHS) data for the project area, downloaded from the respective web sites on June 10, 2017 are the most up to date species listings from those agencies. The NMFS and USF&W lists indicated the potential presence of the species and critical habitat(s) shown in Table 1.

Table 1. USFWS listed species and critical habitats potentially present in the vicinity

Species	ESU/DPS	Federal Status	Designated Critical Habitat	ESA Finding
Bull trout <i>Salvelinus confluentus</i>	Columbia River DPS	<i>Threatened</i>	<i>Yes</i>	<i>No Effect</i>
Water howellia, <i>Howellia aquatilis</i>		<i>Threatened</i>	<i>No</i>	<i>No Effect</i>
Yellow-billed cuckoo, <i>Coccyzus americanus</i> ,		<i>Threatened</i>	<i>No</i>	<i>No Effect</i>

The site was also evaluated for compliance with the Migratory Bird Treaty Act. While several federal regulations protect specific avian species, the Migratory Bird Treaty Act covers all bird species that migrate in the United States. Under the authority of the Secretary of the Interior and US Fish & Wildlife Service, the act provides for the protection of migratory birds listed at "Revised List of Migratory Birds" [Federal Register Vol. 75, No. 39, Monday, March 1, 2010, Pp. 9282 - 9314]. The project will have No Effect on any of the following migratory bird species listed for the area.

July 12, 2017

Bald eagle (*Haliaeetus leucocephalus*) (delisted, monitor status) Season: year-round

Brewer's Sparrow (*Spizella brewerii*) Season: breeding

Calliope Hummingbird (*Stellula calliope*) Season: breeding

Eared Grebe (*Podiceps nigricollis*) Season: breeding

Ferruginous hawk (*Buteo regalis*) Season: breeding

Flammulated Owl (*Otus flammeolus*) Season: breeding

Fox Sparrow (*Passerella iliaca*) Season: breeding

Lewis's Woodpecker (*Melanerpes lewis*) Season: breeding

Peregrine Falcon (*Falco peregrinus*) Season: breeding

Rufous Hummingbird (*Selasphorus rufus*) Season: breeding

Short-eared Owl (*Asio flammeus*) Season: year-round

Swainson's Hawk (*Buteo swainsoni*) Season: breeding

Western Grebe (*Aechmophorus occidentalis*) Season: breeding

White Headed Woodpecker (*Picoides albolarvatus*) Season: year-round

Willow Flycatcher (*Empidonax traillii*) Season: breeding

The Project will have no effect on any of the following Priority Bird Species listed for the area: Peregrine Falcon, Bald Eagle, Merlin, Vaux's Swift, Pileated Woodpecker, Black-backed Woodpecker, Lewis' Woodpecker, White-headed woodpecker, Great Blue Heron, Harlequin Duck, Cavity-nesting Ducks, Osprey, or Waterfowl Concentrations.

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

The Spokane River is a valuable wildlife corridor that provides transitional habitat for many opportunistic species traveling through the area seasonally. However, the Spokane River wildlife travel corridor has become highly fragmented. In the downtown area, the term "movement corridor" applies mainly to birds. Except for Riverfront Park, riparian dependent bird and mammal habitat diversity is limited in the downtown area due to the narrow width of the river bank zone and the high degree of habitat disturbance. The YWCA site and adjacent riverbank does not contain any of the habitat types required to sustain a population of any listed priority species. Birds utilizing the Spokane River as a movement corridor will continue to fly up or down the river during and after project construction.

The project area was historically cleared of all woody vegetation and developed. The subject property does not have high wildlife density or diversity and offers no native habitat. The functions and values, habitat quantity and quality, and wildlife activity in the project area and adjacent riverbank are all very low. The YWCA site provides almost no native habitat for wildlife and is not a Priority Habitat for any Priority Species. The site does not meet the acreage criteria for oases and clusters for scrub/shrub forested vegetation classes. The project will not reduce the functions or values of the riparian buffer for wildlife because the reduction will occur primarily in an existing disturbed footprint.

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

The proposed vegetation removal will be completed in strict accordance with the City Municipal Code. Shoreline vegetative replacement ratios for native vegetation and the enhancement of shoreline ecological functions will be defined in the Shoreline and Habitat Management Plan and provide adequate compensation for proposed project impacts.

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

No invasive plant or animal species occur on or near the site.

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 and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, and hot water.

The project will utilize high efficiency heat pumps (electric) and natural gas to for the HVAC and domestic hot water needs of the buildings. Tenants will utilize electricity and natural gas for appliances and process loads (cooking, electronics, etc).

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

The proposed project would possibly affect the potential use of solar energy by adjacent properties due to height of structures and shadow patterns.

The project is bordered on the east and south by the Spokane River. To the north (across W Broadway) is a 2-3 story brick building that could be impacted by the northern most parts of the project at times of lower sun angle (winter).

- 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 proposed project will comply with the Washington State Energy Code with further energy conservation measures including high performance glazing systems, water conservation measures, and either geothermal wells or sewer heat recovery.

The project is considering implementing ground-source-heat-pumps, sewer thermal energy recovery, high efficiency heat pumps, condensing natural gas boilers, low-flow plumbing fixtures (to reduce domestic hot water demand), and lower-than-code lighting power densities.

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.

Yes, per an assessment conducted by Mountain Consulting Services, hazardous materials do exist on the site and will be removed per the current disposal regulations and requirements prior to demolition.

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

Per the Pre-Demolition Regulated & Hazardous Materials Assessment (Mountain Consulting Services 2017), asbestos, lead, PCB's from lighting ballasts, mercury, waste oil, and dry sulfuric acid were found on site in former YWCA facility. All hazardous material will be disposed of per applicable regulations.

- (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.

- (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.

Diesel fuel will be stored on site in accordance with applicable regulations.

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

No special emergency services are anticipated as a result of the proposed project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may be needed from the City of Spokane.

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

Hazardous materials that may be encountered during demolition would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. NOISE:

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

Traffic noise associated with adjacent streets is normal and moving water from the Upper Falls of the Spokane River is relatively high, but neither would adversely affect the proposed project.

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

Construction-related noise would occur as a result of onsite construction activities from the proposed project. This noise would include onsite construction activities, noise at offsite construction staging areas, and construction-related traffic noise.

The hours of construction equipment noise would be dictated per local ordinance.

Once the proposed project is operational, no significant long-term noise impacts would occur. Indirect noise impacts resulting from the proposed project may include noise from traffic-related noise associated with vehicles operating in and around the development.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically the construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM. If extended construction hours are necessary, the applicant would seek approval in advance. However, the need for extended construction hours is not anticipated.

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 site has an existing YWCA structure that is not occupied as well as a surface parking lot. Adjacent properties are commercial and residential. The proposal would not affect the YWCA because it has been replaced by a new structure on a new site in the general vicinity. The proposal would remove surface parking during construction and could affect parking for nearby businesses, including the Anthony's property south of the project site.

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

The site has not been used for agriculture or forestry.

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

The proposal will not affect surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

The site has an existing unoccupied building consisting of glass, steel, and tilt-up concrete construction.

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

All existing structures will be demolished.

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

The current zoning classification of the site is Downtown General (DTG), North River Overlay.

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

Downtown General (DTG)

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

The shoreline environmental designation of the site is Urban Intensive Environment.

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

The eastern side of the site is a steep slope.

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

Approximately 218 people would reside and approximately 305 people would work at the completed project.

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

None, the existing facility is vacant.

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

Does not apply

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

The proposed project will meet all building code and zoning requirements by the City of Spokane.

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

Does not apply

9. Housing

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

Approximately 126 apartments units and approximately 26 condominiums would be provided, along with approximately 124 hotel keys, and would be middle- to high-income housing.

- 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:

There will be no housing impacts.

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 tallest height of the proposed new construction would be approximately 150 feet, plus elevator overrun and mechanical screen.

The principle exterior building materials are glass, metal, precast concrete, and brick.

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

Street views from Lincoln Street toward downtown Spokane and the park will be altered due to the proposed design. Broadway Street views will remain obstructed.

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

The project has been designed with two towers that are pulled to the opposite corners of the site to allow for better views through the project and towards the Spokane River.

Accessibility to these views will be increased by way of an interior courtyard and stairs at riverside, and create opportunities to experience the falls in ways that did not exist in the past.

11. Light and Glare

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

The proposed project will generate light from the interior during night hours and retail hours, night lighting in the outdoor public common areas, light from increased traffic, and glare from reflective surfaces during the day. No significant light and/or glare impacts from vehicles entering the site are anticipated. In general, light and glare from the proposal is not anticipated to adversely affect adjacent land uses.

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- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
There are not off-site sources of light or glare that would affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
The proposed street trees, as well as the use of building materials with relatively low reflectivity at street level would minimize reflective glare-related impacts to pedestrians, motorists, and nearby residents. The proposed towers on the site are parallel to the adjacent streets with perpendicular side to cut down on glare.
Along with vision glass, the development proposes to use materials with minimal reflection.
All exterior (artificial) lighting would be shielded to minimize spillage beyond the project site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Riverfront Park is the primary recreational opportunity; access to the park occurs directly east of the site, and the site shares an edge with a portion of the park. The park features recreation opportunities including: festivals, gondola rides, passive recreation such as picnicking, playgrounds, sightseeing, play fountains, restaurants and more. The Spokane Arena is located one block north and provides a great variety of sporting and concert activities. The Centennial Trail, a regional shared use pedestrian/wheeled path, is located nearby and is accessible approximately 1 block South of the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The site of the proposed project is not currently in use for any recreational activities. The proposed project would not adversely impact any existing recreational activities.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The proposed landscape along the East edge of the site is intended to enhance connectivity to, and reinforce presence of, the existing park site directly adjacent. This space is proposed to be designed to be complementary to the park space and to draw more users in an effort to activate the park space which is currently underutilized and feels disconnected from the neighborhood and park fabric. The proposed project includes a pedestrian access trail along the river to enhance pedestrian connectivity to Anthony's, a restaurant, Lincoln St. and Broadway Ave, as well as the adjacent park and into the project. This pedestrian access will also provide viewing opportunities of the river and nearby Riverfront Park.

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.

The site doesn't contain any building or objects that are listed on, or proposed for, national, state, or local preservation registers.

- 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.

There is no known evidence of archaeological or scientific importance on or adjacent to the site. There are no City of Spokane designated landmarks or buildings potentially eligible for designation due to evidence of historical or cultural importance.

- 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 project proponent has communicated with the Historic Preservation Officer for the Spokane Tribe who provided the letter attached to this Checklist. The proponent will provide the Tribe with other information relevant to the potential presence of archeological artifacts as that information is prepared and will continue to consult with the Tribe. If artifacts or humans remains are found during excavation activity, the office of the Spokane Tribe of Indians would immediately be notified and excavation would cease.

- 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

Through coordination with the Spokane Tribe of Indians, the proposed project may include a piece of art work on or near the site that would be representative of their heritage.

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.

Access to the property will be via Lincoln Street and Broadway Avenue, both arterial streets. Driveway access will be constructed from the site onto Broadway Avenue and Lincoln Street as part of the project (locations and designs are subject to City of Spokane review and approval).

- 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

According to the Spokane Transit Authority (STA) website, there are currently no bus routes that access the 800 block of Broadway Avenue despite there being an existing bus sign. There are 3 STA bus routes (22, 24, and 124) located one block west of the proposed project property on Monroe Street. There are 2 additional STA bus routes (21 and 23) located 3 blocks west of the proposed project property on Broadway Avenue.

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

The construction of the new project will be eliminating 93 on-site parking stalls. The proposed project will have surface (approximately 15-20 stalls) and below ground parking (approximately 400 stalls).

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project proposes pedestrian improvements, such as planters and trees, along Lincoln Street and Broadway Avenue.

Due to the excavation for this project, partial demolition of Lincoln Street and Broadway Avenue may be required. The streets and public sidewalks along Lincoln Street and Broadway Avenue adjacent to the proposed project site will be reconstructed in accordance with current City of Spokane Standards.

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

This project will not use water, rail, or air transportation.

- 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?

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The project currently proposes approximately 26,900-square feet (sf) of retail space, 20,100-sf of office space, 124 hotel units, 126 apartment units, and 26 condominium units. The AM Peak Hour is estimated to generate 66 trips, the PM Peak is estimated to generate 164 trips, and a Weekday is estimated to generate a total of 1,903 new trips. The ITE Trip Generation Manual (9th Edition) was used as a basis for this estimate. Our calculations take into account existing trips, a reduction based on infill development, and assumed that the retail space would be categorized as “Quality restaurant”.

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

- 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, the proposal will not interfere with, affect, or be affected by the movement of agriculture and forest products on roads or streets in the area.

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

The proposed parking garage and areas within the buildings would contain of bike storage areas.

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.

Yes, project would require more public service than what is required for the existing condition.

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

No proposed measures are anticipated at this time.

16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: **Potential geothermal and heat extraction.**

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:

Avista Utilities will be providing natural gas and power for the project site. The City of Spokane will be providing water (fire and domestic), refuse service, and sanitary sewer service. Centurylink will be providing telecommunication services. The project team is also considering the use of geothermal & sewer heat extracting as sources of energy.

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: 7.12.17 Signature: 

Please Print or Type:

Proponent: Joe Workman Address: 710 SECOND AVE STE 1400
Phone: 206 245 2057 SEATTLE WA 98104

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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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.