REQUEST FOR COMMENTS

Agency and City Department Review

FILE NO. Z20-194COMP, 120 N Magnolia St

Comprehensive Plan Land Use Map Amendment Proposal

DATE: May 19, 2021

TO: Interested Parties, City Departments and Agencies with Jurisdiction
(Distribution List Attached)

FROM: Kevin Freibott, Assistant Planner II
808 W Spokane Falls Boulevard
Spokane, WA  99201

kfreibott@spokanecity.org or call (509) 625-6184

SUBJECT: Proposed amendment of the Land Use Plan Map designation for one parcel totaling 2.5 acres from “Light Industrial” to “Centers and Corridors Core” and a concurrent change of zoning from “Light Industrial” to “Centers and Corridors Type 1—Employment Center.”

APPLICANT/AGENT: Dwight Hume, Land Use Solutions and Entitlement.

ADDRESS: 120 N Magnolia St

PARCELS: 35163.3001

LOCATION: Entire block bounded by N Napa St, E Main Ave, S Magnolia St, and E Riverside Ave; SW 1/4, Section 16, Township 25N, Range 43E

COMMENT NEEDED BY 5 PM on June 2, 2021.

If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning and Development Services Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
2) Provides notice of application;
3) Concurrency Testing, please note one of the following:
   a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
   b) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.
Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

A map of the proposal is attached. Additional maps and materials can be found here:


**ENVIRONMENTAL REVIEW / SEPA:** The City of Spokane Planning and Development Services Department is the Lead Agency for this proposal; Louis Meuler, Director of Planning, is the responsible official. No determination has yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

**ATTACHMENTS**

1) Distribution List, Request for Comments
2) Reference Map, Land Use
3) SEPA Checklist
DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: 120 N Magnolia

FILE No.: Z20-194COMP

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff**
- Engineering Services, Attn: Dan Buller**
- Fire Dept., Attn: Dave Kokot*
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Inga Note**
- Integrated Capital Management, Attn: Marcia Davis***
- Integrated Capital Management, Attn: Katherine Miller***
- Integrated Capital Management: Scotty Allenton**
- Library Services, Attn: DT Circulation*
- Neighborhood & Business Services, Attn:
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Johnnie Perkins
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Joelie Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning Services, Attn: Louis Meuler
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Clint Harris**
- Street Operations, Attn: Greg Martin**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWVTP, Attn: Mike Coster**
- Water Department, Attn: Jim Sakamoto**

Washington State Agencies

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

Other Agencies

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)
EXHIBIT A: Existing Land Use Plan Map

EXHIBIT B: Proposed Land Use Plan Map

Subject Parcel
Parcels
City Boundary

Land Use Designation

CC Core
Heavy Industrial
Light Industrial

Parcel(s): 335163.3001
Approximate Area: 2.5 acres

Path: C:/Users/kfreibott/Documents/ArcGIS/Projects/2021 Comp Plan Amendments/2021 Comp Plan Amendments.aprx

Neighborhood and Planning Services
Drawn By: Kevin Freibott
State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

File No. Z20-194COMP

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:  
   Applicant: McKinley School LLC C/O Steve DeWalt  
   Address: 518 W Riverside Suite 200  
   City/State/Zip: Spokane WA 99201  
   Phone: 206-304-3964

2. Agent or Primary Contact: Dwight Hume  
   Address: 9101 N Mt. View Lane  
   City/State/Zip: Spokane WA 99218  
   Phone: (509) 435-3108

3. Location of Project:  
   Address: 120 N Magnolia St  
   Section: 16  
   Quarter: SW  
   Township: 25N  
   Range: 43E  
   Tax Parcel Number(s): 35163.3001

4. Date checklist prepared: May 9, 2021

5. Agency requesting checklist: City of Spokane, Washington

6. Proposed timing or schedule (including phasing, if applicable):  
   Upon approval of Map and zone change amendments

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
   Upon amendment approval, project plans will be submitted for review and approval.

   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:  
   Unknown

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:

*Comp Plan and Zone change approval, project design review and building permits*

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.

*This is a non-project action to approve a map amendment and zone change from Light Industrial to CC Core and CC-1 FC. It is approximately 2.5 acres and has the former McKinley School on site and is historically registered. It also contains a separate single floor warehouse, both of which are currently used for storage.*

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.

*The site is a 2.5 acre block bounded by Main Ave on the North, Riverside Ave on the South, Napa St on the East and Magnolia on the West, from which the site is addressed as 120 N Magnolia.*

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)?

- The General Sewer Service Area?
  - Yes  ☒ No
- The Priority Sewer Service Area?
  - Yes  ☒ No
- The City of Spokane?
  - Yes  ☒ No

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).
This is a non-project action and if approved, will change the designation from Light Industrial to CC Core. As a former school site, no industrial uses have been implemented, nor will any industrial uses be built within the CC-1 EC zoned property.

(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?  
To be determined at time of building permit review.

(3) What protective measures will be taken to ensure 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.  
To be determined at time of building permit review.

(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?  
See # 3 above.

b. Stormwater

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

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):
   ☒ Flat   □ Rolling   □ Hilly   □ Steep slopes   □ Mountainous
   Other: Answer

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

Unknown

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

No

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.

To be determined at time of building permit review

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

No

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

To be determined at time of building permit review

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

To be determined at time of building permit review

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.

To be determined at time of building permit review

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

Other industrial uses surround the subject site on the East and West and North. In addition, multiple rail tracks exist within 225' of the subject property to the north.

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

Compliance with applicable development regulations.
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

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

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

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

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

      (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
         No

   b. GROUNDWATER:
      (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
         No
(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

_To be determined at time of building permit review_

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.

_To be determined at time of building permit review_

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

_See # 1 above_

(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.

_Compliance with applicable drainage controls_

4. Plants

a. Check the type(s) of vegetation found on the site:

Deciduous trees:  □ alder  □ maple  □ aspen

Other:  _None_

Evergreen trees:  □ fir  □ cedar  □ pine

Other:  _None_

□ shrubs  □ grass  □ pasture  □ crop or grain

□ orchards, vineyards or other permanent crops

Wet soil plants:  □ cattail  □ buttercup  □ bullrush  □ skunk cabbage

Other:  _None_
Water plants: □ water lily □ eelgrass □ milfoil

Other: None
Any other types of vegetation:
No

b. What kind and amount of vegetation will be removed or altered?
No vegetative cover

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
To be determined at time of building permit review

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

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:
      Fish: □ bass □ salmon □ trout □ herring □ shellfish
      Other:
      Any other animals (not listed in above categories): Answer

b. List any threatened or endangered animal species known to be on or near the site.
   None

c. Is the site part of a migration route? If so, explain.
   No
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.
   Unknown

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.
      To be determined at time of building permit review

   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:
      Compliance with energy codes will be required at time of building permit

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.
      No

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

The site has no history of contamination. It was formerly a public school and playground and
a concrete floor warehouse building was subsequently added to the site along the west side
of the school building. In addition, the City of Spokane has added a CSO facility for storm
sewer collection located south of the school building.

(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.
    See #1 above.
(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.

_If approved, this will be addressed during the building permit review._

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

_If approved, to be determined at time of building permit review._

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

_Compliance with applicable regulations_

b. NOISE:

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

_Existing railroad traffic, Industrial shipping and receiving on nearby properties_

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

Indicate what hours noise would come from the site.

_Short term: None. Long term: Construction_

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

_Compliance with applicable noise regulations_

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.

_North: Rail traffic, residential and vacant; East: Industrial, office and residential; South: Retail office and residential; West: Residential and warehouse. Subject site: Warehouse and vacant buildings_

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 forest or agricultural use._
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.

*Vacant School building of 50,800 sf and a single story warehouse building of 9800 sf.*

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

*To be determined at building permit stage. School structure will be preserved and reused.*

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

*Light Industrial*

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

*Light Industrial*

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

*N/A*

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

*No, there are no site sensitive conditions of wetlands, steep slopes etc.*

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

*To be determined at time of building permit*

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

*None*

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

*N/A*

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

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

N/A

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

To be determined at time of building permit review

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:

N/A

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

To be determined at time of building permit review

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

None

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

Development per design review requirements

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

To be determined at time of building permits

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

No, this is a light industrial area

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

None

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

Indirect exterior lighting
12. Recreation  
   a. What designated and informal recreational opportunities are in the immediate vicinity?  
      None
   
   b. Would the proposed project displace any existing recreational uses? If so, describe.  
      No
   
   c. Proposed measures to reduce or control impacts on recreation, including recreation  
      opportunities to be provided by the project or applicant, if any:  
      None

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.  
      Yes, the McKinley School is on the historic register and will remain as part of the future project  
      and use.
   
   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
   
   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.  
      None
   
   d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to  
      resources. Please include plans for the above and any permits that may be required.  
      If approved, the use of the McKinley School will follow applicable development guidelines to  
      ensure historic preservation.

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.  
      Napa from Sprague and/or Trent; Riverside, Magnolia and Main surround the site.
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.

_East Sprague #90 is available one block south of subject site._

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

_To be determined at time of building permit_

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).

_To be determined at time of building permit_

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

_The site is within 300' of rail traffic but not accessible for shipping etc._

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).

_To be determined at time of building permit review_

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:

_To be determined at time of building permit review_

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.

_To be determined at time of building permit_

b. Proposed measures to reduce or control direct impacts on public services, if any:
To be determined at time of building permit review

16. Utilities
   a. Check utilities currently available at the site:
      ☑ electricity  ☑ natural gas  ☑ water  ☑ refuse service
      ☑ telephone  ☑ sanitary sewer  ☐ septic system

      Other:

   b. Describe the utilities that are proposed for the project, the utility providing the service, and the
general construction activities on the site or in the immediate vicinity which might be needed:
      To be determined at time of building permit review
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: May 9, 2021

Signature: [Signature]

Please Print or Type:

PROJECT PROponent: McKinley School LLC
Name: Steve DeWalt
Address: 518 W Riverside Suite 200
Phone: (206) 304-3964

Spokane WA 99201

CHECKLIST PERPARER (If different from proponent):
Name: Dwight Hume
Address: 9101 N Mt. View Lane
Phone: (509) 435-3108

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Staff Name

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

☐ A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

☐ B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

☐ C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   
   If approved, the project will be reviewed for said impacts and conditioned accordingly.
   
   Proposed measures to avoid or reduce such increases are:
   
   To be determined at time of building permit review.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   
   The site is located within an industrial neighborhood but restricted by historic preservation requirements for the schools use. Furthermore, based upon the historical use of the property, there are no natural elements to be concerned about preservation.
   
   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   
   See above answer

2. How would the proposal be likely to deplete energy or natural resources?
   
   If approved, the buildings will be reviewed for energy compliance improvements.
   
   Proposed measures to protect or conserve energy and natural resources are:
   
   To be determined at time of building permit review.

3. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?
   
   The subject site contains a building on the historic register. Accordingly, any future use of the building will address the preservation of said building.
   
   Proposed measures to protect such resources or to avoid or reduce impacts are:
See answer above.

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

The site is surrounded by a mix of industrial, office, retail and residential uses. If approved, it will become part of the CC-1 EC category of zones and allow a similar mix of office, retail and residential uses. All proposed uses will require compliance with applicable development regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:
See above answer

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

If approved, the demand for services should be the same or less than the present industrial zone and allowed uses of that zone.

Proposed measures to reduce or respond to such demand(s) are:
To be determined at time of building permit review.

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

This is an approved Industrial designation and zone. If approved, the site becomes more restrictive as a CC-1 EC classification which is common and adjacent to the subject on its south boundary. It is inconceivable that this CC-1 EC designation that has existed adjacent since 2004 or earlier is in conflict with state or federal regulations.
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 Non-significance that it might issue in reliance upon this checklist.

Date: May 11, 2021
Signature: [Signature]

Please Print or Type:

PROJECT PROPOSENENT
Name: McKinley School LLC C/O Steve DeWalt
Address: 518 W Riverside Suite 200
Spokane WA 99201
Phone: (206)-304-3964

CHECKLIST PREPARER (If different from proponent):
Name: Dwight Hume
Address: 9101 N Mt. View Lane
Spokane WA 99218
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Based on this staff review of the environmental checklist and other pertinent information, 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.