

**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: Sinto Commons
2. Applicant: Community Frameworks (Mary May, Senior Housing Developer)
3. Address: 907 W Riverside Avenue  
City/State/Zip: Spokane, WA 99201 Phone: 509.890.1206  
Agent or Primary Contact: AHBL / Kevin Cash  
Address: 827 West First Avenue, Suite 220  
City/State/Zip: Spokane, WA 99201 Phone: 509.252.5019  
Location of Project: South side of Sinto Ave. between N. Howard and N. Washington Streets  
Address: 509, 511, 519, 521 W Sinto Ave., Spokane, WA 99201  
Section: 18 Quarter: NE Township: 25 N Range: 43 E  
Tax Parcel Number(s) 35181.3201, 35181.3202, 35181.3203, 35181.3204, 35181.3205
4. Date checklist prepared: July 31, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_  
12 months for construction and renovation.
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 or expansions related to this proposal.
- 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. \_\_\_\_\_  
Geotechnical Report prepared by GN Northern, April 2019. Topographical Survey prepared by Storhaug, April 2019.  
Phase I ESA prepared by GN Northern, December 2018. WA State DAHP review completed for #2019-09-07207, September 2019. Updated Geotechnical Report prepared by GN Northern, April 2020. Cultural Resource Report prepared by Plateau Archeological Investigations, May 2020. NEPA (Log No. 2019-09-07207-HUD) prepared by Paul Trautman, City of Spokane. CHHS Dept, June 2020. Drywell Soils Tests prepared by GN Northern, June 2020

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. \_\_\_\_\_

The applicant is not aware of other proposals for the property.

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

City of Spokane infrastructure approvals for on-and off-site street improvements, building permits, and all ancillary approvals for multi-family residential occupancy.

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

The proposal is for the construction of one (1) four-story apartment building containing 47 dwelling units, with one (1) adjoining parking lot. The current lots will be aggregated following an alley vacation; the total new parcel size will be roughly 0.88 acre in Spokane, Washington.

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 project is located at 441, 509, 511, 519, 521 W Sinto Ave., Spokane, WA 99201, on the south side of Sinto Ave. between N. Howard and N. Washington Streets. Portion of Block 5 of Crowder's Addition to Spokane, Block D of Plats, Page 65, within the NW quarter of the NE quarter, Section 18, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, WA

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 site does not lie within the Spokane County's Aquifer Protection Area. The site is within the City of Spokane and is already served by City of Spokane sewer, and is within the General Facility Charge (GFC) Waiver Zone.

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). \_\_\_\_\_

[Stormwater will be conveyed to bio-infiltration swales where water will either evaporate or infiltrate into the ground. The bio-infiltration swales will provide required stormwater treatment prior to infiltration.](#)

(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? \_\_\_\_\_

[None anticipated.](#)

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

[Not applicable](#)

(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? \_\_\_\_\_

[None anticipated.](#)

b. Stormwater

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

The site geotechnical report lists varying depths to bedrock with the shallowest at 1.5' to non-contact of bedrock at 12'. The distance to groundwater are unknown at this time, but not anticipated to affect construction.

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

Possible stormwater runoff generated from impervious surfaces, such as parking areas, sidewalks, and roofs will be routed to bioinfiltration facilities.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: While the site is generally flat, there is an approximate 2' rise in elevation from back of sidewalk to the highest elevation of 1,939' in the northeastern portion of the site. The property slopes to a low elevation of 1,921' near the southeast corner.

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

The steepest current slope on the site is approximately 50% (2H:1V) on the Sinto Ave. frontage behind the back-of-sidewalk.

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

The soil survey map of the site prepared by the Natural Resources Conservation Service (NRCS) identifies the native site soils as Urban land, basalt bedrock substratum, 0 to 15 percent slopes across the upper/northern portion and as Urban land-Opportunity, disturbed complex, 0 to 3 percent slopes across the lower southeastern portion

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

There is no known indication of unstable soils on the site.

- 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: \_\_\_\_\_  
Grading will be conducted to provide access and drainage on-site while tying into existing grades. The total earthwork quantities are estimated to be approximately 5,684 cubic yards of cut and 139 cubic yards of fill. Basalt rock will be removed as part of grading.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
Erosion, especially during construction, could occur on the project site. Construction activities will comply with City of Spokane and Spokane County erosion and sediment control standards. Erosion control measures have been recommended by the geotechnical engineer.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? \_\_\_\_\_  
Approximately 57% of the site will be covered with impervious surfaces.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: \_\_\_\_\_  
Appropriate measures will be taken during construction to minimize erosion through BMPs. Stabilization methods may include hydroseeding, mulching, armoring, and silt containment. Installed paving for hardscape surfaces as well as permanent landscaping will control soil movement. Parking areas will use a combination of sheet flow and catch basins for treatment. Storm swales arranged throughout the site will control the directional flow of water runoff. Unsuitable and/or contaminated soils will be properly removed and disposed of according to Department of Ecology rules and guidelines..

## 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. \_\_\_\_\_  
During construction, dust will come from clearing and grading of the site. Exhaust fumes will be generated by construction equipment. The necessary paving activities to complete new parking improvements will generate odors. The occupied building will increase local automobile emissions and HVAC operations normally associated with residential apartment complexes.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
The site is generally surrounded by multi-family residential uses. Off-site emissions or odors are not expected to have a significant impact on this project.

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

Vehicle emissions are regulated by a combination of Federal, State, and local regulations. All construction equipment and personal vehicles are required to maintain said regulations. During construction, the application will water the site and/or streets as necessary to control dust per Washington State Department of Ecology's Clean Air requirements. Residential activities such as bar-be-que and wood fires are also regulated by Ecology and will comply with such requirements.

### 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 on site. The Spokane River is approximately 0.36 miles south of the site.

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

No.

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(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 dredge material will be placed in or removed from surface water or wetlands.

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

No.

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

No, the FEMA Flood Map shows that the site is located in zone X with minimal flood hazard.

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(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 project will not discharge waste materials to surface waters.

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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 groundwater will be withdrawn as a result of this proposal. Domestic sewer and water service will be provided by the City of Spokane. Some surface runoff may eventually infiltrate to groundwater after passing through treatment swales.

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(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. \_\_\_\_\_

No waste material will be discharged into the ground. The site will be served by public sewer.

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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. \_\_\_\_\_

Storm water runoff will primarily come from roofs, sidewalks, and parking lots. Generally, runoff from impervious surfaces will be conveyed to bio-infiltration swales for treatment and infiltration. Drywells or sub-surface infiltration galleries will be provided to enhance percolation into the subsurface soils. The storage volume provided by the subsurface infiltration facilities will manage stormwater onsite. Storm water will not be directly discharged into any surface waters.

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

Oils and other pollutants from vehicles could be introduced into the storm water runoff. Sediments, pesticides and fertilizers could also be introduced by runoff from impervious surfaces. As stated above, stormwater is treated by the bio-infiltration swales before entering the subsurface infiltration facilities.

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

No drainage patterns in the vicinity of the site will be altered by this project.

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

The site will be graded to control water movement to new catch basins or curb inlets adjacent to swales. All storm drainage treatment will be designed to meet or exceed the requirements of the City of Spokane.

#### 4. Plants

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

Deciduous tree:  alder  maple  aspen

Other: Apricot, Lilac

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? \_\_\_\_\_

The project will likely include the removal of (6) existing trees, as well as unmaintained existing urban landscaping.

Portions of the site will be cleared to prepare the site for construction operations. New vegetation will be installed to meet code requirements.

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

None known.

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

Proposed landscaping will utilize native and adapted species within the plant palette. Plantings will be drought tolerant and hardy to the region and will greatly enhance the appearance, biodiversity, and habitat qualities of the landscape.

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

To our knowledge, no noxious and invasive weed species are known to exist on the site.

## 5. Animals

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

Birds:  hawk  heron  eagle  songbirds

Other: \_\_\_\_\_

Mammals:  deer  bear  elk  beaver

Other: \_\_\_\_\_

Fish:  bass  salmon  trout  herring  shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

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

To our knowledge, no threatened or endangered animal species are known to exist on our project site. Yellow-billed Cuckoo (*Coccyzus americanus*) are known to be within Spokane County and are defigned as a threatened species by the US Fish and Wildlife Service.

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

Spokane is part of the Pacific Migratory Flyway. The site has no surface water body and no suitable habitat for aviary species during breeding season.

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

Proposed landscaping is anticipated to provide better forage and cover that attracts birds.

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

To our knowledge, no invasive animal species are known to exist on our project 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 will be used for heating and cooling needs for future buildings. Electricity will support site lighting for safety.

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: \_\_\_\_\_

Evergreen Sustainable Development Standard will be followed on this project.

## 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. \_

There is the potential for construction equipment and personal vehicles to leak fuel, oil, or other fluids.

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

The applicant is unaware of any site contamination from past or present uses.

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(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. \_\_\_\_\_

The applicant is unaware of any hazardous chemicals or conditions on site.

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(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. \_\_\_\_\_

Construction equipment will operate and be maintained so as to minimize the potential for leaks or spills.

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

No known special emergency services are expected to be needed. Adequate access and maneuvering for emergency vehicles will be provided and maintained throughout construction as required by the City.

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

No special measures, beyond those customary for this type of development, are proposed.

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b. NOISE:

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

There are no known types of noise in the area that could significantly 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. \_\_\_\_\_

During construction activities, the use of equipment and construction activities will create temporary, short-term noise during regular business hours. The completed project will create additional sources of noise typical for apartment complexes.

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

Construction will be limited to normal construction hours during the day. Noise impacts will be regulated by State noise ordinances.

**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 is currently developed for single-family housing. Immediately adjacent land uses include multi-family residential to the west, a single family residence to the east and a mix of single story business and residential uses to the south. A multi-story office building and associated parking is located one parcel to the east. The proposal is designed to limit impact to nearby and adjacent land uses.

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? \_\_\_\_\_

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The historical review indicated that the property use has been residential since the early 1900's. Site usage has remained little changed since that time.

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.

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c. Describe any structures on the site. \_\_\_\_\_

An existing single family residence exists on site.

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

The existing single family residence will be demolished prior to grading.

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

Community Business (CB-150) Zone

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

General Commercial

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

Not applicable

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

No.

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

We estimate a population of approximately 78 assuming 1 person per bedroom.

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

Two people currently live in the existing onsite single family residence.

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

The Uniform Relocation Act (URA) has been followed. The existing tenants will use displacement funds paid by the project applicant to purchase a home.

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

The proposed project will comply with the applicable provisions of the City of Spokane Comprehensive Plan, City Codes and Standards, agreements with the City, and applicable local, State, and Federal regulations. The applicant will coordinate with City staff to adopt specific design and development guidelines for site work, infrastructure, and buildings to implement applicable policies.

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

Not applicable.



## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 47 units of low-income housing, including one (1) manager's unit.

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

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- c. Proposed measures to reduce or control housing impacts, if any: Compliance with the URA.

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## 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 building height is roughly 45 feet. Exterior materials will primarily be cementitious siding with TPO roofing.

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

A single family residence and a multi-story apartment building to the north will have views altered from those of an existing residence and vacant land to those of the proposed building and landscaping. Two office buildings and a single family residence to the south will have views altered from vacant land (at times overgrown with vegetation and littered with trash) to those of the proposed parking area, building and landscaping. The existing single family residence to the east, and the multi-family building to the west, will have similar altered views.

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

New on-site landscaping will reduce negative aesthetic impacts by softening the impact of the building and parking lot.

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## 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 have site and building lighting that should not introduce glare due to luminaire and lighting layout design.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
Lighting will be minimized and shielded so avoid impacting off-site property or create glare conditions and safety hazards.
- c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_\_  
The applicant is unaware of any off-site sources of lighting or glare that may have a significant impact on the site.
- d. Proposed measures to reduce or control light and glare impacts, if any: \_\_\_\_\_  
Street and pedestrian lights and building security lights will be shielded to reduce light trespass onto adjacent property and glare impacts.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_  
North Central High School sports fields are located approximately 700 feet to the north, Riverfront Park is 0.36 miles to the south, AM Cannon Aquatic Center and Cannon Park are approximately 0.95 miles to the west, Heath Park is approximately 0.95 miles to the east.
- b. Would the proposed project displace any existing recreational uses? If so, describe. \_\_\_\_\_  
No recreational uses will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: \_\_\_\_\_  
The project site features patios, pathways, and a children's play area to serve residents and guests.

### 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. \_\_\_\_\_

No known eligible places or objects are listed on the National Historic Landmarks or Washington Information System for Architectural & Archaeological Records list on this site or adjacent properties.

- 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. \_\_\_\_\_

To the applicant's knowledge no landmarks of evidence of significant historic archaeological, scientific, or cultural importance are known to exist on or adjacent to the project site. The site has been highly disturbed by past building practices. A Cultural Resources Study completed in June 2020 observed no Native American cultural materials or features onsite.

- 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. \_\_\_\_\_

If culturally or historically significant objects are found during site work, work will cease and the City of Spokane and Washington State Office of Archeology and Historic Preservation will be notified and appropriate measures taken.

- 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 \_\_\_\_\_

Work will comply with state laws. Pursuant to RCW 27.53.060 it is unlawful to destroy any historic or pre-historic archeological resource. RCW 27.44 and 27.53.060 require permits approval from the Washington State Department of Archeology and Historic Preservation prior to excavation, removal, or alterations to Native Amercian human remains or archeological resources.

#### 14. Transportation

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

The site will be accessed from W. Alameda Court via N. Central Court (both public alleys) via Sinto Avenue.

- 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 \_\_\_\_\_

The approximate distance to the nearest transit stop is 450 feet.

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

Approximately 35 additional spaces will serve residents and guests. Twelve on-street parking spaces are available on Sinto Avenue. No parking will be eliminated.

- 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). \_\_\_\_\_

Civil improvements will be required for N. Central Ct. including new paving. New paving and landscape will be provided for Alameda Ct. W. Sinto Ave. improvements will include new sidewalk, new landscape and street trees.

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

No, the project will not use and is not located within the immediate vicinity of 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? \_\_\_\_\_

The project will generate approximately (410) additional weekday trips from the site, (22) during the Weekday AM Peak Hour (between 7 and 9 am). These estimates were found in a study prepared by the Institute of Transportation Engineers in "Trip Generation Manual, 10th Edition, Volume 2."

*(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.

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

All parking will be designed to meet the City's standards. The applicant will pay transportation impact fees, and costs for road improvements normally associated with this type of development.

## 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. \_\_\_\_\_

The project will increase demands for standard public services due to increased population.

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

The increase in intensity of on-site development will see a proportional increase in fees which will provide new sources of revenue for public services.

**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: \_\_\_\_\_

Electricity – Avista Utilities

Water – City of Spokane

Sanitary Sewer – City of Spokane

### 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: 7/31/20

Signature: \_\_\_\_\_

**Mary May**

Digitally signed by Mary May  
DN: cn=Mary May, o=Community Frameworks,  
ou=Development Services,  
email=marym@communityframeworks.org, c=US  
Date: 2020.07.31 15:45:30 -0700'

***Please Print or Type:***

Proponent: Community Frameworks, Mary May

Address: 907 W Riverside Avenue

Phone: 509.890.1206

Spokane, WA 99201

Person completing form (if different from proponent): \_\_\_\_\_

AHBL / Kevin Cash

Phone: 509.252.5019

Address: 827 West First Avenue, Suite 220

Spokane, WA 99201

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: \_\_\_\_\_

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

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

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

***(Do not use this sheet for project actions)***

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

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

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

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Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

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

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

C. SIGNATURE

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

***Please Print or Type:***

Proponent: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

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

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- B.  probable significant adverse 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.