

Environmental Checklist

File No. Z 2009-024-REZN

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.

AMENDED 7/9/09

A. BACKGROUND

1. Name of proposed project, if applicable: Broadway Tower
2. Name of applicant: West Central Development, LLC
3. Address and phone number of applicant or contact person: (509) 993-6700
4. Date checklist prepared: May 7, 2007
5. Agency requesting checklist: City of Spokane, WA
6. Proposed timing or schedule (including phasing, if applicable): Building permit will be submitted as soon as zone change is approved.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Traffic study may be required. A soils study has been conducted for this site.
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. Rezone to O-150, approvals of water, stormwater, sewer service connections. Approval of architectural and engineering plans.

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 tower is a 10 story office condo building for attorneys. Other uses in the building will include parking, and ancillary uses associated with the office users.

12. Location of the proposal. Give sufficient information to 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. Parcel numbers 35182.4801, 35182.4802, 35182.4803, 35182.4804, 35182.4805, 35182.4806, 35182.4807, 35182.4808 all located in the block bounded by Broadway Ave, Cedar St Mallon St and Adams Ave

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 project is inside all these boundaries.

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).

The site will handle storm water in accordance with City Standards which could include discharging treated water back into the aquifer. System will meet City standards and could include drywells.

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

No.

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

None needed.

- (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)?

Unknown.

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

The stormwater will be discharged back into the aquifer.

All stormwater will be treated as required before discharge.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other.

- b. What is the steepest slope on the site (approximate percent slope)? Retaining walls are present on the southern and eastern boundaries because the site is approximately 4' above street grade. Site itself is fairly flat.

- 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 prime farmland. The site is either Columbia River Basalts or Flood Gravels. Soils are typical of residential uses.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: No fill is anticipated. Soil from the site may be removed.
- 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)? Approximately 75%.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: None needed.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Typical air emissions during construction from equipment, emissions after completion include auto emissions.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None needed.

3. Water

a. SURFACE:

- (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.

No.

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

N/A

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

N/A

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

- (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. GROUND:

- (1) Will groundwater be withdrawn, or 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 sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None. Site will be served by City sewer system.

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.

Stormwater will be collected in the approved manner and will be treated before being discharged into the groundwater or it will be discharged into the storm sewer.

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

All waste water will be treated according to current regulations before discharge.

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

All current City regulations will be followed to reduce groundwater impacts.

4. Plants

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

Deciduous tree: *alder, maple, aspen, other.*

Evergreen tree: *fir, cedar, pine, other.*

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

Water plants: *water lilly, eelgrass, milfoil, other.*

Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Mature deciduous trees on northwest corner will be kept. All other vegetation will be removed.

c. List threatened or 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: Perimeter landscaping will be installed per City requirements. Existing vegetation is left over from previous residential uses. New landscaping will meet current City standards.

5. Animals

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

birds: *hawk, heron, eagle, songbirds, other. songbirds*

mammals: *deer, bear, elk, beaver, other. urban rodents*

fish: *bass, salmon, trout, herring, shellfish, other. N/A*

other: _____

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

None known.

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

This site is not an active part of any migration route.

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

None needed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. This is a green building which will use mostly renewable solar energy. Small amounts of electricity and natural gas will also be used, about 10% - 25% of a typical building.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Due to the shadow of the tower, some property on the north side will lose the unobstructed use of solar energy. No such use was observed.
- 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: These features will include solar collecting brick panels, energy retaining windows, and heating / cooling sensors on a room by room basis depending on occupancy. The multi-use aspects of the building will minimize vehicle trips.

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 special emergency services that might be required.
Emergency services required will be typical
of office buildings.

(2) Proposed measures to reduce or control environmental
health hazards, if any:
No.

b. NOISE:

(1) What types of noise exist in the area which may affect your
project (for example: traffic, equipment, operation, other)?
None.

(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 noise typical of constructing a
tower will be present during construction.
Traffic noise will be present at completion
of the building.

(3) Proposed measure to reduce or control noise impacts, if any:
Construction will be completed only during the
hours allowed. Construction equipment will
meet City requirements for noise.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
The site is currently vacant. Surrounding
property is in use for a variety of housing,
office and governmental uses.

b. Has the site been used for agriculture? If so, describe. _____
No.

- c. Describe any structures on the site. _____
No structures are present on the site.

- d. Will any structures be demolished? If so, which? _____
Structures formerly on the site are gone.

- e. What is the current zoning classification of the site? _____
The site is zone O-35.

- f. What is the current comprehensive plan designation of the site? _____
The comprehensive plan designates this site for office uses.

- 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? If so, specify. No.

- i. Approximately how many people would reside or work in the completed project?
Approximately 170 - 200 people will work here.
No one will reside here.
- j. Approximately how many people would the completed project displace? No additional people will be displaced.
- 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: _____
The site is close to the County Courthouse, another tower. Uses within the building are also complementary to the surrounding uses. Law offices are presently located to the south, west and north of the site. County uses are present east of the site.

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. _____
None.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. _____
No additional units will be eliminated.

- 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? The exact height of the building
has not been determined, but will be under 150'
as required in the proposed zoning classification.
Brick and brick panels, some with solar panels
built in will face the building.
- b. What views in the immediate vicinity would be altered or
obstructed? The tower will be added to the area
altering the views from the surrounding area
and obstructing views which include the site.
- c. Proposed measures to reduce or control aesthetic impacts,
if any: None anticipated.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What
time of day would it mainly occur? _____
Building will be lighted in accordance to
City regulations at night.

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

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

- d. Proposed measures to reduce or control light and glare impacts, if any: As permitted under City code light from the building will remain on-site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? The site is near the Centennial trail. Sidewalks are available for walking.

- 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 needed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. None known.

- c. Proposed measures to reduce or control impacts, if any: _____
None needed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The southern boundary of the site is Broadway Ave a minor arterial linking the site to the rest of the transportation system.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate? No parking is available on site. Parking count will meet city standards.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). None known at this time.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
Not specifically.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. The site will generate approximately 1,910 trips on a typical day. The p.m. peak is likely to be the peak time for the tower.

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

- g. Proposed measures to reduce or control transportation impacts, if any: Traffic issues are not fully resolved at this time but will meet City requirements.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____
The project may require slightly more services than required by past users of the site.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Increased tax revenue should adequately offset these increases.
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16. Utilities

- a. Circle 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. The utilities are typical of office buildings in the area and use standard providers.
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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 14, 2007

Signature: Ann L. Winkler

Please Print or Type:

Proponent: Dr. Marcus Dewood

Address: _____

Phone: (509) 993-7700

Person completing form (if different from proponent): Ann L. Winkler

Address: 4310 S Ball Dr

Phone: (509) 924-2155

Veradale, WA 99037

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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.