

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

Environmental Checklist

File No. ____

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 observation 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, if applicable:*

Spokane Convention Center Completion Project

2. *Name of Applicant:*

Spokane Public Facilities District
720 West Mallon Avenue
Spokane, WA 99201
Contact: Kevin J. Twohig, CEO
509-279-7000
ktwohig@spokanepfd.org

3. *Address and phone number of applicant or contact person:*

Architect/Builder:

To Be Determined

Environmental Consultant:

Jim Kolva
Jim Kolva Associates
115 South Adams Street
Spokane, WA 99201
(509)-458-5517 jim@kolva.comcastbiz.net

4. *Date checklist prepared:*

9 January 2013

5. *Agency requesting checklist:*

Spokane Public Facilities District (Lead Agency)

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

The proposed project is planned for construction Summer of 2013 to Winter of 2014.

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

None at this time

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.*

Reports prepared for the proposed project and previously prepared reports for the 2006 Convention Center Expansion are included on the Spokane PFD Website (<http://www.spokanepfd.org/completion/documents.php>).

A sampling of the key reports is listed below.

Spokane Convention Center Completion Study. Design Concept Report. LMN Architects & ALSC Architects. 2/22/2011.

Geotechnical and Environmental Documentation Convention Center Expansion 2002-2006 including (includes some 25 documents related to work on the site in conjunction with PFD projects)

Phase I and Limited Phase II Environmental Site Assessment Proposed Convention Center Expansion Option 2 Site. GeoEngineers. 9/26/2002.

Draft Environmental Impact Statement for Spokane Convention Center Expansion, Spokane, Washington. For Spokane Public Facilities District. Jim Kolva Associates. 1/31/2003.

Supplemental Information – Spokane Convention Center Expansion EIS. The Transpo Group (William White). 3/25/2003.

Final Environmental Impact Statement for Spokane Convention Center Expansion, Spokane, Washington. For Spokane Public Facilities District. Jim Kolva Associates. 3/27/2003.

Cleanup Action Report Spokane Convention Center Expansion. GeoEngineers. 8/11/2006.

Convention Center Phase II Expansion, Trip Generation Confirmation Letter and Impact Fee Estimate. ITS (William White). 1/9/2013.

Biology Soil & Water. Habitat Report for the Spokane Public Facilities District Spokane River Shoreline Division Street Bridge to the Opera House. 11/2/2012.

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.*

None known at this time.

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

Shoreline Substantial Development Permit
Design Review Committee
Demolition
Grading and drainage
Street obstruction
Building
Street Use
Electrical
Plumbing/mechanical
Occupancy
SRCAA Notice of Construction and Application for Approval
For Riverbank Restoration: JARPA permit (Army Corps of Engineers, Washington Departments of Fish and Wildlife and Ecology).
Washington State Parks and Recreation Commission (coordination of work on Centennial Trail)
For use of the riverbank for canoe and kayak put in/take out, change of SMC Section 10.19.090 Swimming in River by the Spokane City Council.

11. *Give a 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.*

Proposed Use and Project Objectives

The project is the completion of the Spokane Convention Center exhibit hall as approved by Spokane County voters in April 2012. The project would expand the existing Spokane Convention Center to the north (adding 90,000 square feet of meeting, exhibit and ancillary space), relocate a sewer line within the site (out of the footprint of the future building), and reconfigure the landscape between the addition and the south edge of the Centennial Trail (includes former Shenanigans' property).

Associated projects include the improvement of the Centennial Trail, improvement of south bank of the Spokane River north of the Centennial Trail, and the possible development of a canoe/kayak take-out beneath the Division Street Bridge. The project will follow the guidelines and concepts developed during the 2010 Spokane Convention Center Completion Study. Project information is on the Spokane Public Facilities District website (<http://www.spokanepfd.org/completion/>).

12. Location of 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.

Address: 334 West Spokane Falls Boulevard

Parcel numbers: 35134.3002 – DR Spokane City Center LLC

35184.3004-Spokane Convention Center Condo Owners Assoc.

PFD - 35184.0082, 35184.0001, 35184.3001, 35184.3002, 35184.3003, 35184.0407

City of Spokane (Spokane River Bank) – 35185.0041

The site is bounded by and would be expanded from the north side of the existing Spokane Convention Center Exhibit Hall that opened in 2005, the south boundary.

The east boundary is the concrete abutment of the Division Street Bridge. The north boundary is the south edge of the Centennial Trail. The west boundary is the existing Convention Center West Building (Ag Trade Center).

An associated project is the improvement of the south side of the Spokane River bank between the Division Street Bridge on the east and the footbridge north of the Convention Center on the west. This segment would include the area between the north edge of the Centennial Trail and the water's edge. Improvements to the Centennial Trail will also be made in conjunction with the project. Both the Centennial Trail and riverbank improvements are on property owned by the City of Spokane and such work would be per agreement with the city.

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 is within all these areas.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH.

a. *General description of the site (circle one):* flat, rolling, hilly, steep slope, mountainous, other:

The site is flat and slopes slightly to the edge of the Spokane River bank where it slopes moderately to steeply to the edge of the water. According to the Convention Center Topographic Survey (11/1/2012), the site elevation ranges from 1880 feet along the north building edge to 1876 feet along the top edge of the riverbank (USGS). The elevation along the water's edge is around 1870 feet.

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

The site is essentially flat and level. The riverbank between the top of the bank to the edge of the water ranges from 15 percent to 100 percent at concrete abutments and gravel cut banks (river eroded).

c. *What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?*

The underlying soils, according to the National Resource Conservation Service Web Soil Survey November 6, 2012), are Urban land-Opportunity, disturbed complex, 0-3 percent slopes. Because of the developed condition, the NRCS Web Soil Survey does not rate the physical and chemical characteristics of the soils of the site.

The site has historically been developed, originally by construction of mainline railroad beds, railroad spurs, warehouse buildings, and asphalt and concrete paving. Basalt rubble, and gravel soils were used to fill river inlets and the low areas of the site prior to development, thereby changing the riverbank and shifting it into the water.

Currently the site is covered with asphalt parking lots, asphalt driveways, concrete walkways and slabs, the Shenanigans Restaurant building, and grass, shrub, and tree landscaping. The asphalt-paved Centennial Trail runs along the north boundary of the site.

A geotechnical investigation including new borings and review of previously completed borings and test pits was conducted prior to the construction of the existing Convention Center Exhibit Hall. The results of this study are included in the previously prepared EIS for the convention center expansion (1/31/2003, pp65 & 66). The borings and test pits revealed a variety of

materials including debris fill, granular fill, native sand and gravel, and basalt bedrock. The basalt bedrock (encountered during Exhibit Hall construction) varies in depth, from shallow (2 to 4 feet) in the southeast corner to relatively deep (12-23 feet) along the northern edge.

Groundwater was encountered during the exploratory borings, particularly in the borings near the Spokane River. Water was in the granular fill and native sand and gravel at depths from about 5 to 10 feet below ground surface. The groundwater elevation at the time of sampling was 7 feet below ground surface. Water levels are influenced by the Avista Utility Upper Falls Dam and Control Works. This elevation would be expected to rise as flows increase and during flood events (a 1 to 1.5 rise in forebay water elevation may occur during 80 and 100 year flood events).

Extensive work to investigate soils, geology, and groundwater on the site has been completed between 2002 and 2006. These reports have been completed to determine subsurface conditions to prepare foundation and loading specifications for buildings, determine extent and types of soil contamination, and determine groundwater conditions and contamination. These reports are on the Spokane Public Facilities website (<http://www.spokanepfd.org/completion/documents.php>).

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

No. The site is not in an area of geohazards as mapped by the city of Spokane.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

It is not expected that significant volumes of fill will be imported to the site. Fill that may be imported would be clean soil material to backfill utility trenches and other areas as required to replace contaminated soil that is unsuitable for reusing on the site.

It is possible that the entire 150,000 square foot site between the existing structures (Convention Center and Double Tree Hotel) will be graded during site preparation. This would include the existing asphalt parking lot (Shenanigans), the site of the Shenanigans building, the landscaped areas west of Shenanigans, and asphalt and concrete driveways and sidewalks in the western portion.

It is possible that during excavation for the sewer line rerouting, removal of the Shenanigans building, and excavation for footings and foundations that

contaminated soils may be encountered. A protocol has been developed to manage such materials if encountered (with Department of Ecology). Some of these materials may be removed from the site and hauled to appropriate disposal facilities.

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

Because the site is level between the building edge and the Centennial Trail, there is slight risk of erosion from construction in this area.

There is currently erosion along the Spokane riverbank, between the north edge of the Centennial Trail and the edge of the water. Although not impacted by or required by construction of the expanded Convention Center, the riverbank is proposed for stabilization and improvement per an approved restoration plan. The development of this plan would be coordinated with the Army Corps of Engineers, Department of Ecology, Department of Fish and Wildlife and City of Spokane.

Standard erosion control measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with city storm drainage requirements. (See paragraph h below.)

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

The existing 3.44-acre (150,050 square feet) site is predominantly asphalt paving and building rooftop, with peripheral areas of turf grass, shrubs and trees. Note that this total does not include the Centennial Trail, which is not included in the PFD property (Convention Center Completion Project – Impervious Area. 10/9/2012). Allocation of site surface is as follows:

Total impervious area – 2.109 acres (91,872 square feet), 61.2 percent of the site.

- Concrete Area – 0.116 acres (5,059 square feet)
- Asphalt Area – 1.672 acres (72,855 square feet)
- Building Area – rooftop, patio 0.320 acres (13,958 square feet)

Total landscaped area (grass, shrubs, trees, gravel paths) – 58,178 square feet, 38.7 percent of the site.

The proposed project will remove the existing Shenanigans building, patio and parking lot, and asphalt driveways in the western portion of the site. The new building is proposed to include about 90,000 square feet of new interior space on two levels. (The design concept evaluated in this checklist is presently only

conceptual and a final design will be developed by the summer of 2013.) Regardless, it is expected that the building footprint or roof area would be less than 50,000 square feet and would consist of rooftop and concrete decks. Conceptually, there will also be concrete patio, plaza, and promenade areas that would likely extend between the building court and the Centennial Trail. This area could cover another 20,000 square feet. Additional concrete plazas, walkways, and fire lanes could cover another 20,000 square feet. This would add back about the same amount of impervious surface removed to prepare the site.

Thus it is expected that the impervious surfaces upon project completion would be around 60 percent of the site. The footprint of the new addition would substantially include the area presently covered by the existing asphalt-paved parking area and Shenanigans building. The addition, if any, of new impervious surface will be nominal, and for the most part, rooftop will replace asphalt.

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

Standard runoff control measures will be followed to minimize erosion during construction. Best Management Practices (BMP) will be used during construction. Adjacent properties will be protected from sediment deposition as well as increased volume, velocity and peak flow rates of stormwater runoff.

A Notice of Intent will be filed and approved prior to any construction or demolition. Upon completion of the project and after site stabilization, a Notice of Termination will be completed and filed through the Washington State Department of Ecology. This management program would be in place through all phases of construction.

After specific phases of the campus are constructed, landscaping will be added in accordance with a site landscaping plan. The establishment of the landscaping will stabilize the open areas of the site.

The work to stabilize and improve the riverbank will follow a habitat restoration/landscape plan coordinated with the Departments of Fish and Wildlife, and Ecology, and the City of Spokane. The plan will include specific controls to minimize impact to surface water during construction, to rebuild bioengineered sections of bank, plant new native vegetation, and develop barriers along the edge of the Centennial Trail to discourage human (and waterfowl) physical access to the bank and Spokane River.

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 emission sources include building demolition, removal of asphalt and concrete surfaces, site grading, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated have not been quantified but expected to be nominal.

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

During the construction of the Convention Center Exhibit Hall, completed in 2006, air monitoring was conducted by GeoEngineers to assess if workers or the public were exposed to airborne contaminants as a result of construction activities. In the construction zone work areas air monitoring samples were collected and analyzed for polycyclic aromatic hydrocarbons (PAHs), and metals (arsenic, cadmium, lead, and mercury). Monitoring along the site perimeter measures general particulate levels and the presence of volatile organic compounds (VOCs). The results indicated that particulate and VOC levels along the site perimeter generally were negligible. (Draft Cleanup Action Report [File No. 0100-047-01]. GeoEngineers. 8/11/2006.)

It is expected that the same methodology will be used for construction of the proposed project.

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

Division Street and Spokane Falls Boulevard, major arterials through downtown Spokane, bound the east side of the site and the south side of the existing Convention Center. These are existing conditions and have not, nor are expected to affect the operations of the Convention Center.

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

Spokane Regional Clean Air Agency (SRCAA) regulations will be followed. Exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil

Asbestos and lead paint surveys have been completed. During demolition of the Shenanigans Restaurant, appropriate measures will be taken to manage those materials.

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.

The Spokane River is near the northern edge of the project boundary, formed by the southern edge of the Centennial Trail. In conjunction with the construction of the expanded convention center, a separate but related project will involve the restoration of the Spokane River's bank between the Division Street Bridge on the east and the footbridge to Riverfront Park on the west.

A review of the US Fish and Wildlife Service National Wetlands Inventory (11/6/2012) shows no wetlands on the site. The Spokane River is classified as a Riverine (R3UBH) environment.

(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.

Yes. The following activities are planned to occur within the 200-foot shoreline boundary of the Spokane River:

- The site will be cleared of existing structures (Shenanigans & East West Arbor) asphalt, and selected landscaping.
- The building will be constructed to within 75 feet of the ordinary high water mark.
- A sewer line will be rerouted within the area between the Centennial Trail and the building's footprint.
- Landscaping will be installed between the building footprint and the south edge of the Centennial Trail. Within this landscape may be trails, benches, and other pedestrian amenities.

- The Centennial Trail may be reconfigured slightly, replaced in sections, and repaired.
- The riverbank, between the Centennial Trail and the water's edge of the Spokane River will be rehabilitated in accordance with a landscape plan approved by Department of Ecology, Department of Fish and Wildlife, and the City of Spokane. In conjunction with this work, a place for the put-in and take-out of canoes and kayaks may be developed beneath the west edge of the Division Street Bridge. Further, at the existing stormwater outfall, the construction of a public viewing platform that cantilevers over the river may be considered.

(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.

At this time it is not expected that dredge material would be placed or removed from the Spokane River. It is possible that during bank restoration, a bio-engineered riverbank might intrude into the edge of the water.

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

No

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

No, the building site is within a Zone X, areas of minimal flooding. (FEMA MSC Viewer, reviewed 9/7/2012, Community Panel Number 53063C0541D, 7/6/2010. A 100-year flood plain is along the riverbank and intrudes slightly into the Centennial Trail. The flood elevation at the west side of the Division Street Bridge is 1876 feet. The Topographic Survey (11/1/2012) shows a 100-year flood elevation of 1875.8 feet with a slight intrusion into the Centennial Trail near the Division Street Bridge. The Flood Plain does not intrude into the portion of the site owned by the Spokane Public Facilities District.

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

There is currently a stormwater outfall into the Spokane River that was constructed for the Exhibit Hall. This system collects and conveys by pipe the rooftop and treated stormwater from the loading and ramp area to the outfall.

This system will be evaluated to determine if additional capacity exists that could accommodate runoff from the new roof and deck areas that would be constructed in the completion project.

b. Ground:

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities, if known.

No, City of Spokane water is presently and will continue to be used for domestic and irrigation supply.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general site of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

The proposed project is and will remain connected to City of Spokane sewage collection and disposal system.

(3) 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 storm water 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 materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Stormwater from the existing Exhibit Hall rooftop and ramp/loading area is currently collected and directed to an outfall into the Spokane River. This system will be evaluated during building design to determine the capacity that might be available to accept approved runoff from the additional rooftop. It is expected that with the removal of the existing asphalt parking lot and of some paved driveways that most all runoff would be generated by rooftop. Runoff from concrete walkways and plazas would generate the remainder.

Stormwater also drains to a swale in the northwestern portion of the site. The former Shenanigans site parking lot drains to landscaped areas along the northern edge of the parking lot, and catch basins within the asphalt lot that are next to the south and east sides of the building.

A stormwater management system will be designed in accordance with City of Spokane stormwater management guidelines. The Convention Center

Completion concept site plan shows the use of storm gardens to help manage stormwater.

(4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what type and quantities of materials will be stored?

No new materials would be used on site as a result of the construction of the expanded Convention Center. Chemicals are presently used on the site for lawn and landscape maintenance. The Facilities District has a protocol for handling, storage, and disposal of such materials.

(5) 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 described in 3b(2) and 3b(3)?

Chemicals that consist of typical building (including plumbing, electrical and HVAC) and landscape maintenance products are currently stored on the site. Such materials are stored indoors and in designated areas with appropriate storage facilities. Appropriate storage and handling facilities (including disposal and cleaning) for chemistry and other class chemicals will be incorporated into the project design. The Convention Center is a LEED Silver certified facility and uses only biodegradable, non-hazardous cleaning materials.

Previous work on the Convention Center between 2002 and 2006 identified contamination on the site and impacts to groundwater. Groundwater monitoring per agreement with the State Department of Ecology by GeoEngineers, included a Groundwater Monitoring Report completed on 8/26/2005. The report used four (five in first sample) monitoring wells on the site to determine groundwater elevations, flow direction, hydraulic gradients, and groundwater quality. As discussed previously, historic industrial and primarily railroad activities on the site contributed petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), arsenic, cadmium, lead, and mercury to the site's soils and groundwater. According to the report, groundwater elevations varied slightly during the four quarterly samples and ranged from about 6 to 11 feet. Flow direction was generally south to southwest, away from the Spokane River. Further, the elevations are likely controlled by the stage of the Spokane River and to a lesser extent by local precipitation. The chemical analysis of the four monitoring events were reported as follows: "Analytes either were not detected or were detected at concentrations less than the MTCA Method A cleanup levels in each of the collected samples." Because the results were below cleanup levels, it was recommended that groundwater monitoring on the site be discontinued.

A Draft Cleanup Action Report File No. 0110-047-07), 8/11/2006, prepared by GeoEngineers was submitted to the Department of Ecology following completion of work on the 2006 expansion project. The report summarized the cleanup action performed by the Public Facilities District during the construction of the Convention Center Expansion project. The PFD entered the Department of Ecology's Voluntary Cleanup Program (VCP) with the goal of achieving a "no-further-action designation for the site. The cleanup action was completed in accordance with the Corrective Action Plan and appropriate state regulations.

Work on the site that involves soil disturbance will be monitored by the engineering consultants and coordinated with the Department of Ecology.

c. Water Runoff (including storm water):

(1) Describe the source of runoff (including storm water) 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.

The existing Convention Center Exhibit Hall runoff is managed by a collection, conveyance, and outfall system that discharges to the Spokane River. This system will be evaluated to determine if it has capacity to accept additional runoff from the expanded building.

The proposed 3.44-acre (150,050 square feet) site on the north side of the existing Exhibit Hall and Double Tree Hotel is predominantly asphalt paving and building rooftop, with peripheral areas of turf grass, shrubs and trees. The total impervious area of this site is 2.109 acres (91,872 square feet), 61.2 percent of the site, allocated as follows:

- Concrete Area – 0.116 acres (5,059 square feet)
- Asphalt Area – 1.672 acres (72,855 square feet)
- Building Area – rooftop, patio 0.320 acres (13,958 square feet). This includes the Shenanigans Restaurant building.

The runoff from these surfaces currently runs along the surface of the Shenanigans parking lot to a landscaped area along the north side. Catch basins next to the restaurant building collect runoff. Storm water and runoff from the asphalt driveway and sidewalks is absorbed by the landscaped areas and the grass swale west of the restaurant (extends to the Convention Center West Building).

Runoff from the Centennial Trail (north of project boundary) runs to the landscaping and riverbank flanking the Trail.

The proposed project will remove the existing Shenanigans building, patio and parking lot, and asphalt driveways in the western portion of the site. The new building is proposed to include about 90,000 square feet of new interior space on two levels. (The design concept evaluated in this checklist is presently only conceptual and a final design will be developed by the summer of 2013.)

Regardless, it is expected that the building footprint or roof area would be less than 50,000 square feet and would consist of rooftop and concrete decks.

Conceptually, there will also be concrete patio, plaza, and promenade areas that would likely extend between the building court and the Centennial Trail.

This area could cover another 20,000 square feet. Additional concrete plazas, walkways, and fire lanes could cover another 20,000 square feet. This would add back about the same amount of impervious surface removed to prepare the site.

Thus it is expected that the impervious surfaces upon project completion would be around 60 percent of the site. The footprint of the new addition would substantially include the area presently covered by the existing asphalt-paved parking area and Shenanigans building. The addition, if any, of new impervious surface will be nominal, and for the most part, rooftop will replace asphalt.

The project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with SMC 17D.060, Storm Water Facilities.

Per the Shoreline Ordinance: [Section 17E.060.200](#) Water Quality and Stormwater:

Stormwater management facilities shall be developed in such a manner that there is no net loss of shoreline ecological functions or a significant impact to aesthetic qualities or recreational opportunities.

Low impact development (LID) techniques, as defined in [chapter 17A.020 SMC](#), shall be considered and implemented to the greatest extent practicable throughout the various stages of development, including site assessment, planning and design, vegetation conservation, site preparation, retrofitting, and management techniques.

Stormwater facilities shall be built to the standards in [chapter 17D.060 SMC](#) and other applicable city standards.

(2) 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 storm water disposal system discharging to surface or groundwater?

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

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

Section 3b5. Above discusses impacts groundwater and potential impacts of historic ground contamination on groundwater.

A construction plan should be developed for work along the riverbank to control soil slumping into the water, and prevent the leakage of fluids such as fuels, hydraulic fluid and oil from construction equipment into the water.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist):

The capacity of the existing rooftop stormwater management system will be evaluated to determine how much additional area of new roof can be accommodated by the system (system discharges into Spokane River). It is expected that most of the runoff that is now generated on the site from the former Shenanigans Restaurant rooftop and parking lot (3C1 above), would be changed to rooftop, concrete, and various pervious surfaces. Depending on final building and site design, it is possible that there will be no net increase in impervious surfaces on the site.

Stormwater that is not able to be treated by the existing rooftop system would be directed to grass swale areas, or as shown on the concept drawings, rain gardens, for infiltration into the soil. All stormwater will be managed in accordance with a city-approved management plan prepared by the project design team.

It has been suggested that the Low Impact Development Concept (LID) be used in the project to manage stormwater in a manner that would allow infiltration, evaporation and use on-site to avoid extensive conveyance facilities. This concept will be evaluated in light of city stormwater and Ecology requirements related to contaminated soil on the site. (Letter to PFD. Comments on Shoreline Development Issues. Center for Justice. 12/31/12).

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 lily, eelgrass, milfoil, other.
- ☐ other types of vegetation.

The Spokane River shorelines are classified as a Zone 2 Riparian Habitat Area. The site is within a WDFW Priority Habitat that has an Ecological Condition Rating of fair and one that is highly impacted by development (see Section 8h below).

Biology Soil & Water completed a habitat report for the site to document existing conditions and provide recommendations for improvement of post-construction habitat conditions. ("Habitat Report for the Spokane Public Facilities District Spokane River Shoreline Division Street Bridge to the Opera House," 11/2/2012.)

The site landscape is man-made with the earth form, including the riverbank, developed by railroad construction during the early 1900s, and the plants that were primary planted in the Expo and Post-Expo 72 period. The 1958 aerial photo of the site (City Map) shows the site covered by railroad main lines, spurs, marshalling yard, and warehouses.

The site consists of two distinct areas: the former Shenanigans Restaurant and the asphalt parking lot with a 20-foot by 220-foot landscape strip between the parking lot and Centennial Trail; and, west of Shenanigans, the landscape of the East-West Arbor and lawn area to its west (divided by walkways and driveways). The landscape of the site is man-made with a variety of domestic trees, shrubs, and lawn.

As discussed in Section 3c(1) above, most of the 150,050-square-foot site is covered by impervious material, predominantly asphalt (91,872 square feet). Lawn and domestic landscaping cover about 38.8 percent of the site. (Note this does not cover the off-site riverbank along the north side of the Centennial Trail.)

A row of London Plane trees, spaced about 60-feet apart is along the south side of the Centennial Trail.

North of the Centennial Trail is the bank of the Spokane River with a variety of trees and shrubs including pines, willows, blackberries, noxious weeds, with areas of exposed and eroded soils.

The Habitat report states the following:

“Human disturbance in the downtown area interferes with wildlife use. Human activity diminishes habitat quality due to the narrow width of the vegetated zone. The adjacent habitat (300 foot perimeter) lacks snags, a significant number of trees with a diameter greater than 10 inches or cavities larger than 2 inches, evergreens with greater than 80% canopy closure, and native prairie or tilled land with waste grain. The terrace has an inadequate number of native fruit, cone, or mast bearing food trees. In shore, the habitat quality for birds and small mammals is very low. (page 3)

“The habitat value of the project area is very low. The plant and animal communities have been greatly simplified. It is not possible to significantly improved riparian dependent bird/mammal habitat diversity due to the narrow width of the river ban zone and the degree of existing site disturbance. However, vegetative enhancement can increase landscape diversity and promote habitat elements that are scarce or absent, provide additional refugia, resting, perches, cover, and foraging opportunities for the resident and migratory bird species that utilized the river corridor and may utilize this site on occasion.”(page 8)

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

The landscape potentially affected by the proposed project includes the area between the south edge of the Centennial Trail and the edges of the parking lot, driveway and buildings along the south edge of the site. The row of London Plane trees along the Centennial Trail would be retained and protected during construction. The narrow strip of shrubs east of the former Shenanigans Restaurant (a 20-foot by 220-foot) is not within the footprint the future building project, but may be removed and replaced by native species in an expanded landscape. West of the Shenanigans building is a row of trees and shrubs (planted in conjunction with the Shenanigans site development, and the East-West Arbor site, a portion of which may be with the future building footprint. Again this is a man-made maintained landscape. The plantings within the building construction zone would be removed for site building site preparation. The remainder of the plantings may be removed in order to plant a new landscape consisting of native plants.

The second area potentially affected by the project is the improvement to the riverbank north of the Centennial Trail. In the process of restoring the south bank of the river, the major trees (pines and willows) would likely be retained, and it is possible that the existing shrubs will be removed. But, the willows along the bank, for example, are not native and there has been discussion about removal and replacement with native species. Regardless, the existing plants and bank configuration will be evaluated and with a landscape plan approved by the City, Department of Ecology, and Department of Fish and Wildlife, designed to repair and stabilize the riverbank, and develop an appropriate plant palette.

Ultimately, the landscape plan for the site will comply with SMC [Section 17E.060.230](#) Vegetation Conservation

A. Purpose.

To achieve a no net loss of shoreline ecological functions by protecting and restoring the ecological functions and ecosystem-wide processes performed by vegetation along shorelines. Vegetation conservation also increases the stability of riverbanks, reduces the need for shoreline stabilization measures, improves the visual and aesthetic qualities of the shoreline, protects plant and animal species and their habitats, and enhances shoreline uses.

B. There shall be no net loss of vegetative cover within the shoreline jurisdiction.

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

None are identified in the Habitat Report, cited above in Section 4a.

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

Project design and construction will follow the guidance of SMC [Section 17E.060.250](#) Shoreline Construction Site Plan, and [Section 17E.060.260](#) Vegetation Replacement Plan. These policies will establish construction limits to avoid damage to major vegetation, and to develop and landscape plan to replace vegetation lost during construction and enhance the shoreline environment. Construction zone limits would be established to protect trees, shrubs, and other plantings that are to remain.

The site landscape plan would be developed in coordination with the City of Spokane, Department of Ecology, and Department of Fish and Wildlife. The habitat survey conducted by Biology Soil on 11/2/2012 provides a discussion of existing habitat and recommendations for landscape design strategies.

5. ANIMALS

a. *Circle any birds and 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:

Sparrows, crows, starlings, Canada geese, ducks, and songbirds typical of the area were observed on the site.

mammals: deer, bear, elk, beaver, other:

Evidence of tree squirrels is in the site vicinity

fish: bass, salmon, trout, herring, shellfish, other:

Information regarding fish in the middle Spokane River is contained in an assessment conducted in 2007-2008 by the Washington Department of Fish and Wildlife (WF&W. Baseline Fish Community Assessment for the Middle Spokane River. WDFW Resident Fish Stock Status Project. Annual Progress Report. 4/2008). The Middle Spokane segment is between Upriver Dam on the east to Upper Falls Dam on the west. The river segment in front of the Convention Center is pooled behind the Upper Falls Dam complex.

The Spokane River hosts large scale suckers, Northern pikeminnow, redband trout, mountain whitefish, sculpin, reidside shiner, smallmouth bass, rainbow trout, and brown trout. Because of heavy metal and PCB pollution, the number of fish consumed is limited; further they require special cleaning.

Other:

None

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

None. The habitat survey conducted by Biology Soil & Water (11/2/2012) reported no such species on or associated with the site.

The Spokane River shorelines are classified as a Zone 2 Riparian Habitat Area. The site is within a WDFW Priority Habitat that has an Ecological Condition Rating of fair and one that is highly impacted by development.

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

No, the area is a developed urban site, although the Spokane River itself is a route for fish and bird species.

A review of the US Fish and Wildlife Service Wetlands Mapper for Spokane (<http://wetlandsfws.er.usgs.gov/i>) does not indicate wetlands beyond the edge of the water surface of the Spokane River, categorized as a Riverine Wetland (11/6/2012).

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

Section 4a above discusses summarizes the habitat survey as follows:

“The habitat value of the project area is very low. The plant and animal communities have been greatly simplified. It is not possible to significantly improve riparian dependent bird/mammal habitat diversity due to the narrow width of the river band zone and the degree of existing site disturbance. However, vegetative enhancement can increase landscape diversity and promote habitat elements that are scarce or absent, provide additional refugia, resting, perches, cover, and foraging opportunities for the resident and migratory bird species that utilized the river corridor and may utilize this site on occasion.

The landscape plan for the site as well as the riverbank will identify additions that should be made to the existing landscape that would enhance the aesthetics and the existing limited habitat of the site.

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.

Electrical energy power currently powers electrical equipment and lighting. Natural gas is currently used for heating. The new addition and upgraded existing building will incorporate current energy-saving standards.

Gasoline and diesel are used to fuel vehicles of staff and visitors.

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

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

No

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

The project would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the 2009 Washington Non-Residential State Energy Code.

7. ENVIRONMENTAL HEALTH

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

As a result of the site's historic use by the railroads as a main line, marshalling yard, and warehousing the soils of the site have been contaminated by petroleum-based chemicals and heavy metals. Numerous site evaluations have been completed over the years to determine the extent of soil and water contamination on the site from this historic activity. A discussion of soil and groundwater conditions are included in Section 3.b(5) above.

An inventory of Geotechnical and Environmental Documentation, Convention Center Expansion 2002 - 2006 on the site is on the PFD project website. (<http://www.spokanepfd.org/completion/documents.php>).

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

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

The studies cited above in Section 7a provide operating procedures intended to protect workers on the site and the public from exposure to contaminants as a result of soil excavation during construction. This would apply to soil exposure, ground water, and air emissions. A work plan will be developed and coordinated with appropriate agencies to manage risk of contaminant exposure.

b. Noise:

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

In the northeast quadrant of downtown Spokane bounded on the east by the Division Street corridor and the south by Spokane Falls Boulevard, the noise environment of the Spokane Convention Center campus is influenced by sounds generated by vehicular traffic. The environment is typical of an urban setting.

(Note that noise, Section 6.1, was not included in the scope of the Draft Environmental Impact Statement issued on 31 January 2003.)

(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)?

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

Over the life of the project, noise would continue to be generated by vehicular traffic along Division Street, Spokane Falls Boulevard, Browne Street and other local streets. It is not expected that traffic or noise levels will increase as a result of the project.

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing convention center.

The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would also continue.

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

The city of Spokane regulates noise under Spokane Municipal Code Section 10.08D Noise Control. The ordinance establishes use districts and provides maximum permissible noise levels and durations within and between these districts.

Exemptions are provided in Washington State's WAC 173-60-050 for various categories of noise between the hours of 7:00 AM and 10:00 PM noise. These include sounds originating from temporary construction sites as a result of construction activity; and the operations of motor vehicles when regulated by chapter 173-62 WAC. (A complete listing is provided in WAC 173-060-050)

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The site of the Spokane Public Facilities District Convention Center Completion project is at the north side of the existing Exhibition Hall and Double Tree Hotel. The concrete wall of the Division Street Bridge forms the east boundary. The Convention Center West Building forms the west boundary. The north boundary is the southern edge of the Centennial Trail. The site includes the following uses:

- Former Shenanigans Restaurant, driveway, and parking lot;
- Landscape of the East-West Arbor;
- Landscaping, grass swale, walkways, and driveways west of East-West Arbor;
- Driveway between Exhibit Hall, Double Tree, and East-West Arbor.

The Centennial Trail that forms the site's north boundary and the riverbank from the north edge of the Trail and the edge of the water, though not on the PFD-owned site, will be included in the Convention Center Completion project.

Surrounding land uses include:

South adjacent – the existing Exhibit Hall and parking structure, driveway to Spokane Falls Boulevard, elevated pedestrian walkway, and Double Tree Hotel;

West adjacent – convention center;

North - Centennial Trail and Spokane River bank and Spokane River;

East - Division Street Bridge, and from Spokane Falls Boulevard to Spokane River – Marriott Fairfield Inn, Perkins Restaurant, Olive Street, Marriott Courtyard hotel; and Centennial Trail.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Two structures are on the site: Shenanigans Restaurant, and the wooden arbor in the East-West Arbor (Jody Pinto, 1990).

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

Yes, both structures will be demolished.

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

The site is in the East End of Downtown Spokane with a zoning designation of Downtown General (DTG) on the former Shenanigans property, and DTG-100 to the west.

According to the zone description: "This is a high density, mixed-use area in which community-serving retail uses are encouraged, especially at street level; and residential and office uses are encouraged, especially as part of a mixed use building. A very wide range of uses are allowed. New auto-oriented or intensive industrial uses are discouraged or not allowed."

The site is zoned DTG, Downtown General.

Table 17C.124.100 Downtown Zone Primary Uses does not specifically provide for Convention Centers, but does allow Major Event Entertainment as a Permitted use. Table 17C.124-2 Development Standards allows a FAR of 6 and a maximum building height of 12 Stories. Minimum Setback from the street and other lot lines is 0 feet.

Uses Allowed in the Shoreline

The Spokane River **Shoreline Regulations** (Chapter 17E.060), Section 17E.060.360 Primary Permitted Uses, section D.3.a. Water-enjoyment Use states: "In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment." Paragraph b. lists examples of water-enjoyment uses to include among other uses, convention centers as long as it meets the provisions of paragraph a. The site is within the Intensive Urban Environment designation of the Shoreline Master Program (Shoreline Environments Designations Upriver, 10/2008). The Buffer width in this district is 50 feet (Shoreline Buffers Upriver, 11/2008). Table 17E.060-5 Development Standards provides structure and visual access setbacks, structure width parallel to ordinary high water mark (OHWM), lot coverage, building heights.

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

Fast Forward Spokane: Downtown Plan Update, 12/2008 provides guidelines for the development of downtown Spokane. The site of the Convention Center campus is in the East End of Downtown.

Major assets cited in the Downtown Plan include Riverfront Park, the Convention Center, the Spokane River, and Centennial Trail. The plan acknowledges that the expanded Convention Center is a key economic engine for the City, helping to draw visitors to Spokane and to support additional restaurant, entertainment, and retail opportunities.

Excerpts from the plan discuss the Convention center and other relevant downtown strategies that relate to Riverfront Park, the Centennial Trail, and enhancement of the downtown realm.

Under Chapter 5, downtown strategies, the following is included: Maintain and improve the existing Centennial Trail as a major pedestrian and bicycle east-west link from the Downtown Core to nearby residential neighborhoods, Riverpoint Campus, Gonzaga University, and the Kendall Yards Area. Improve and expand connections to neighborhoods with signage, landscaping, and other amenities

Under Downtown Entries and Gateways: 9 Establish and install a hierarchy of wayfinding signage for the Downtown for bicyclists, motorists, and pedestrians that clearly delineate Downtown Districts, directions and distance to major attractions.

CHAPTER 6 DISTRICT STRATEGIES

Riverfront Views

1.32 Attractions, activities, and trails in the park should enhance riverfront views. ... Also, a Spokane River interpretive signage program should be implemented in order to improve wayfinding within the area.

The Special Districts section lists the Convention Center: **Hotel, INB Performing Arts Center, and Convention Center District Strategies**

2.8 Promote redevelopment activities and reinforce the Hotel, INB Performing Arts Center, and Convention Center District around the Convention Center.

2.9 Improve pedestrian connections between the Convention Center, hotels, the Intermodal Center, the Davenport District, and across Division Street to the Riverpoint Campus. Encourage and enhance pedestrian crossings of Division at West Main Avenue and along the Centennial Trail.

Public Art: 1.36 Promote and preserve the “sculpture walk” in Riverfront Park. Public art, particularly from local artists, contributes to the uniqueness of Riverfront Park and adds an additional attraction for residents and visitors.

SPECIAL DISTRICTS

Five special districts are identified for Downtown: the Davenport District; West Main; Monroe Street Antique District; Hotel, Convention Center and INB

Performing Arts Center District; and Commercial “Zones.”

Hotel, INB Performing Arts Center, and Convention Center District

Strategies: 2.8 Promote redevelopment activities and reinforce the Hotel, INB Performing Arts Center, and Convention Center District around the Convention Center.

2.9 Improve pedestrian connections between the Convention Center, hotels, the Intermodal Center, the Davenport District, and across Division Street to the Riverpoint Campus. Encourage and enhance pedestrian crossings of Division at West Main Avenue and along the Centennial Trail.

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

The site is within downtown Spokane in the Urban Intensive Environment with a shoreline buffer width of 50 feet. The proposed project is the completion or expansion of the existing Convention Center, a use allowed within this shoreline environment.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The Spokane River shorelines are classified as a Zone 2 Riparian Habitat Area. The site is within a WDFW Priority Habitat that has an Ecological Condition Rating of fair and one that is highly impacted by development. According to SMC Section 17E.020.050 Regulated Activities:

- k. Riparian segment zone 2 and 5 (Table 17E.020-4) for the Spokane River and Latah Creek RHA may be permitted to be developed, but no closer than the setback prescribed for that particular shoreline of that specific site as described in the City's SMP or as amended, or fifty feet, whichever is greater, and the director determines that the approved HMP is more beneficial to terrestrial and aquatic habitat than the setback alone, and an approved HMP verifies and confirms the following conditions:
 - i. Historical and previous use of the property and shoreline area have disturbed, denuded, decimated, destroyed or contaminated the natural, native and environmental ecosystems, flora and geology to such a significant degree that there currently exists very minimal quality or value for aquatic or fauna habitat.
 - ii. The proposed development includes a shoreline and ecosystems enhancement plan and program, certified by a qualified biologist or WDFW, that the shoreline and the area between the OHWM and the reduced RHA boundary, will be significantly improved for use as a riparian habitat compared to the existing conditions. Enhancement plans

and programs will include, but are not limited to:

- A. clean-up and/or removal of trash, foreign debris, noxious or invasive vegetation or toxic materials or soils;
- B. stabilization of eroded or unnaturally disturbed river bank with materials that are native to that particular section of shoreline;
- C. installation and/or reintroduction of sufficient or additional flora that is native to that particular section of shoreline;
- D. reduction or elimination of erosion to the riverbank and adverse impacts to riparian ecosystems caused by stormwater run-off from unnatural surfaces;
- E. the proposed use(s) and/or improvements, outside of the RHA, will create significantly less adverse environmental impacts than the previous or current uses;
- F. an RHA management and maintenance plan, approved by a qualified biologist or WDFW and guaranteed by the owner, that the enhanced RHA will be protected and maintained as specified in the HMP.

The city's shoreline regulations, development subsequent to the critical areas ordinance (Chapter 14E.020, Fish and Wildlife Conservation Areas) provides a setback and building buffer of 75 feet from the ordinary high water mark.

A review of the US Fish and Wildlife Service Wetlands Mapper shows no wetlands beyond the banks of the Spokane River that is classified as a Riverine (R3UBH) environment.

((<http://107.20.228.18/Wetlands/WetlandsMapper.html#>), 11/6/2012).

The FEMA Flood Zones map shows a flood zone that extends to about the Centennial Trail, but not into the PFD-owned site. (<https://msc.fema.gov> FIRM 53063C0541D, 7/6/2010). The 100-year flood zone is depicted on the topographic survey (9/26/2012) prepared by Coffman Engineers for the project site.

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

It is estimated that 4 contract FTEs and 1 event FTE would be generated by the additional space. Additional employment would be based on the requirements of specific event hosts at the facility.

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

The proposed project would result in the removal Shenanigans Restaurant that is presently vacant.

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

None are proposed.

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 existing City of Spokane Zoning (SMC 17C.124 for DTG zone), Design Standards (SMC 17C.124.500), Shoreline regulations (SMC 17E.060), and complete the Design Review process. (The project requirements are listed in the Pre-development Conference Notes, Section 3A Current Planning, 9/6/2012).

9. HOUSING

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

None

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

None

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

None

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?

It is expected that the expanded building would match the height of the existing Exhibit Hall. The meeting rooms and other accessory space would be lower in height and likely step down to the north to comply with shoreline setbacks and height requirements.

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

No designated view corridors are in the vicinity of the Spokane Convention Center. There are views east and west along the Centennial Trail and south bank of the Spokane River, across the northern edge of the site. Likewise there are views along the Centennial Trail branch along the north bank of the Spokane River opposite the site.

Views of the south bank of the Spokane River and existing convention center campus are available from the north bank along the Centennial Trail. The views of the riverbank are unobstructed, but existing trees along the riverbank and along the south side of the Centennial Trail screen views of the Convention Center between about April and October.

The Convention Center is visible across the Spokane River from Riverfront Park to the northwest, again screened by trees.

Views are also available along the pedestrian walkways flanking the west and east edges of the Division Street Bridge, beginning at the north end of the bridge. Again the trees along the shoreline and Centennial Trail screen view of the Convention Center. The bridge walkways also provide views west (downstream) and east (upstream) along the river as one crosses the river bridge.

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

The sculpture walk along Riverfront Park and the Centennial Trail includes several artworks and monuments within and adjacent to the site. These include the donor Miracle Mile medallions along the south edge of the Centennial Trail, Shamil, a copper sculpture, by Anatoli Abgudaev, installed in 1991; a concrete and stone pedestal with a plaque commemorating the sister city of Limerick, Ireland installed in 2000 (to be moved to off-site locale); the deaccessioned East-West Arbor by Jody Pinto, 1990; From the Earth, a bronze sculpture, Glenn Emmons, 1994; and The Call and the Challenge, Ken Spiering, 1986.

SMC [Section 17E.060.280](#) Physical and Visual Public Access, will be followed. The Centennial Trail can be connected to Spokane Falls Boulevard by improving the existing perpendicular pathways, and using the pedestrian overpass west of the Double Tree hotel as a structure on which to mount lighting or other signage highlighting the river portal. The would be coupled with signage along Division and Spokane Falls Boulevard to direct people to river.

Incorporate a deck or overlook along the north face of the expanded convention center.

Replace the Jody Pinto sculpture with a site appropriate artwork. The PFD is considering a low barrier along the north side of the Trail that would be developed as a sculptural element, or an “integrated art project.” Consider the use of benches, railings, utility cabinets, signage, light poles, etc. as sculptural objects or artistic elements, and collaborate with an artist for design or other enhancement.

11. LIGHT AND GLARE

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

Because the building façade will face north, the potential for significant glare from sunlight is minimal except during early morning and late evening hours. During evening events, light from the building would be visible from the Centennial Trail and both shorelines of the river as well as to observers in the buildings on the north bank of the river. Such light would be filtered by the trees along the riverbank and Centennial Trail and, regardless, is typical of a downtown urban environment.

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

No, it is not expected that light or glare from the building and grounds would cause a safety hazard. There are no designated views in the vicinity of the Convention Center. The site is in a commercial area of the city and adjacent to Division Street the highest traffic volume street in the city.

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:

The building design and surfaces will be reviewed by the City of Spokane Design Review Committee. The lighting of the building, its exterior appearance, as well as the lighting of the landscape will be evaluated for aesthetics as well as safety to users and the public.

12. RECREATION

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

The Convention Center campus which includes the Exhibit Hall, Convention Center West Building, and INB Performing Arts Center provides venues for various activities and events including conventions and trade shows, social events, banquets, weddings, and entertainment.

The project site includes the vacated Shenanigans Restaurant, parking lot, East-West Arbor, and landscaping with open areas of turf grass, trees, and shrubs.

The East-West Arbor provides benches and a contemplative space people use of relaxation, conversation, viewing activity along the Trail, viewing the river, and smoking. As noted in the Draft EIS for the Spokane Convention Center Expansion (1/31/2003), "The serenity of the park-like setting is only occasionally disrupted by obstreperous outbursts of cavorting ducks and geese." The work was designed by Jody Pinto and installed in 1990.

The area in which the East-West Arbor is site is a designated park/open space that resulted from an agreement between Citizens Opposed to River Encroachments (CORE) and the City of Spokane. The dedication and covenant was dedicated on 21 August 1987 with the intent that the space be "...dedicated to the general public of public use in a park-like setting with public access."

Shenanigans provided food and beverage service both indoors and during spring, summer, and fall months, outdoor service on the deck fronting along the Centennial Trail.

The Centennial Trail forms the northern boundary of the site. The Trail runs along the Spokane River between the Idaho State Line and Nine Mile Falls on the west and covers a distance of about 37 miles. <http://www.spokanecentennialtrail.org/>). The Trail is administered by the Washington State Parks and Recreation Commission and maintained through a cooperative agreement among the Commission and Spokane city and county parks departments.

The 2003 EIS reported that Friends of the Centennial Trail noted: "... the parking lot adjacent to Shenanigans Restaurant is used as a trailhead for the Trail and is the only free parking in the downtown with access to the Trail." It should be noted that this parking was not authorized by the previous owners of Shenanigans Restaurant.

The bank of the Spokane River, on the north side of the Trail, is used for viewing the water and panorama along the river.

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

Shenanigans Restaurant facilities and the East-West Arbor would be removed from the site. A portion of the Shenanigans site, the green space siting the East West Arbor and landscaped area to the west will be reconfigured and incorporated into the new site design. This area outside the footprint of the expanded Convention Center will be designed in conjunction with the Convention Center project.

The Conceptual study for the Convention Center Completion (CCC) depicted public pathways and plazas, benches, areas of native vegetation, and within the cantilevered building, an area that would have electrical and water supply for temporary vendors and events.

The Centennial Trail will remain along the northern boundary of the site, and as part of the project will be improved and maintained. The final site landscape plan could also recommend minor reconfiguration and enhancement.

The CCC Conceptual study for the site also proposed a pier that would extend into the Spokane River and provide a public overlook. Because of conflict with Shoreline Regulations, it is unlikely that a pier with structure in the river would be approved by the City and Department of Ecology. In lieu of this, a public observation platform that cantilevers over the water may be evaluated. Such a platform might be located over the existing concrete stormwater outfall west of Shenanigans.

It should be noted that there is a position that not only should the dock concept should be eliminated, but also that an overhang of the river (public view platform) would clutter the already cluttered riverbank. Further, such a feature would not enhance public access since there are other viewing opportunities for pedestrians. (Futurewise. Correspondence to Spokane Public Facilities District. 12/31/2012)

The Concept study also proposed a location below the west edge of the Division Street Bridge at which a put-in/take-out facility for canoes and kayaks could be developed. This concept will be evaluated in the site and riverbank landscape plan. Implementation would require an advocacy group to work on permitting and a change in the City Municipal Code to allow entry to the river at this point.

The Shenanigans parking lot will be removed and replaced by the expanded building and an expanded strip of landscaping. The only parking that would be available to Trail users is pay parking in the Convention Center parking garage.

Another point of concern for Trail and river users is the loss of this trailhead access: "If the current trailhead and parking is removed, parking, loading/unloading and/or access to the Centennial Trail and Spokane River for paddlers and cyclists is lost with it." (FuturewiseLetter to PFD. 12/31/2012)

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

See b. above.

Work with Friends of the Centennial Trail, Futurewise, the Spokane Canoe and Kayak Club and other user groups to identify parking alternatives within the parking garage for Trail users. Further, work with the project design-build team to determine the feasibility of providing a lane for trailhead access.

Provide signage along Spokane Falls Boulevard that designates the pathways to the Centennial Trail and Spokane River shoreline. Improve the visual character of these pathways through the site and building design process. Consider using the elevated pedestrian walkway as a backdrop or platform for a gateway feature.

Provide interpretive signage on the site to identify and document historical development and use of the site.

Work with the design build team to develop locations, space configurations, and utility requirements to allow use of designated public space by temporary vendors and event activities. The provision of water fountains and public restrooms have also been requested during the public comment process (correspondence from Avista Spokane River License Manger, 12/31/12, and Futurewise, 11/31/12). The PFD has safety and operational concerns about provision of public restrooms either outside the building or outside building operating hours. The PFD would discuss with user groups for use of facilities during special events. It should be noted that restroom facilities are under construction near the Rotary Fountain at the Howard Street entrance to the Park with completion slated for 2013.

A letter from the Spokane Canoe and Kayak Club reiterated comments above and added a concern that the shadow of the expanded exhibit hall would slow melting of snow and ice along the Centennial Trail segment crossing the site (12/31/2012). The PFD can monitor the segment in the winter shadow of the expanded exhibit hall as necessary to maintain the Trail.

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:

There are no sites or structures listed or eligible for listing on the Spokane, State, or National historic registers on or adjacent to the site.

The project site into which the exhibition hall and meeting rooms will be expanded consists of Shenanigans Restaurant, an asphalt parking lot, driveways, and the East-West Arbor. Shenanigans Restaurant has operated on its site since 1980 and was remodeled in 2001. The East-West Arbor was constructed in 1990.

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site:

No archaeological testing has been conducted in the vicinity of the convention center. Years of railroad activity consisting of fill and grading that have modified the shoreline and riverbank have minimized the possibility of intact archaeological remains. No cultural resources were encountered on the site during the construction of the existing exhibit hall, utility trenching, or construction of the stormwater outfall on the Spokane riverbank.

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

In accordance with SMC Section 17E.060.160 Archaeological and Historic Resources, paragraph C.

“Developers and property owners shall immediately stop work and notify the City and City-County Spokane historic preservation office and affected Indian tribes if archaeological resources are uncovered during excavation.”

It is recommended that a wayfinding and signage plan be developed for the site that would include historical plaques that illustrate predevelopment shoreline configuration and use, the changes to the bank of the Spokane River as a result of historical development, highlighting development of the railroads, development of water power, and crossings of the river.

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.

A Transportation Impact Analysis was completed for the project as originally conceived in 2003 by the Transpo Group. Intermountain Transportation Solutions completed the "Trip Generation Confirmation Letter and Impact Fee Estimate," 1/9/2013, for the current project. (on PFD project website)

The Spokane Convention Center and INB Campus is within the downtown transportation grid bounded on the south by Spokane Falls Boulevard, east by Division Street Bridge, and west by Washington Street.

Existing Street System

The site, along the north side of the existing Convention Center complex, is connected to Spokane Falls Boulevard via Spokane Falls Court and a driveway between the Exhibition Hall/parking structure and the Double Tree Hotel. The Division Street/Browne Street couplet provides access to Spokane Falls Boulevard from Interstate 90 to the south and US highway 2 and 395 routes north of Spokane.

Spokane Falls Boulevard is a principal arterial with 3 lanes one-way westbound. The 2009-2010 is the most current traffic flow map and shows a volume of 8,200 vehicles per 24-hour period between Browne and Bernard Streets.

Division Street, one-way 3 lanes northbound, and Browne Street, 3 lanes one way southbound form a couplet that merges at the Division Street Bridge. The couplet is classified as a Highway. The 2009-2010 traffic flow map shows a combined count of 47,600 on the Division Street Bridge with a northbound volume along Division of 25,700 and southbound along Browne Street of 21,900 vehicles per 24-hour period.

Spokane Falls Court, two-way, 2 lanes each direction, is a one-block long street that provides access to the Double Tree Hotel cul de sac, the Convention Center Parking garage, Shenanigans Restaurant (former, now vacant), and Double Tree service dock.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Spokane Transit Authority's (STA) Route No. 25 Division runs past the Convention Center along Spokane Falls Boulevard with stops in front of the Convention Center and INB Performing Arts Center. Routes 26, 28, and 29

serve the Riverfront Campus to the east via Division/Browne streets and Pine Street.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Existing Parking

The Convention Center has a parking garage with 430 spaces that is operated as a single garage operation through a management plan with the Double Tree Hotel. Although only 145 spaces are allocated for the Convention Center on a first come first served basis, because of the management plan, the other spaces are generally available to the public. A few times a year 285 spaces in the garage are held for Double Tree guests (generally when the hotel is sold out and the Convention Center has an event). I should also be noted that out of town guests attending a convention might also be staying at the Double Tree.

The PFD also has a parking lot across from the INB Performing Arts Center, the south block, (one block west of Exhibit Hall) that includes 319 parking spaces. Although this site is presently being evaluated for a conference hotel, the use agreement would provide the same number of parking spaces (indoor) for the PFD.

The former Shenanigans Restaurant parking lot has 98 spaces on an asphalt-paved surface lot. These spaces would be eliminated.

No new parking spaces are planned within the expanded Convention Center.

The ITS traffic (12/15/2012) report discussed parking, from which the following is extracted, and included a survey to determine convention attendee parking characteristics.

Of the 84 participants who addressed the parking location question (many abstained as they walked to the facility), approximately 64.3 percent parking in the Convention Center garage, 13.1 percent parked in the South Convention Center lot (across Spokane Falls Boulevard from Convention Center), with the remaining 22.6 percent parking principally at hotels (and walking or Shuttle to campus). Note that many attendees were staying at hotels located within walking distance of the convention (Double Tree, Marriott, Travel Lodge), which is why the walking percentages are so high.

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).

No

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

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

As indicated in the ITS traffic study (12/15/2012):

“...approximately 44,450 s.f. of the proposed expansion will actively generate additional attendee-trips, which are the trips expected to impact City streets during the typical weekday AM and PM peak hours. Thus, after applying the rates discussed in the previous paragraph, it is expected that active expansion areas will generate a peak average daily attendance of 546 persons and a peak 85th percentile daily attendance of 693 persons. With various adjustments for vehicle occupancy, taxi/shuttle/transit use, walking, etc., the projected vehicular trips are as follows:

“The expansion will generate 358 weekday trips during a peak average attendance condition, with 107 trips generated during the AM peak hour and 107 trips during the PM peak hour. There are 455 weekday trips generated by peak 85th percentile condition, with 131 trips generated during the AM peak hour and 131 trips generated during the PM peak hour.”

Because, Shenanigans Restaurant has been vacated with the site to be used in the expansion project, the trips previously generated by the restaurant are subtracted from the local traffic network, thus the trips generated by the Convention Center expansion can be adjusted downward. According to the traffic study:

“Thus, the expansion and restaurant trip totals were compared to determine the net gain in traffic projected with this development action. The result is a net decrease of 175 weekday trips; although a gain of 125 trips is expected during the AM peak hour and 79 trips during the PM peak hour.”

(Note: the Traffic Impact Analysis for the proposed project is on the PFD website @ <http://www.spokanepfd.org/completion>)

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

The Spokane Public Facilities District would coordinate with Spokane Transit regarding possibilities for transit use by event attendees. Conference attendees in surveys for the traffic study suggested Improved shuttle service and notification between hotels and Convention Center.

The location of hotels in proximity to the Convention Center allows convention and event attendees the ability to park in the hotel parking lots and walk to the Convention Center. The 2003 EIS for the Convention Center Expansion included an analysis of hotels and walking distance to the Convention Center. There are a dozen or more cafes, restaurants and bars within three blocks of the Convention Center, all within walking distance.

The Trip Generation Confirmation Letter by ITS (12/15/12) included information gathered from two surveys of event attendees to determine trip characteristics in downtown. The surveys revealed that a significant percentage of attendees walked between downtown hotels and the Convention Center: 31.5% of those regionally located attendees who drove to Spokane walked once at their hotels. For those non-locals that flew into Spokane, 24.5 % walked, and 9.9% used shuttles.

The desirability of walking is influenced by several factors (notwithstanding weather) that include the quality of the streetscape, both storefront activity and street trees, landmarks that attract visual interest, and signage, or wayfinding, that points and guides one in the right direction. The PFD will work with the City of Spokane and Downtown Partnership to implement a wayfinding system for Downtown Spokane.

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.*

Fire: Fire Station 1, 44 West Riverside Avenue, is about 2300 feet south of the Convention Center site via Riverside Avenue, Division Street and Spokane Falls Boulevard.

Police: City of Spokane Police Department based in the Public Safety Building at West 1100 Mallon Avenue, 1.3 miles, about 5 minutes via Monroe Street, Main Avenue, Division Street, and Spokane Falls Boulevard.

Schools: The site is in Spokane School District 81. No new services would be required as a result of the proposed project.

Parks and Recreation: The site is bounded on the north side by the Centennial Trail and riverbank owned by the City of Spokane. The city's Parks and Recreation Department and the State Parks and Recreation Commission administer this riverbank area. Two pedestrian routes pass through the site between Spokane Falls Boulevard and the Centennial Trail. Neither is particularly well marked.

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

Fire: The project developer will coordinate with the fire department regarding access to and through the site and to the structures, relocation of hydrants, provision of adequate hydrants, and fire protection measures within the buildings. A key issue is the provision of fire access from Spokane Falls Boulevard and public rights of way, to the north side of the building. (City of Spokane Predevelopment Notes from 9/6/2012 Meeting)

Parks and Recreation: The Public Facilities District (PFD) will work with the city and stakeholders to improve the public access to the river through physical improvements and signage.

The project will likely require a shifting of the East-West Arbor site to the west out of the ground footprint of the future building. The Jody Pinto sculpture has been deaccessioned by the city and will be removed from the site. Future boundaries of the open space, the public uses included and the landscape will be developed in coordination with the city and PFD per a project landscape plan.

The PFD will coordinate with the City, the Commission and The Friends of the Centennial Trail regarding the work on or that would affect the use of the Centennial Trail. The PFD is also planning to complete improvement work on the riverbank and on the Trail in coordination with the City.

Additionally, the PFD will coordinate with user groups (including Spokane Canoe and Kayak Club) in the development of a place below the west edge of the Division Street Bridge in which to put in and take out canoes and kayaks. It is expected that the user group would complete the regulatory portion of the project beyond that included in the riverbank improvement landscape plan and approvals.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Water, sewer, and storm water, electricity, natural gas, telephone, and other communications are available to the site and existing convention center.

Existing mains are adequate to serve the proposed project. The notes from the Pre-development Conference of (9/6/2012), and requirements for utility and fire protection, are incorporated in this document by reference. City of Spokane Predevelopment Notes from 9/6/2012 Meeting)

Water – The existing Convention Center campus and the former Shenanigans Restaurant are served by the city's water system. A 30-inch main is along the Division Street Bridge and a 16-inch main is along Spokane Falls Boulevard. A 6-to-8-inch main, supplied by the main in Spokane Falls Boulevard, runs along the north side of the existing Convention Center with service to Shenanigans and four fire hydrants. The water mains along the north side of the building that fall into the footprint of the expanded building will need to be relocated in coordination with the city.

Sewer – An 18-inch sanitary sewer line runs across the Shenanigans parking lot and along the driveway on the north side of the Convention Center. The line originates east of the Division Street Bridge and provides service to the existing Convention Center and Shenanigans. The line wraps around the west side of the Double Tree and discharges to a 54-inch main in Spokane Falls Boulevard.

Storm Sewer – The existing Convention Center has a roof drain that is piped to an outfall on the bank of the Spokane River.

Runoff from the former Shenanigans parking lot runs to the landscape strip along the north side and to storm drains on the east and north sides of the restaurant.

The city requires that all storm water and surface drainage generated on-site be disposed on-site in accordance with SMC 17D.060, Storm Water Facilities. The project civil engineer will develop a drainage report and in accordance with city standards. The city is also requesting a geotechnical report to characterize site soil conditions. (City of Spokane Predevelopment Notes from 9/6/2012 Meeting)

Electrical - Avista Utility provides electrical service to the existing Convention Center and the former Shenanigans Restaurant. Also, underground electrical

is along the south side of the Centennial Trail with transformers near the Division Street Bridge, south of the Trail.

Natural Gas - Avista Utility provides natural gas service to the Convention Center campus and to the former Shenanigans Restaurant.

Telephone/Communications - Qwest telephone service is available to the site. According to the site survey Underground telephone is along the south side of the Centennial Trail.

Refuse service - The city of Spokane provides residential and commercial collection.

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 00..vicinity which might be needed.

This information is discussed in 16a above.

C. SIGNATURE

I, the undersigned, swear under the 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: 1/9/2013 Proponent: Spokane Public Facilities District
(Please Print or Type)

Proponent: (representative) Kevin J. Twohig, CEO
Address/Phone: 720 West Mallon Avenue
Spokane, WA 99201
Contact: 509-279-7000
ktwohig@spokanepfd.org

(Signature) _____



Person completing form: Jim Kolva Date: 1/9/2013
Phone: (509) 458-5517 email: Jim@Kolva.comcastbiz.net

FOR STAFF USE ONLY

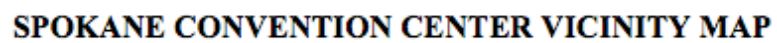
Staff member(s) reviewing checklist: Kevin J. Twohig, Ceo
Based on this staff review of the environmental checklist and other pertinent information, the staff:

A. X Concludes that there are no probable significant adverse impacts and recommends a determination of non-significance.

B. _____ Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of non significance with conditions.

C. _____ Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance.

APPENDIX A MAPS, DRAWINGS

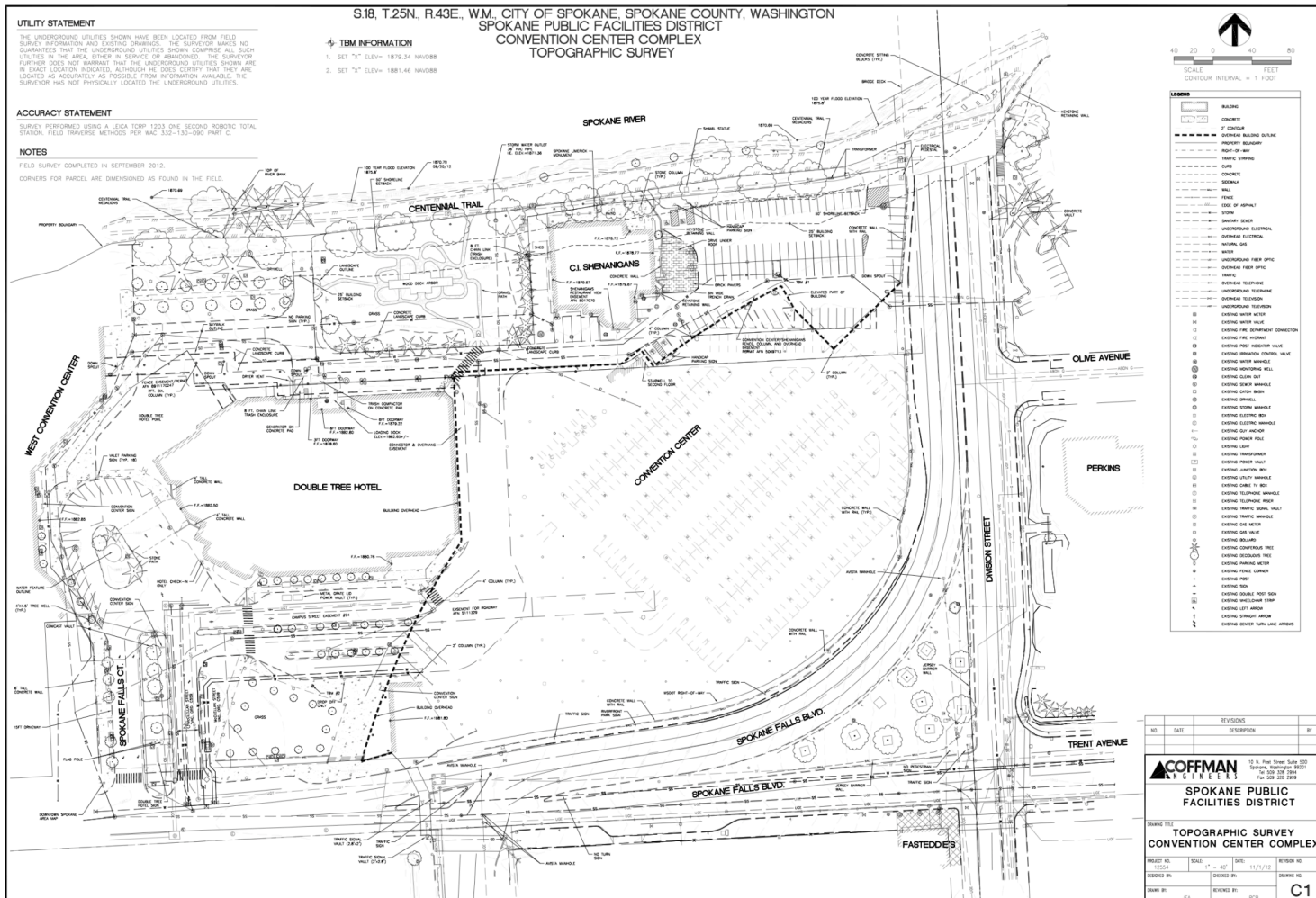


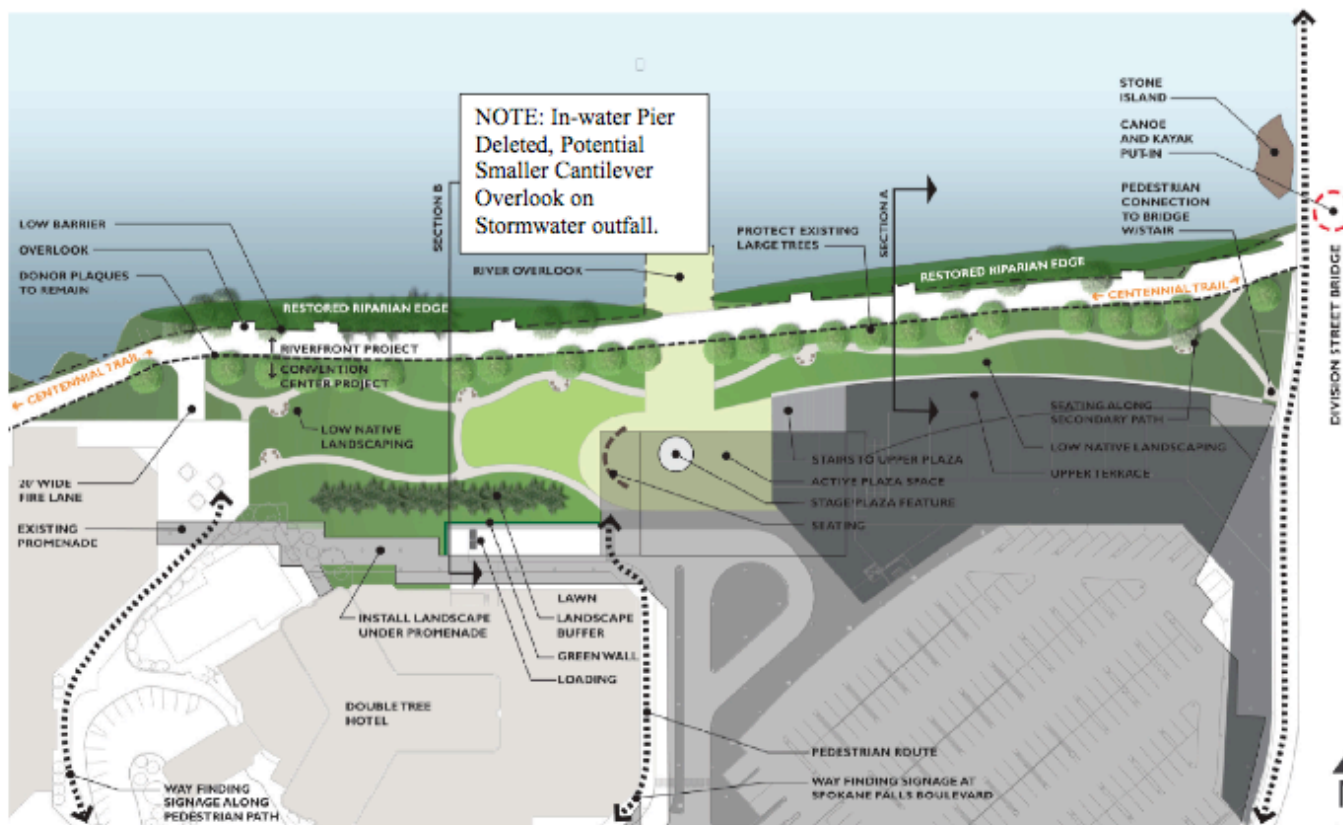
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. ANY SERVICE ABANDONED BY THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY PERFORMED USING A LEICA TCRP 1203 ONE SECOND ROBOTIC TOTAL STATION. FIELD TRAVERSE METHODS PER WAC 332-130-090 PART C.

FIELD SURVEY COMPLETED IN SEPTEMBER 2012.
CORNERS FOR PARCEL ARE DIMENSIONED AS FOUND IN THE FIELD

1. SET "X" ELEV= 1879.34 NAVD88
2. SET "X" ELEV= 1881.46 NAVD88





CONVENTION CENTER COMPLETION/EXPANSION CONCEPT SITE PLAN FROM 2/22/2011 COMPLETION STUDY