

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 observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

SEPA Checklist

Cannon Streetcar Suburb Local Historic District

A) Background

1. Name of proposed project:
Cannon Streetcar Suburb Local Historic District and Overlay Zone formation pursuant to SMC chapter 17D.100.020
2. Name of applicant:
Spokane City | County Historic Preservation Office
3. Address and phone number of applicant and contact person:
Spokane City Hall
808 W. Spokane Falls Blvd
Spokane, WA 99201
Logan Camporeale
509-625-6634
lcamporeale@spokanecity.org
4. Date checklist prepared:
November 17, 2022
5. Agency requesting checklist:
Spokane City | County Historic Preservation Office
6. Proposed timing or schedule:
September 14, 2022 – Voting begins for 60-day period
November 14, 2022 – 60-day voting period ends
November 16, 2022 – Spokane Historic Landmarks Commission hearing open
December 14, 2022 – Spokane City Plan Commission workshop
December 21, 2022 – Spokane Historic Landmarks Commission hearing close
January 25, 2023 – Spokane Plan Commission Hearing
February 2023 – City Council action
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No.
8. (a) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The only known environmental information directly related to this proposal that will be prepared is the Cannon Streetcar Suburb Historic District Nomination that will provide a description of the historic resources in the proposed district and historic context for the proposed district.
- (b) Do you own or have options on land nearby or adjacent to this proposal?
No.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?
We are not aware of any pending applications or proposals.
10. List any government approvals or permits that will be needed for your proposal, if known.
Spokane City Council will be needed to provide final approval for the formation of the district and overlay zone.

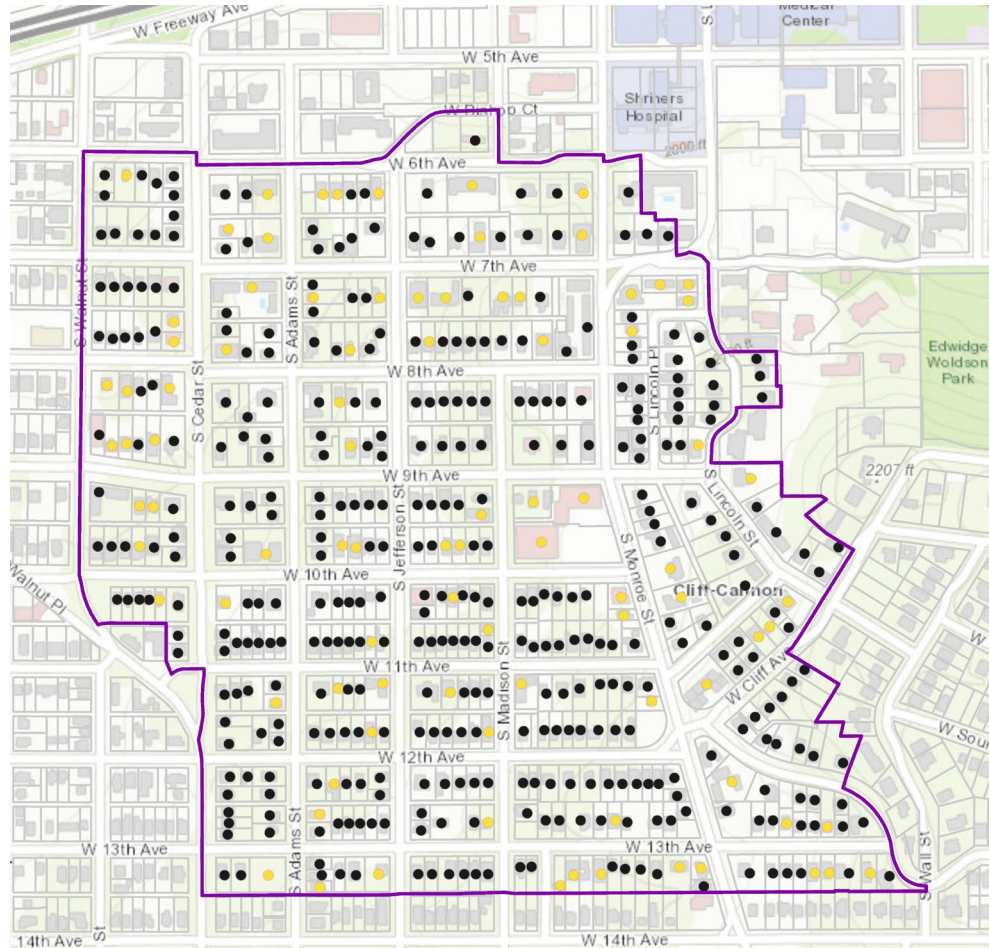
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

This proposal is adopting a new chapter to Title 17C of the Spokane Municipal Code which would form the Cannon Streetcar Suburb Local Historic District and Overlay Zone in the Cliff-Cannon Neighborhood of Spokane, Washington by ordinance of the Spokane City Council.

The intent of these efforts are to keep historic buildings in use and the historic character of the district intact through listing on the Spokane Register of Historic Places and forming an overlay zone; incentivizing rehabilitation; and reviewing changes to historic properties, demolitions, and new construction.

12. Location of the proposal.

A portion of the Cliff-Cannon Neighborhood (see below map)



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?

Yes.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- i. Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains).

Not applicable due to non-project action.

- ii. Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?
Not applicable due to non-project action.
- iii. What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.
Not applicable due to non-project action.
- iv. Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?
Not applicable due to non-project action.
- b. Stormwater
 - i. What are the depths on the site to groundwater and to bedrock (if known)?
Not known.
 - ii. Will stormwater be discharged into the ground? If so, describe any potential impacts?
Not applicable due to non-project action.

B) Environmental Elements

1. Earth

- a. General description of the site:
A hillside residential development.
- b. What is the steepest slope on the site (approximate percent slope)?
Not applicable due to non-project action.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
Not applicable due to non-project action.
- d. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Not applicable due to non-project action.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Not applicable due to non-project action.
- f. Could erosion occur as a result of clearing, construction, or use?
Not applicable due to non-project action.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable due to non-project action.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable due to non-project action.

2. Air.

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed?
Not applicable due to non-project action.
- b. Are there any off-site sources of emissions or odor that may affect your proposal?
Not applicable due to non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Not applicable due to non-project action.

3. Water.

a. Surface Water:

- i. 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)?
Not applicable due to non-project action.
- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
Not applicable due to non-project action.
- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable due to non-project action.
- iv. Will the proposal require surface water withdrawals or diversions?
Not applicable due to non-project action.
- v. Does the proposal lie within a 100-year floodplain?
Not applicable due to non-project action.
- vi. Does the proposal involve any discharges of waste materials to surface waters?
Not applicable due to non-project action.

b. Ground Water:

- i. Will groundwater be withdrawn from a well for drinking water or other purposes?
Not applicable due to non-project action.
- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Not applicable due to non-project action.

c. Water runoff (including stormwater):

- i. 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?
Not applicable due to non-project action.
- ii. Could waste materials enter ground or surface waters?
Not applicable due to non-project action.
- iii. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
Not applicable due to non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Not applicable due to non-project action.

4. Plants.

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

- X__deciduous tree: alder, maple, aspen, other
- X__evergreen tree: fir, cedar, pine, other
- X__shrubs

- X__grass
- ___pasture
- ___crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___water plants: water lily, eelgrass, milfoil, other
- X__other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
Not applicable due to non-project action.
- c. List threatened and endangered species known to be on or near the site.
Not applicable due to non-project action.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not applicable due to non-project action.
- e. List all noxious weeds and invasive species known to be on or near the site.
Not applicable due to non-project action.

5. Animals.

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Not applicable due to non-project action.
- b. List any threatened and endangered species known to be on or near the site.
Not applicable due to non-project action.
- c. Is the site part of a migration route?
Not applicable due to non-project action.
- d. Proposed measures to preserve or enhance wildlife, if any:
Not applicable due to non-project action.
- e. List any invasive animal species known to be on or near the site.
Not applicable due to non-project action.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?
Not applicable due to non-project action.
- b. Would your project affect the potential use of solar energy by adjacent properties?
Not applicable due to non-project action.
- c. What kinds of energy conservation features are included in the plans of this proposal?
Not applicable due to non-project action.

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?
 - i. Describe any known or possible contamination at the site from present or past uses.
No known or possible contamination on the site.
 - ii. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Not applicable due to non-project action.

iii. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable due to non-project action.

iv. Describe special emergency services that might be required.

Not applicable due to non-project action.

v. Proposed measures to reduce or control environmental health hazards, if any:

Not applicable due to non-project action.

b. Noise

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

No noises will impact this non-project action.

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

Not applicable due to non-project action.

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

Not applicable due to non-project action.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used as a residential neighborhood and this proposal will not affect current land uses on nearby or adjacent properties.

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

No. Not applicable due to non-project action.

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

Not applicable due to non-project action.

c. Describe any structures on the site.

The structures on the site will be described in detail in the Cannon Streetcar Suburb Local Historic District Resource Forms. The resource forms will be made available at historicspokane.org/cannon as soon as they are completed (January 2022).

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

Not applicable due to non-project action.

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

There are six zones within the proposed district boundaries:

Residential High Density – 35

Residential High Density – 70

Office – 35

Office Retail – 35

Office Retail – 150

Neighborhood Retail – 35

- f. What is the current comprehensive plan designation of the site?
There are multiple comprehensive plan designations within the proposed district. The majority of the proposed district is the “Residential 4-10” designation with smaller sections of “Residential 15-30,” “Residential 15+,” “Neighborhood Retail,” and “Office” designation.
- g. If applicable, what is the current shoreline master program designation of the site?
There are no applicable shoreline designations within the proposed district.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The proposed district is classified as “high” in the Critical Aquifer Recharge Area.
- i. Approximately how many people would reside or work in the completed project?
Not applicable due to non-project action.
- j. Approximately how many people would the completed project displace?
The proposal is not anticipated to displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
The proposal is not anticipated to displace any people.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The intent of this neighborhood generated proposal is to encourage historic preservation in the Cliff-Cannon Neighborhood. Historic preservation is identified as an important planning goal in Chapter 8 of the Spokane Comprehensive Plan.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable due to non-project action.

9. Housing.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable due to non-project action.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable due to non-project action.
- c. Proposed measures to reduce or control housing impacts, if any:
There are no anticipated housing impacts from the formation of the proposed district and overlay zone.

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?
Not applicable due to non-project action.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable due to non-project action.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed Cannon Streetcar Suburb Local Historic District and Overlay Zone will use the proposed Cannon Design Standards and Guidelines to maintain the historic character of the district through a design review process as outlined in Spokane Municipal Code section 17D.100.100.

11. Light and Glare

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

Not applicable due to non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable due to non-project action.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable due to non-project action.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable due to non-project action.

12. Recreation.

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are limited recreation opportunities in the immediate vicinity. There are a few parklets and public lawn strips but no official public park, no public school, and no mixed-use trails.
- b. Would the proposed project displace any existing recreational uses?
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable due to non-project action.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
Yes. Please see the attached DRAFT of the Cannon Streetcar Suburb Local Historic District Nomination. The Cannon Streetcar Suburb Local Historic District Resource Forms will describe the individual properties at greater depth and they will be made available at historicspokane.org/cannon as soon as they are completed. A portion of the area has been a National Register Historic District since designation in 1994. The national register nomination is available at <http://www.properties.historicspokane.org>.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There is evidence of streetcar tracks throughout the area, there are basalt walls along some of the sidewalks in the area, and there is a notable rock cut along the former streetcar line up Bishop Court. There is also a former cemetery directly adjacent to the area. (Archaeological site SP00629)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Survey and description of all resources within the district was completed through funding by a Department of Archaeology and Historic Preservation CLG Grant.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Major changes to the exterior and demolition of contributing resources within the district will require a Certificate of Appropriateness (COA) from the Spokane Historic Preservation Office as explained in Spokane Municipal Code section 17D.100.200-220. The need for a COA will be triggered when building permit applications are processed by the City of Spokane.

14. Transportation.

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system.
Not applicable due to non-project action.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes. The proposed district is served by two bus routes, one on Madison and Cedar Streets and another on 14th Avenue.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not applicable due to non-project action.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Not applicable due to non-project action.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable due to non-project action.

15. Public Service.

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
There are no proposed measures to reduce or control direct impacts on public services.

16. Utilities.

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Not applicable due to non-project action.

C) **Signature**

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

Date: _____ Signature: _____ Logan Camporeale

Please Print or Type:

Proponent: Spokane Historic Preservation Office Address: 808 W. Spokane Falls Blvd.

Phone: 509-625-6634 Spokane, WA 99201

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

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

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

C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D) Supplemental Sheet for Nonproject Actions

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

The proposal will not increase pollution, if anything, it will discourage demolition of historic buildings that are composed of irreplaceable, but also sometimes toxic, materials which often end up in landfills as the result of a demolition.

Proposed measures to avoid or reduce such increases are:

There are no proposed measures.

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

The proposal is not likely to have an effect on plants, animals, fish, or marine life. There may be some benefit to plants and animals as they will be less likely to be disturbed during the demolition of historic resources.

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

There are no proposed measures.

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

The proposal is not likely to deplete energy or natural resources. This proposal will ensure that the embodied energy in existing historic buildings will not be lost in demolition. This adage seems appropriate here: "The greenest building is the one already built, and the greenest brick is the one already laid."

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

There are no proposed measures.

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

The proposal will protect historic resources including houses and commercial buildings but also the district as a whole.

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

The proposal's intent is to protect historic resources.

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

The proposal is not within a shoreline area.

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

Not applicable due to being outside a shoreline area.

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

The proposal is unlikely to increase demands on transportation or public services and utilities.

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

There are no proposed measure to reduce or respond to such demands.

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

There are no known conflicts with local, state, or federal laws.

Signature

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

Date: 11-17-2022 Signature:  Logan Camporeale

Please Print or Type:

Proponent: Spokane Historic Preservation Office Address: 808 W. Spokane Falls Blvd.

Phone: 509-625-6634 Spokane, WA 99201

Person completing form (if different from proponent): _____ Address: _____

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Attachments:

[Cannon Streetcar Suburb Local Historic District DRAFT Nomination](#)

[Cannon Streetcar Suburb Local Historic District DRAFT Ordinance](#)