Spokane County  
Regional Siting Process for  
Essential Public Facilities  

Qualitative Analysis for Proposed Siting of  
American Behavioral Health Services  

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1 Qualitative Analysis

1.1 Introduction

The evaluation process considers ten sites within the Spokane metropolitan area on which to site the proposed American Behavioral Health Systems (ABHS) chemical dependency treatment facility, an essential public facility (EPF). The purpose of this process is to assist the county with selecting the most appropriate site for the facility. As indicated in the Functional Analysis, ABHS because of expansion of its program from about 117 patients to 200 patients (beds), requires a new location for its facility and program. The qualitative analysis considers the following general factors in order assist with the evaluation of the proposed facility on the considered site.

1. Present and proposed population densities of the surrounding area;
2. Presence of archaeological, cultural and historic sites;
3. Site design;
4. Availability of a labor pool;
5. Availability of affordable housing;
6. Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social);
7. Potential for associated development being induced by siting of the EPF;
8. Proposed mitigating measures to alleviate or minimize significant potential adverse environmental impacts, including those from closure of or lack of siting an EPF.

1.2 Relevant Factors (and weighting)

Weighting of site evaluation factors
Each of these factors will contain different categories that can be used for decision-making. The importance of each of the factors and their categories, as well as the numbers and types of categories considered, will vary depending on the type of project. The weighting will vary depending on the type of project and the potential demands on the community it might make. In the case of the proposed project, Population Density, Labor Pool, and Affordable Housing are considered as area-wide factors as opposed to affecting individual sites. Archaeological and historical factors are site specific, but may also relate to surrounding properties, a district, or a context. Site design will specifically relate to the site as well as the surrounding properties and the neighborhood context. In considering site design, consideration of the site’s impact on its neighbors as well as the impact of the neighborhood on the site are considered. The site design also provides the opportunity for mitigation, since the interrelationship of the site with its neighborhood may be the dominant impact of a project. The spin off impacts are those related to project construction and operation. This factor is the most broad and most significant relative to the optimal functioning of the project and to its impact on the neighborhood in which it is sited. Projects induce impacts when they require infrastructure, a service, or a material that is not
already provided in the local area. With respect to the proposed project, the goods and services necessary for its construction and operation are readily available.

1.2.1 Population Density, Labor Pool, and Affordable Housing (weight 2)

The analysis indicates the following ranking regarding the qualitative evaluation. It should be noted that there is a relationship to and overlap with the functional aspects of the sites in meeting program requirements. In considering the factors, several are related to area-wide factors, and are not necessarily important in site-specific rankings. Since the existing facility has an existing staff that would not be significantly expanded, it is not expected that there would be a perceivable demand for new housing, or an impact on population density. While the facility would have a high density, it would not have the typical impact associated with the density of building apartments for that number of people, for example. The clientele of the program would be housed within the facility for the duration of treatment and would not require off-site housing. Because of the mobility of the staff, the availability of affordable housing is an area-wide factor rather than site one that is site-specific. Likewise, the availability of labor pool is an area-wide factor, somewhat facilitated by access to the regional transportation system or the public transit system. The differences in weighting these area-wide factors is related to site accessibility and centrality with more weight given to sites that are nearer and more accessible to the labor pool and housing. The density is related to the intensity and characteristics of the uses allowed within the respective zones.

1.2.2 Site design (weight 4)

Site design is somewhat generic and with the potential sites is either not a factor or amounts to an overlay with only a difference in orientation (although the specific zone and neighbors may influence setback, lighting, driveway placement, and landscaping). Five of the sites are already developed, and site design might consist of landscaping and lighting. Three sites are within industrial parks that have streets and utilities in place. One is a multi-family site that has streets and utilities in place, and the other is raw rural land on a gravel road. Categories here that should be considered are related to the compatibility of building scale, light and glare, traffic ingress and egress, landscaping and buffering, and location of parking and outdoor activity areas. Another consideration is the setting or character of the neighborhood in which the site and building would be designed and placed. The proposed project, for example, might be out of place in a heavy industrial setting in which there are minimal design standards.

1.2.3 Archaeological, cultural and historic resources (weight 3)

None of the sites on which the project could be developed would significantly impact archaeological, cultural and historic resources. Again, five sites contain existing buildings, one of which is on the National Register of Historic Places, and four of which are not old enough to be considered historic. Two of the sites are adjacent or across the streets from buildings which
are or may be historic. With respect to an existing historic building, the primary consideration is whether or not it can be adapted to the proposed use without affecting the historic character. If adjacent, the question is whether or not there is an historic context and whether or not it might be affected. There are specific standards that can be applied to mitigate such impacts. Four of the sites are in approved industrial parks in which structures are relatively new. In such cases, there would be a review for archaeological resources. Generally such sites have been disturbed by farming or by site preparation. A consideration in raw land sites is whether or not resources lie undisturbed beneath the surface.

1.2.4 Spin-off impacts (weight 5)

Because of the nature of the facility in that it is essentially insular with the activities and clientele within the building or in a controlled area outside the building, the externalized impacts are related to site design, vehicular traffic, and emergency response. Traffic would be generated by employees, transport of patients, delivery of supplies, visitation of support professionals, and during weekends, visitation of patient’s guests. Relative to the number of beds, the trip rates are relatively low because the clientele would not be driving. Furthermore, on sites that are already developed and have former or current uses that generate traffic, the change in activity would not necessary result in a net increase in vehicular trips.

Sensitive receptors typically are groups, uses or facilities that are affected by external factors such as noise, light and glare (single-family houses and libraries), or house vulnerable groups such as nursing homes, schools or daycares, for example. These receptors may or may not be affected by a project, but are at least identified and acknowledged. In some cases, the proximity to schools, such as high schools where there are older students that might be involved in drugs or miscellaneous mischief, could have a negative influence on the program context.

Law enforcement would be called upon from time to time to respond to miscellaneous situations within the facility and rare external security issues. Emergency medical services typically have been called upon weekly to provide medical assistance to clients. Thus response time is an important factor to be considered. Likewise the availability of medical and health care services in proximity to the facility can reduce trips and need for emergency response. These factors are related to location, distance, and ease of access.

Related to law enforcement is the presence of criminal behavior in the neighborhood (both commercial and residential) in which the potential sites are located. Even though the facility is secure, the setting or context in which it is located influences perceptions as well as activity that might be detrimental to the staff or clientele. This is more a factor of the external influences adversely affecting the facility than the activities within the facility affecting the neighborhood. The best situation is one in which adverse outside influences are minimal. Because of the management of the facility, the impact of program activity to the surrounding area is expected to be nominal.

Neighborhood character and quality is a factor that can both affect and be affected by the facility and its operations. Some of the factors are already addressed, but there is also the cumulative
influence that this factor considers. An important facet of neighborhood character is the impact of developing the project within the neighborhood, or in the case of a developed site, the impact of the transition to the proposed use and the impact of operations. Fundamentally, will the project affect the character and quality of the neighborhood? This would consider such factors as noise, odor, light and glare, traffic, building design—bulk, height, mass, scale, landscaping, disruptive outdoor activity, proximity to adjacent neighbors, etc.

1.2.5 Potential for Inducing Associated Development (weight 2)

Given the type of use, and the somewhat insular nature of the program activities, there is not a strong potential that siting of the facility would induce associated development. The operations require delivery of supplies for the support of the clientele that would typically be provided by an existing food distributor or by an institutional laundry service for example. The provision of health care services that supplement staff services would come from existing health care providers in the area. Thus, proximity is a benefit in reducing travel distances and response times. Developing the project on a developed site or in an area approved for such development even if inducing associated development should not be a negative if the development is in accordance with the land use plan. There is, for example, the potential for foreclosing the opportunity to develop a heavy industrial site by developing it for a project that could go in a less intensive zone. Likewise, developing a rural site may establish infrastructure or precedent to develop adjacent properties contrary to established plans.

1.2.6 Mitigating Measures (weight 5).

Mitigating measures are modifications to a project that reduce potential impacts of its construction and operation. In some cases, the location of a specific site may mitigate area-wide impacts of a project. The need for mitigation is also related to context in how the project might impact its neighbors. Impacts to be considered are location of driveways, parking, pedestrian circulation, landscaping, lighting, screening and buffering. There are impacts that are specifically related to using a site such as preparation, provision of utilities, connecting to the street system, and others. Thus a composite of factors needs to be considered in the overall evaluation. The fact that a site and a building are extant in a neighborhood and that its operations have been tested and, by the same token tested the neighborhood can lead to mitigation of impact that are known rather than speculative. Ultimately, successful mitigation requires identification of impacts and careful consideration of how they can be eliminated or reduced, and the commitment to implement those measures.
1.3 Application of the Qualitative Analysis Criteria to Proposed Sites.

1.3.1 Site 1: 2024 North Argonne Road, City of Spokane Valley – Tidyman’s

1.3.1.1 Present and proposed population densities of the surrounding area

The site, a vacated Tidyman’s Supermarket, consists of a 42,432 square foot building on a site of 5.28 acres. The property is in a commercial strip along the east side of Argonne Road, just north of the interchange with Interstate 90. Commercial uses flank both sides of Argonne Road between Interstate 90 and Trent Avenue and the City of Millwood. With the exception of an apartment complex adjacent to the northeast corner of the site, all adjacent uses are commercial uses including a motel, restaurants, auto parts, and office.

As mentioned above, multi-family housing, Village Square Apartments at 9310 East Montgomery, is adjacent to the northeast corner of the site. Single-family housing is west of Hutchinson Street, west of the site.

The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006).

Since the proposed project is a health care facility within an existing commercial building in an area planned and zoned for commercial use, it is not expected to impact the existing or proposed population density of the surrounding area. The proposed project would have a population density of 37.8 persons per acre (200 on 5.28 acres), or 24,242 per square mile.

1.3.1.2 Presence of archaeological, cultural, and historical sites

The building that was vacated by Tidyman’s is less than fifty years old (built in 1996) and is not an historic building. None of the commercial buildings to the west, northwest, and south of the site are historic (Super 8 Motel, Denny’s Restaurant, Burger King, vacated McDonald’s Restaurant, Shucks Auto parts). The Fort Knox Boat and RV storage was recently completed. Village Square Apartments, built in the 1970s, are not historic. No known archaeological resources are on the site.

1.3.1.3 Site design

The former Tidyman’s is a 42,432 square foot building on a 5.28-acre site. The building is set back from Argonne Road, which provides access, and is surrounded by asphalt parking lot, driveways, and maneuvering areas. Frontage access, via two driveways, and a service road is from Argonne Road to the west. Sidewalks are along Argonne Road to provide pedestrian access across the parking lot. The parking lot provides about 287 stalls primarily in front of the building. Driveways and parking stalls are along the north and south sides of the building. At
the rear is an asphalt maneuvering area for truck loading/unloading. A board fence is along the northern boundary, adjacent to the apartment complex.

It is expected that the proposed use could be accommodated within the footprint of the existing building, however, a design-level evaluation may reveal the need for some expansion.

1.3.1.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Spokane Transit Authority also provides bus service with a stop within one block of the site. Access, via Route 95, Millwood, requires a transfer at the Pence-Cole transfer station at University and 4th Avenue in the Spokane Valley. Routes 90, Sprague, and 73, Valley Transit Center Express, provide service between downtown and the transfer station.

1.3.1.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase...
over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.1.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients activities are strictly controlled.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

1.3.1.7 Neighborhood Characteristics

The site is within the Argonne road commercial strip with a combination of local services and highway related businesses. The Argonne Road interchange with Interstate 90 is just south of the site. Commercial uses are along both sides of Argonne between the interchange and the BNSF/Trent Avenue corridor to the north. Multi-family apartments are adjacent to the northeast boundary of the site. Generally, the residential development east of Argonne is along Montgomery Road and consists of high-density apartments. The dominant use in this area, between Montgomery and Interstate 90 is light and heavy industrial.

Beyond the one-block-wide commercial strip west of Argonne Road are single-family residential uses. Spokane Valley High School (alternative high school) is in this area at Indiana and Hutchinson.

1.3.1.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)

As mentioned above, Spokane Valley High School, 2011 North Hutchinson, is 1-1/2 blocks west and has approximately 100 students in grades 9-12. No other facilities are in proximity of the site.
**1.3.1.9 Law Enforcement**
The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The Tidyman’s site about 3.5 miles west of the substation, about a 7-minute response.

According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), the Argonne area between I-90 and Montgomery Road is a hot spot (relatively high number of reported crimes) for miscellaneous mischief, vehicle prowling, and vehicle theft.

**1.3.1.10 Fire and Emergency Medical Response**
The Spokane Valley Fire Department, Fire Station 2, 9111 E. Frederick, is 0.6 miles north of the site with a response time of about 1 minute. Fire Station 8, 2110 N. Wilber is 1.9 miles east with a response time of about 3 minutes.

**1.3.1.11 Hospitals/medical/dental Care**
Valley Hospital and Medical Center is about one mile southeast at 12606 East Mission Avenue (just east of Pines Road). The 123-bed facility provides emergency services, as well as general medical services for short-term stay.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

The site is within the West Valley School District. The attendance areas are Seth Woodard Elementary School, 7401 E. Mission, Centennial Middle School, 915 N. Ella Rd, Spokane Valley High School, 2011 N. Hutchinson, and West Valley High School, 8301 E. Buckeye. Students in the area are bussed to the schools. As previously mentioned, Spokane Valley High School is one block west of the site, west of Argonne Road.
1.3.1.12 Neighborhood character and quality
The neighborhood is characterized as both a highway commercial district and neighborhood business district, as provided in the comprehensive plan and zoning. Motels, gas stations, restaurants, offices, retail shops, and service businesses serve a regional as well as local clientele. The Argonne Shopping Center provides neighborhood shopping, including a grocery store. High density residential, in the form of apartments is immediately north of the site, and single-family residential is a couple of blocks west of the site. The typical buildings are commercial in character and relatively large in scale. The immediate neighborhood setting is one of bright lights and heavy vehicular traffic. Since the proposed project would be within an existing commercial building, it would be compatible with the character of the neighborhood.

1.3.1.13 Potential for associated development being induced by the siting of the EPF
The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.1.14 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.
Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.2 Site 2: 2702 N. Pines Rd., Spokane Valley, WA 99206

1.3.2.1 Present and proposed population densities of the surrounding area
The site, a vacant lot, contains an area of 7.74 acres. The property is in a developing multi-family residential area along the east side of Pines Road, about 1.5 miles north of the interchange with Interstate 90. Newly developed apartment complexes are adjacent to the north and south boundaries of the site. Apartment buildings are also across Pines Road to the west, on either side of Marietta Avenue. Single-family houses and duplexes are west of Pines Road and north of Marietta Avenue.
The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006). The apartments are within a UR 22 zone that allows over 22 units per acre.

Since the proposed project is a health care facility within an existing commercial building in an area planned and zoned for commercial use, it is not expected to impact the existing or proposed population density of the surrounding area. The proposed project would have a population density of 37.8 persons per acre (200 on 5.28 acres), or 24,242 per square mile. The project would displace the potential high density residential use of the site that is in a major residential corridor.

1.3.2.2 Presence of archaeological, cultural, and historical sites

No historic structures are adjacent to or across Pines Street from the considered site. A stone house (ca. 1950s) about ¼ mile south of the site, along the south side of Pines Road is greater than fifty years old, but is not included on the county’s register of historic places. It is presently used for offices. Regardless, even if eligible for listing, the recently constructed apartments adjacent to the south of the site, have altered the context of the area to the degree that construction on the considered site would not impact the potentially historic house.

1.3.2.3 Site design

No design has been prepared for the site. Pines Road would provide site access, which would potentially aligned with Marietta Avenue. The site has been quarried and is on the west-facing slope of a low ridge that extends north and south and to the east. It is expected that additional earthwork would be required to construct a flat building pad near the middle portion of the site. Approach driveways and parking lots would likely be between Pines Road and the building. Driveways and parking would also be along the north and south sides of the building as well as at the rear of the building. Fencing and landscaping would be around the north, east, and south sides of the site.

1.3.2.4 Availability of a labor pool

The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing
for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. There is not, however, nearby Spokane Transit Authority bus service. The nearest stop, route 32 Trent that runs along Montgomery and Indiana, is at Indiana and Pines, about 1.5 miles south of the site.

1.3.2.5 Availability of affordable housing

The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 104.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.2.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility
in which the patients are screened before admittance, and are not allowed to leave the facility without permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

1.3.2.7 Traffic
Interviews with the city of Spokane Valley (Note and Hohman, 2006) do not indicate any significant traffic issues in the site vicinity. The Six Year Traffic Improvement Plan (2007-2012) has a project along Pines Road that would improve signal timing. The signal configuration at both the north and south legs of the I-90 interchange would be improved. A new signal will be added at Montgomery, and further north at Mirabeau Parkway. Although traffic studies completed in conjunction with the apartments being built in the project vicinity did not reveal issues, the city is concerned about traffic attempting to turn into and out of the sites along Pines, and expects that a center turn lane will need to be added as the traffic continues to increase.

1.3.2.8 Neighborhood Characteristics
The site is within north Pines Road area between Interstate 90 and Trent Avenue, an area that developed as primarily a single-family residential neighborhood in the late-1950s through the 1960s (Mirabeau). Trent Elementary School is about 0.3 miles north of the site near Trent Avenue. The area east of Pines Road was dormant for years but within the past five years become an area of significant multi-family and office park development. Development of the Spokane Valley Mall, the YMCA and Mirabeau Point Park, Centerplace at Mirabeau, and the I-90 interchange at Evergreen Road have focused development in this area.

1.3.2.9 Sensitive Receptors (day care, schools, nursing facilities, hospitals)
Trent Elementary School, 3003 North Pines Road, preschool to 5th grade with an enrollment of 419 students is about 0.3 miles north of the site. No other schools or childcare facilities are in the immediate vicinity of the site.

1.3.2.10 Law Enforcement
The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The considered site about 2 miles north of the substation, about a 3-minute response.
According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area.

1.3.2.11 Fire and Emergency Medical Response
The Spokane Valley Fire Department, Fire Station 8, 2110 N. Wilber, is 0.7 miles west with a response time of about 1 minute.

Valley Hospital and Medical Center is about one mile north at 12606 East Mission Avenue (just east of Pines Road). A wide-range of healthcare professionals have offices in the area around the hospital. Several healthcare offices are along Pines about ½ mile south of the site.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.2.12 Schools
The site is within the East Valley School District (boundary along Mission Avenue). The attendance areas are Trent Elementary School, 3003 North Pines Road, East Valley Middle School, N. 4920 Progress Rd, and East Valley High School, E. 15711 Wellesley. A school district bus route providing transportation to these schools is along Pines Road.

1.3.2.13 Public Transportation
The nearest public transit is route 32 along Montgomery/Indiana with a stop at Pines Road, about one mile south of the site.

1.3.2.14 Neighborhood Character and Quality
The site is at the edge, formed by Pines Road, of the older Mirabeau neighborhood composed of apartments along the west side of Pines Road, and duplexes and single-family houses further to the west. Stone ridges to the southwest and southeast are the dominant physical features, and Trent Elementary School has been the dominant public feature. The area along the east side of
Pines Road between Marietta and Trent has been relatively dormant until the past five years. Business park development along Mirabeau Parkway to the north and multi-family apartment complexes are now filling the westward facing slopes facing Pines Road. Thus the character of the area immediately surrounding the site is multi-family housing. The comprehensive plan and zoning support high-density housing for the site and area.

The proposed project would be of a bulk, scale and density that is consistent with the multi-family housing that exists and is presently under construction in the area. It would also be consistent with the older apartments that are across Pines Road to the west.

1.3.2.15 Potential for associated development being induced by the siting of the EPF

The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.2.16 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.3 Site 3: 3520 N. Tschirley Rd., Spokane Valley, WA 99216

1.3.3.1 Present and proposed population densities of the surrounding area

The site, a vacant field, contains an area of about 24 acres. The property is in a developing industrial area along the east side of Tschirley Road, about 0.5 miles east of the Spokane Industrial Park.

Single-family houses and mobile homes are along Tschirley south of the site.

The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006).
The proposed project is a health care facility that would have a population density of 25.2 persons per acre (200 on 7.95 acres), or 16,101 per square mile. The project would displace the potential light industrial use of the site that is in an industrial/heavy commercial corridor. (Note the project would not require the entire site and would likely sell off the portion not needed.)

1.3.3.2 Presence of archaeological, cultural, and historical sites
No historic structures are adjacent to or across Tschirley Road from the considered site. The commercial buildings in the immediate vicinity have been built in the 1990s to present. The area was formerly in agricultural use with some residential garden tracts that were platted in the early 1900s. No houses from that period are on or near the site.

1.3.3.3 Site design
No design has been prepared for the site. Tschirley Road, a paved road without curb, gutter, or sidewalks, would provide site access. The site is a vacant field and is relatively flat. Approach driveways and parking lots would likely be between Tschirley Road and the building. Driveways and parking would also be along the south and north as well as at the rear (east) of the building. Fencing would be around the north, east, and south sides of the site, with landscaping along the north side.

1.3.3.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Access to Interstate 90 is either along Barker Road (2.7 miles) to the southeast or Sullivan Road (3.1 miles) to the southwest. Spokane Transit Authority bus service is not available to the site. The nearest bus stop for Route 96 Pines is at 5th Street and Euclid in the Spokane Industrial Park, 1.1 miles southwest of the site.
1.3.3.5 Availability of affordable housing

The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has a wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.3.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients are screened before admittance, and are not allowed to leave the facility without permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.
The development of the site as a health care facility would, however, not be consistent with the uses in the area and would foreclose the opportunity to develop the site for industrial use.

1.3.3.7 Traffic
Interviews with the city of Spokane Valley (Note and Hohman, 2006)) do not indicate any significant traffic issues in the site vicinity. Site access is along Tschirley via Euclid and either Barker Road (stop sign) to the east or Sullivan Road (signalized) to the west. In the segment east of the Industrial Park, Euclid is a two lane arterial with gravel shoulders.

Improvement of Euclid between Flora Road and Barker Road to a three lane (center turn lane) with paved shoulders is in the city’s Six Year Traffic Improvement Plan (2007-2012).

The site is within the Euclid Industrial Park, north of Euclid Avenue and south of Trent Avenue. The area, between Barker Road on the east and the Spokane Industrial Park to the west, is comprised of vacant pasture being developed sold for industrial use. Portions are platted into smaller industrial subdivision. The area seems to be developed without a formal plan in contrast to the nearby Spokane Industrial Park. Several small and older single-family houses and mobile homes are south of the site along Tschirley Road. Industrial buildings including Kaiser Alutek and Winder Tools and Die are across from the site. The comprehensive plan designation and zoning for the area is heavy industrial.

1.3.3.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)
There are no schools or childcare, or healthcare facilities are in the immediate vicinity of the site. Approximately nine single-family houses and mobile homes are along Tschirley Road between the site and Euclid Road. These houses are within an area designated for heavy industrial uses and are presumed to be transitional uses.

1.3.3.9 Law Enforcement
The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The considered site about 5.7 miles northeast of the substation, about a 10-minute response.

According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area, but some theft and other crimes have been reported at the Spokane Industrial Park.

1.3.3.10 Fire and Emergency Medical Response
The Spokane Valley Fire Department, Fire Station 5, 15510 East Marietta Avenue is 1.9 miles west with a response time of about 4 minutes.
Valley Hospital and Medical Center is about five miles northwest at 12606 East Mission Avenue (just east of Pines Road). A variety of healthcare professionals have offices in the area around the hospital. There are, however, no healthcare facilities or offices in the site vicinity.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.3.11 Schools
The site is within the East Valley School District. The attendance areas are Skyview Elementary School, 16924 E. Wellesley, East Valley Middle School, N. 4920 Progress Rd, and East Valley High School, E. 15711 Wellesley. Students in the area are bussed to the schools.

1.3.3.12 Public Transportation
Spokane Transit Route 96 Pines runs between the Spokane Valley Transit Station and Spokane Industrial Park. A stop is at 5th Street and Euclid, about 1.1 miles west of the site.

1.3.3.13 Neighborhood Character and quality
The site is within the Euclid Industrial Park. The comprehensive plan designation and zoning for the area is heavy industrial. The area is characterized by open fields that are being developed on a parcel-by-parcel basis in a variety of industrial and commercial buildings. Buildings range from concrete block to metal siding with sites that are barren to those that are landscaped. Although several small, older houses and mobile homes are along Tschirley Road, they are essentially transitional uses. The proposed project would be consistent with the scale and mass of the existing neighborhood, but would likely provide a more fully landscaped site that presently exists.
1.3.3.14 Potential for associated development being induced by the siting of the EPF

The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.3.15 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.4 Site 4: 10000 E Montgomery Rd., Spokane Valley, WA 99206

1.3.4.1 Present and proposed population densities of the surrounding area

The site, a vacant lot, contains an area of 7.95 acres. The property is in a developing industrial area along the south side of Montgomery Road, about 0.7 miles west of the Pines Road interchange with Interstate 90. Newly developed office/service buildings of primarily construction services companies are along Montgomery to the north, west, and east. The Spokane International Railroad line is along the southern boundary. Vacant land and an auto salvage yard are between the site and I-90 to the south.

Apartment complexes are to the north and the northeast of the light industrial area. Single-family houses and duplexes are further north.

The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006).

The proposed project is a health care facility that would have a population density of 25.2 persons per acre (200 on 7.95 acres), or 16,101 per square mile. The project would displace the potential light industrial use of the site that is in an industrial/heavy commercial corridor.

1.3.4.2 Presence of archaeological, cultural, and historical sites

No historic structures are adjacent to or across Montgomery Road from the considered site. The commercial buildings in the immediate vicinity have been built in the 1990s to present. The area
was formerly residential garden tracts that were platted in the early 1900s. No houses from that period are on or near the site.

1.3.4.3 Site design
No design has been prepared for the site. Montgomery Road would provide site access. Sidewalks are along both sides of the street and a single driveway cut is near the northeast corner. The site is undeveloped and slopes down to the south. It is expected that additional earthwork would be required to construct a flat building pad near the middle portion of the site. Approach driveways and parking lots would likely be between Montgomery Road and the building. Driveways and parking would also be along the west and east sides of the building as well as at the rear (south) of the building. Fencing would be around the west, east, and south sides of the site, with landscaping along the north side.

1.3.4.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Spokane Transit Authority bus service is available via Route 32. There nearest stop is at the northeast corner of the site.

1.3.4.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is
not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

**1.3.4.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)**

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients are screened before admittance, and are not allowed to leave the facility without permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

The development of the site as a health care facility would, however, not be consistent with the uses in the area and would foreclose the opportunity to develop the site for industrial use.

**1.3.4.7 Traffic**

Interviews with the city of Spokane Valley (Note and Hohman, 2006)) do not indicate any significant traffic issues in the site vicinity. Site access is provided by Montgomery Road, a two lane, with center turn lane, arterial. Montgomery has a signal with Argonne Road to the west.
and Pines Road to the east. The city’s Six Year Traffic Improvement Plan (2007-2012) has projects that would improve signalization along Argonne Road that would improve the signal timing at the I-90 interchange, and along Pines Road that would improve signal timing between 16\textsuperscript{th} Avenue and Trent Avenue. The signal configuration at both the north and south legs of the I-90 interchange would be improved.

According to the city of Spokane Valley Police Department there are no accident problems in the vicinity of the project site.

1.3.4.8 Neighborhood Characteristics
The site is within the East Montgomery Industrial area, north of Interstate 90. The area stretches roughly between Argonne Road on the west and Pines Road on the east. Montgomery Road provides access for a variety of light industrial and transportation businesses, including the former Roundup Grocery distribution center just to the west of the site. The comprehensive plan designation and zoning for the area is light industrial.

1.3.4.9 Sensitive Receptors (day care, schools, nursing facilities, hospitals)
There are no schools or childcare, or healthcare facilities are in the immediate vicinity of the site.

1.3.4.10 Law Enforcement
The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The considered site about 2 miles north of the substation, about a 4-minute response.

According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area.

1.3.4.11 Fire and Emergency Medical Response
The Spokane Valley Fire Department, Fire Station 8, 2110 N. Wilber is 0.2 miles west with a response time of about 1/2 minute.

Valley Hospital and Medical Center is about one mile north at 12606 East Mission Avenue (just east of Pines Road). A variety of healthcare professionals have offices in the area around the hospital. Several dentist and medical offices are along Pines, near Montgomery, about one mile northeast.

Sacred Heart Medical Center, 101 West 8\textsuperscript{th} Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).
Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Health is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.4.12 Schools
The site is within the East Valley School District. The attendance areas are Trent Elementary School, 3003 North Pines Road, East Valley Middle School, N. 4920 Progress Rd, and East Valley High School, E. 15711 Wellesley. Students in the area are bussed to the schools.

1.3.4.13 Public Transportation
Spokane Transit Route 32 Trent runs along Montgomery/Indiana between Spokane Community College and the Spokane Valley Mall. At these terminal points, the route connects with routes to downtown Spokane and the Valley Transit Center.

1.3.4.14 Neighborhood Character and Quality
The site is within an industrial area, surrounded by industrial buildings that have been developed primarily in the past ten years. With the exception of the Super Valu grocery distribution warehouse to the west, most of the structures in the vicinity are moderately-scaled buildings. Residential uses, apartment complexes and single-family houses, are east and north of the industrial area and would not directly interface with the proposed project.

The scale and site layout of the building would be consistent with the buildings in the immediate vicinity.

1.3.4.15 Potential for associated development being induced by the siting of the EPF
The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.
1.3.4.16 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.5 Site 5: 11800 W. White Rd., Airway Heights, WA 99224

1.3.5.1 Present and proposed population densities of the surrounding area

The site, which could range from 6.5 to 10 acres as a subdivision of a larger parcel, is a vacant field. The property consists of about 205 acres of pasture and grassland southwest of the I-90/Medical Lake Road interchange. White Road forms the southern boundary of the site.

The area is sparsely developed with old farmsteads and is zoned, under Spokane County zoning regulation, Rural Traditional that allows a density of 1 unit per ten acres.

The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006).

1.3.5.2 Presence of archaeological, cultural, and historical sites

No historic structures are on the considered site. The area has historically been used for large tract cultivation of grain crops and pasture. Large areas consist of surface basalt that limits agricultural use. No known archaeological sites are in the site vicinity.

Potential historic resources in the area include a small farmstead across White Road south of the site. The house is stone and appears to have been constructed in the early 1900s. Military trails and former electric interurban lines ran in the site vicinity and may have crossed the site.

1.3.5.3 Site design

No design has been prepared for the site. Regardless of the portion of the site selected, the building would front on White Road, a gravel rural road. The site is a vacant field and is relatively flat. Approach driveways and parking lots would likely be between White Road and the building. Driveways and parking would also be along the west and east sides as well as at the rear (north) of the building. Fencing would be around the north, east, and west sides of the site, with landscaping along the south side.
1.3.5.4 Availability of a labor pool

The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Access to Interstate 90 is at the Medical Lake interchange (1 mile northeast). Spokane Transit Authority bus service is not available to the site. Spokane Transit Route 62 Medical Lake runs between the Plaza in downtown Spokane and Medical Lake via Medical Lake Road. A stop is at the Medical Lake Road/I-90 interchange, about 1 mile northeast of the site.

1.3.5.5 Availability of affordable housing

The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also
impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.5.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients are screened before admittance, and are not allowed to leave the facility without permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

The development of the site as a health care facility would, however, not be consistent with the rural character of the area. Development would require either extension of water and sewer systems or on-site development of such facilities.

1.3.5.7 Traffic

White Road, a rural gravel road is along the site’s southern boundary. Just east of the site though, the road is paved with asphalt. White intersects (stop sign) with Medical Lake Road on the northwest side of the interchange with Interstate 90. Traffic volumes are relatively low along the route to the interchange. There are no congestion problems in the vicinity of the interchange.

1.3.5.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)

There are no schools or childcare, or healthcare facilities are in the immediate vicinity of the site. Only a couple of single-family houses are between the site and the Medical Lake interchange.

1.3.5.9 Law Enforcement

The Spokane County Sheriff’s Department, 1100 W. Mallon Avenue in downtown Spokane, provides law enforcement services to the unincorporated County. The considered site about 9.9 miles east of the substation, about a 14 minute response.
According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area.

1.3.5.10 Fire and Emergency Medical Response
The site is within the boundary of Cheney Fire Protection District 3. Fire Station 33 in Four Lakes is about 4 miles southwest of the site with a response time of about 6 minutes.

1.3.5.11 Hospitals and Health Care
Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles east of the site).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (9.7 miles east of the site).

Spokane Mental Heath is downtown Spokane at 107 South Division Street.

1.3.5.12 Schools
The site is within the Cheney School District. The attendance areas are Windsor Elementary School, 5504 W. Hallett Road; Cheney Middle School, 2716 N. 6th Street; and Cheney High School, 460 N. 6th Street. Students in the area are bussed to the schools.

1.3.5.13 Public Transportation
Spokane Transit Route 62 Medical Lake runs between the Plaza in downtown Spokane and Medical Lake via Medical Lake Road. A stop is at the Medical Lake Road/I-90 interchange, about 1 mile northeast of the site.

1.3.5.14 Neighborhood Characteristics
The site is on the West Plains, between Spokane International Airport and the City of Medical Lake, with Airway Heights and Fairchild AFB to the north and Four Lakes to the southwest. Industrial and residential development is occurring around the Medical Lake Interchange, about a mile northeast. Interstate 90 is south of the site and the approach path of the Spokane International Airport is overhead. Most of the area consists of large fields, some of which are dryland farms, and others, with significant surface basalt, are used for grazing. The comprehensive plan designation and zoning for the area is rural traditional with a density of one unit per ten acres. The actual development pattern in the site vicinity consists of farmhouses on large acreage parcels used for cultivation or grazing with sporadic development.
1.3.5.15 Potential for associated development being induced by the siting of the EPF

The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.5.16 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Cheney Fire Department and Spokane County Sheriff’s Department to advise of clientele and potential for emergency response.

1.3.6 Site 6: Industrial Park At Barker Road Interchange

1.3.6.1 Present and proposed population densities of the surrounding area

The site that could range from 6.5 to 10 acres as a subdivision of a larger parcel is a vacant field. The property is in a developing industrial area in the northeast quadrant of the I-90/Barker Road interchange.

Single-family houses and mobile homes are along Boone Avenue, about 500 feet north of the site. The area is transitioning from agricultural to industrial use south of Boone Avenue and single-family residential (at a density of 3.5 units per acre) between Boone Avenue and the Spokane River.

The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006).

The proposed project is a health care facility that would have a population density of 25.2 persons per acre (200 on 7.95 acres), or 16,101 per square mile. The project would displace the potential light industrial use of the site that is in an industrial/heavy commercial corridor.

1.3.6.2 Presence of archaeological, cultural, and historical sites

No historic structures are on or adjacent to the considered site. The commercial buildings in the immediate vicinity have been built from the 1970s to present. The area has historically been used for large tract cultivation of grain crops. No known archaeological sites are in the site vicinity.
1.3.6.3 Site design
No design has been prepared for the site. Depending on the portion of the site selected, the building could front on and have access from Cataldo Avenue, a paved road with curb and gutter, but no sidewalks, would provide site access. The site is a vacant field and is flat. Approach driveways and parking lots would likely be between Cataldo Avenue and the building. Driveways and parking would also be along the west and east sides as well as at the rear (north) of the building. Fencing would be around the north, east, and west sides of the site, with landscaping along the south side.

1.3.6.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Access to Interstate 90 is at the Barker Road interchange (0.6 miles west). Spokane Transit Authority bus service is not available to the site. The nearest bus stop for Route 90G at Barker and Cataldo, 0.6 miles west of the site.

1.3.6.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.
Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.6.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients are screened before admittance, and are not allowed to leave the facility without permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

The development of the site as a health care facility would, however, not be consistent with the industrial and highway commercial uses in the area and would foreclose the opportunity to develop the site for industrial use.

1.3.6.7 Traffic

Interviews with the city of Spokane Valley (Note and Hohman, 2006) do not indicate any significant traffic issues in the site vicinity. Site access is provided by Cataldo Avenue via Barker Road (signal light) at the interchange with Interstate 90. A major residential development is proposed to an area northeast of the site that could add significant vehicular traffic to Barker Road and the I-90 interchange. The City of Spokane Valley is coordinating with the City of
Liberty Lake regarding potential road network improvements that would mitigate impacts of that traffic.

The site is within the East Park Commercial and Industrial Park, generally bounded by Barker Road on the east, I-90 on the south and Boone Avenue on the north. Portions are platted into smaller industrial subdivisions. The comprehensive plan designation and zoning for the area is light industrial.

### 1.3.6.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)

There are no schools or childcare, or healthcare facilities are in the immediate vicinity of the site. The nearest school facility is the Central Valley School District Children and Day Care at 1512 N. Barker Road, about 1.2 miles northwest of the site.

### 1.3.6.9 Law Enforcement

The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The considered site about 4.5 miles east of the substation, about a 9 minute response.

According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area, but some theft and other crimes have been reported at the Spokane Industrial Park.

### 1.3.6.10 Fire and Emergency Medical Response

The Spokane Valley Fire Department, Fire Station 3, 2218 N. Harvard Road is 3 miles east with a response time of about 4 minutes. Fire Station 10, 17217 E. Sprague, is 1.9 miles west with a response time of about 3.5 minutes.

Valley Hospital and Medical Center is about five miles west at 12606 East Mission Avenue (just east of Pines Road). A variety of healthcare professionals have offices in the area around the hospital. There are, however, no healthcare facilities or offices in the site vicinity.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.
Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.6.11 **Schools**
The site is within the Central Valley School District. The attendance areas are Greenacres Elementary School, 117915 E. Fourth; Greenacres Middle School, 17409 E. Sprague; and Central Valley High School, S. 821 Sullivan Road. Students in the area are bussed to the schools.

1.3.6.12 **Public Transportation**
Spokane Transit Route 90G Sprague runs between the Plaza in downtown Spokane. A stop is at Barker and Cataldo, about 0.7 miles west of the site.

1.3.6.13 **Neighborhood Character and quality**
The site is within the East Park Commercial and Industrial Park along the north side of Interstate 90, east of the interchange with Barker Road. Several of the buildings between the site and Barker Road were built in the 1970s as manufacturing and warehousing facilities. Freedom Marine, just constructed, and the former Sport USA complex are west of the site. The site is at the east edge of the developed area with farmland to the north and east. Single-family residential parcels, originally platted as residential garden tracts, are west of Barker Road and north of Boone Avenue, north of the site. These smaller low-density tracts, as well as the larger fields, are being converted to single-family housing. The comprehensive plan designation and zoning for the area is light industrial. The proposed project would be compatible with the existing commercial buildings in bulk and scale as well as site layout.

1.3.6.14 **Potential for associated development being induced by the siting of the EPF**
The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.
1.3.6.15 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare provides as well as emergency services provides including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.7 Site 7: 2327 N. Madson Rd., Liberty Lake, WA 99019

1.3.7.1 Present and proposed population densities of the surrounding area

The site contains Comfort Inn and Suites Hotel on a site of 1.92 acres. The property is in the Liberty Lake Center, a developing business corporate park on the north side of the City of Liberty Lake, east of the Harvard Road/Interstate 90 interchange.

The population density of the City of Liberty Lake is 1,285 persons per square mile (2.01 per acre) and total population is 5,805 (OFM, 4/1/2006). The considered site is within a Light Industrial zone that does not have an established density range.

Since the proposed project is a health care facility within an existing 71-room motel in a light industrial zone, it is not expected to impact the existing or proposed population density of the surrounding area.

1.3.7.2 Presence of archaeological, cultural, and historical sites

No historic structures are adjacent to or across Madson Road or Knox Avenue from the considered site. The RV dealership and the manufacturing buildings in the immediate site vicinity were built within the past ten years. The considered site, a hotel constructed in 2002, is not historic. No nearby buildings are included on the county’s register of historic places. The Horse Slaughter Camp, a Washington State Heritage Register site is about a mile north and east of the site.

1.3.7.3 Site design

The motel is on a 1.92-acre site that is rectangular in configuration. With approximately 420 feet frontage, the hotel is oriented toward and along the west side of Madson Road. Knox Avenue forms the northern boundary. A concrete sidewalk is along both sides of Madson Road and Knox Avenue. One driveway access is along Madson at the mid-point of the site. A second driveway access is on Knox Avenue. Pedestrian access is provided by walkways between the sidewalk and building as well as along the two access driveways. The three-story building is set toward the west side of the site with the driveway, flanked by parking spaces (approximately 75) and extending the length of the site, between the building and Madson Road. Landscaping is along both street frontages.
An evaluation of the building and site would be required to determine if it can accommodate the proposed 200-bed configuration and whether or not additional land and building expansion would be required.

1.3.7.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Spokane Transit Authority also provides bus service with a stop within one block of the site. Access, via Route 95, Millwood, requires a transfer at the Pence-Cole transfer station at University and 4th Avenue in the Spokane Valley. Routes 92, Sprague, and 73, Valley Transit Center Express, provide service between downtown and the transfer station.

Route 72, Liberty Lake Express runs between Plaza in downtown Spokane and the Spokane Industrial Park and along Appleway, within 3 blocks of the site. Route 74 Valley Limited runs between Plaza in downtown Spokane and Appleway and provides service to the Mirabeau Park and Ride Lot and the Spokane Valley Mall.

1.3.7.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family –
127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost—higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.7.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients can leave only with permission.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

1.3.7.7 Traffic

Madson Road provides access to the Harvard Road interchange with I-90 via Appleway, a major four-lane arterial, a distance of about 0.7 miles. The eastbound offramp to Liberty Lake runs directly to Appleway controlled by a signal at Harvard Road. Congestion does occur at the I-90 interchange ramp at Harvard Road during peak traffic periods, but is not expected to be a factor in project development. Madson Road and Knox Avenue are also designated as bike trails/pathways.

According to the Police Department, there are no significant traffic safety issues or accident problems in this area.
1.3.7.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)
No sensitive receptors are in the vicinity of the considered site.

1.3.7.9 Law Enforcement
The Liberty Lake Police Department provides law enforcement services with a station at 22710 East Country Vista Drive. The considered site about 1.1 miles north of the station, about a 2-minute response.

According to the Police Department, there has not been significant criminal activity reported in the immediate area.

1.3.7.10 Fire and Emergency Medical Response
The Spokane Valley Fire Department, Fire Station 2, 2218 N. Harvard Road is 1.3 miles west with a response time of about 2 minutes.

Valley Hospital and Medical Center is at 12606 East Mission Avenue, about 7.4 miles west of the site near the Pines/I-90 interchange. Medical and dental office buildings are Providing a wide variety of health care services are clustered in that area.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.7.11 Schools
The site is within the Central Valley School District. The attendance areas are Liberty Lake Elementary School, 23606 E. Boone; Greenacres Middle School, 17409 E. Sprague; and Central Valley High School, S. 821 Sullivan Road. Students in the area are bussed to the schools.
1.3.7.12 Public Transportation
Route 72, Liberty Lake Express runs between Plaza in downtown Spokane and the Spokane Industrial Park and along Appleway, within 3 blocks of the site. Route 74 Valley Limited runs between Plaza in downtown Spokane and Appleway and provides service to the Mirabeau Park and Ride Lot and the Spokane Valley Mall.

1.3.7.13 Neighborhood Character and Quality
The hotel site is within the developing Liberty Lake Center, an area designated for light industrial and supporting uses. A strip to the north between Knox Avenue and I-90 is designated for freeway commercial use. R&R recreational vehicle dealership is across Knox north of the site. Vacant parcels, platted for industrial/commercial use are adjacent to the west and south of the site, and across Madson Road to the east, and across Knox to the northwest. Manufacturing businesses such as Altek and Acufab are in the immediate vicinity of the site. The residential neighborhoods are one-half mile south, south of Mission Avenue and east of Simpson Road.

1.3.7.14 Potential for associated development being induced by the siting of the EPF
The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.7.15 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.
Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Liberty Lake Police Department to advise of clientele and potential for emergency response.

1.3.8 Site 8: 12715 E. Mission, Spokane Valley
1.3.8.1 Present and proposed population densities of the surrounding area
The site contains the former and vacant Good Samaritan Center nursing home on a site of 6.67 acres. The property is in an established neighborhood with a concentration of health-related businesses, including the Valley Medical Center. Single-family residences are along the south side of Mission Avenue and multi-family residents are further east, east of Woodlawn, north and south of Mission Avenue.
The population density of the city of Spokane Valley is 2,276 persons per square mile (3.55 per acre) and total population is 87,000 (OFM, 4/1/2006). The apartments are within a UR 22 zone that allows over 22 units per acre.

Since the proposed project is a health care facility within a former vacant nursing home building in an area planned and zoned for high density residential use, it is not expected to impact the existing or proposed population density of the surrounding area. The proposed project would have a population density of 30 persons per acre (200 on 6.67 acres), or 19,190 per square mile.

1.3.8.2 Presence of archaeological, cultural, and historical sites
No historic structures are adjacent to or across Mission Avenue from the considered site. The houses across the street were constructed between 1963 and 1965, and the buildings adjacent to the west and east were built in 1974 and 1995, respectively. The considered site, constructed in 1970, is not historic. No nearby buildings are included on the county’s register of historic places.

1.3.8.3 Site design
The former Good Samaritan Nursing Home is on a 6.67-acre site that is rectangular in configuration. With approximately 545 feet frontage, the site is along the north side of Mission Avenue. Mission Avenue provides access to the site with one driveway at the southwest corner and two driveways at the southeast corner. A concrete sidewalk is along both sides of Mission Avenue. Pedestrian access is provided by walkways between the sidewalk and building as well as along the two access driveways. Along the back edge of the sidewalk are storm water swales and landscaping (presently not well-maintained). Surrounding the building, which consists of three wings, are asphalt driveways and parking areas.

A landscape strip is along the east side of the site as a buffer to the property to the east. Parking is also along this side of the site, along the east side of the building and the west side of the landscape strip with a traffic lane between.

The rear of the site (north) is undeveloped and backs to a natural terrace that slopes steeply down to the north.

Along the west side is a driveway that provides access to the rear service area of the building. Vercler Road, which runs south of Mission Avenue, terminates opposite the driveway on the south side of Mission.

1.3.8.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health
care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90, to the metropolitan Spokane labor pool. Spokane Transit Authority also provides bus service with a stop at the southwest corner of the site. Access, via Route 96, Pines, requires a transfer at the Pence-Cole transfer station at University and 4th Avenue in the Spokane Valley. Routes 90, Sprague, and 73, Valley Transit Center Express, provide service between downtown Spokane and the transfer station.

Route 96, Pines runs between Pence Cole and the Spokane Industrial Park providing access along Mission Avenue, and to the Spokane Valley Mall as well.

1.3.8.5 Availability of affordable housing

The clientele of the program are housed within the facility and do not require housing in the area. The clients come from throughout the state of Washington, are admitted and housed within the facility, and after treatment typically return to their originating destination.

The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows
Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.8.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients can leave only with permission. A wide variety of health care services, including the Valley Medical Center, are available within a couple of blocks of the site.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

1.3.8.7 Traffic

Interviews with the City of Spokane Valley (Note and Hohman, 2006) do not indicate any significant traffic issues in the site vicinity. Congestion does occur at the I-90 interchange ramps during peak traffic periods, with some congestion at Pines and Mission. There are presently two left turn lanes from Pines southbound (from I-90 ramp) to Mission Avenue. Mission Avenue has two lanes in each direction, with a speed limit of 30 mph.

The Six Year Traffic Improvement Plan (2007-2012) includes a project along Pines Road, between 16th Avenue and Trent Avenue, which would improve signal timing. The signal configuration at both the north and south legs of the I-90 interchange would be improved. It is felt by city engineers that these improvements will improve intersection performance.

According to the Police Department, there are no significant traffic safety issues or accident problems in this area.

1.3.8.8 Sensitive Receptors (day care, schools, nursing facilities, hospitals)

Hugs to Death Day Care is about one block southwest of the site at 12606 E. Mission.

Mission Ridge Apartments, 12903 East Mission, a senior assisted living project is adjacent to the east of the site.
Five single-family houses are across the street, along the south side of Mission Avenue. These houses, built in the early 1960s, preceded the use of the site as a nursing home in the 1970s and experienced that use for over 30 years.

1.3.8.9 Law Enforcement

The Spokane County Sheriff’s Department, Valley Precinct, provides law enforcement services to the city of Spokane Valley with a substation at 12710 East Sprague Avenue. The considered site about 1.5 miles south of the substation, about a 2-minute response.

According to the Sheriff’s Department Planning Research Department (Silver, Assistant Analysis, 2006), there has not been significant criminal activity reported in the immediate area.

1.3.8.10 Fire and Emergency Medical Response

The Spokane Valley Fire Department, Fire Station 8, 2110 N. Wilber, is 1 mile west with a response time of about 1 minute.

Valley Hospital and Medical Center is kiddy-cornered to the southwest at 12606 East Mission Avenue. Medical and dental office buildings are across the street to the southwest and adjacent to the east. A wide variety of health care services are within one block of the site.

Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, The 615-bed facility provides emergency services, as well as general medical services for short term stay (about ten miles west of Valley Medical Center).

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services (about ten miles west of Valley Medical Center).

The DSHS Valley Community Service Office (CSO) is at 8517 E. Trent, Suite 101. This facility provides food benefits, medical coupons, drug and alcohol treatment, cash assistance, and other assistance.

Spokane Mental Heath is downtown Spokane at 107 South Division Street, and has an office in the Spokane Valley at 12213 East Broadway.

1.3.8.11 Schools

The site is within the East Valley School District (boundary along Mission Avenue). The attendance areas are Trent Elementary School, 3003 North Pines Road, East Valley Middle School, N. 4920 Progress Rd, and East Valley High School, E. 15711 Wellesley. A school district bus route providing transportation to these schools is along Mission Avenue.
1.3.8.12 Public Transportation
Spokane Transit Authority Route 96 Pines runs between Pence Cole Valley Transit Center and the Spokane Industrial Park providing access along Mission to the Spokane Valley Mall as well. Route 90 Sprague provides connection between Pence Cole and downtown Spokane.

1.3.8.13 Neighborhood Character and quality
The site is within the health care center of the Spokane Valley. Just southeast of the Pines Road/Interstate 90 interchange, the site is along the north side of Mission Avenue. Its north boundary is at the edge of the terrace that overlooks the I-90 corridor and valley to the north. Along the north face of the terrace are several office buildings that front along Euclid Avenue with I-90 immediately to the north.

The Valley Hospital and Medical Center, 12606 East Mission Avenue, is just southwest of the site on the southwest corner of Vercler and Mission Avenue. Medical and dental offices are in several buildings to the south and west of the site. Mission Ridge, a 60-bed senior assisted living center is to the east.

Other than a dental office on the southeast corner of Vercler and Mission, the area across Mission Avenue to the south, extending east to McDonald Road, is a single-family residential neighborhood built in the early-1960s. Five single-family houses are across the street opposite the site (to Woodlawn Road).

1.3.8.14 Potential for associated development being induced by the siting of the EPF
The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, heath care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.8.15 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.
Coordinate with local healthcare provides as well as emergency services provides including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.
Coordinate with the traffic and engineering departments to identify potential traffic impacts and appropriate mitigation.

Develop a landscape design plan that restores or replaces existing landscaping, and enhances the buffer along the east side of the site. If fencing is added it should be compatible with the character of the adjacent properties bounding the site.

1.3.9 Site 9: South 211 Division Street

1.3.9.1 Present and proposed population densities of the surrounding area
The site, an operating Howard Johnson’s Inn consists of a 46,000 square foot building on a site of 1.04 acres. The property is in the southeast quadrant of downtown Spokane, just north of the Division Street interchange with Interstate 90. Commercial uses, including restaurants, convenience stores, and gas stations are within the immediate vicinity of the site. An apartment complex is across Pine Street east of the site but residential uses in the area are generally smaller single-family houses that have been transitioning to commercial uses.

The population density of the city of Spokane is 3,393 persons per square mile (5.3 per acre) and total population is 210,600 (OFM, 4/1/2006).

Since the proposed project is a health care facility within the existing motel building in an area planned and zoned for commercial use, it is not expected to impact the existing or proposed population density of the surrounding area.

1.3.9.2 Presence of archaeological, cultural, and historical sites
The building is less than fifty years old (built in 1987) and is not an historic building. No known archaeological resources are on the site. Several buildings in the vicinity, including the St. James Lutheran Church (1951) across the Division to the West, the warehouse/distribution buildings (1942 and 1944) adjacent to the southeast, and the apartments (1906) across Pine Street to the east are over fifty years old and potentially historic. A survey has not been completed to determine their potential for nomination to the local or national registers of historic places. The site is in a commercial corridor which has a wide variety of building styles and use types, thus impacts to existing buildings which may be historic is not expected to be significant.

1.3.9.3 Site design
The Howard Johnson’s motel is a 46,000 square foot, four-story building on a 1.04-acre site. The building is on the southeast corner of Division Street, a major downtown arterial, and Second Avenue, a major east-west arterial. Pine Street forms the eastern boundary of the site. Sidewalks, that provide pedestrian access, are along both sides of the bounding streets. Driveway access is available from Division Street, Second Avenue, and Pine Street. The site is paved with parking (about 80 spaces) and driveway access on the west, north, and east side of
the building that is centered on the south property boundary. Landscaping is along the Division Street and Second Avenue frontages.

An evaluation of the building and site would be required to determine if it can accommodate the proposed 200-bed configuration and whether or not additional land and building expansion would be required.

1.3.9.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Spokane Transit Authority also provides bus service with several route options near the site. Route 2 Southside/Medical Shuttle runs along 5th Avenue, about three blocks south of the site. Service is provided to Deaconess Hospital, 6th Avenue Medical Building, Sacred Heart Hospital, and Rockwood Clinic. Routes 72 and 74 to Liberty Lake run the Division Browne couplet within one block of the site. Routes 45 Southeast Boulevard and 94 East Fifth run along 2nd and 3rd avenues. Route 45 provides service to Lincoln Heights on the South Hill, and Route 94 provides service to the East Central Community Center, and Employment Security.

1.3.9.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area. Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and
According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.9.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients can leave the facility only by permission.

The Downtown and lower South Hill hospital district have a significant concentration of healthcare facilities and offices as well as other social service organizations that provide assistance. Because of proximity, the access to most of these facilities can be reached by walking. Bus service is also readily available. The richness of social and health services also attracts a wide range of people, including those involved in criminal and drug-related activity.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.

1.3.9.7 Sensitive Receptors (day care, schools, nursing facilities, hospitals)

The ABC Discovery Child Care Center, 130 E 3rd Avenue, is about two blocks east, and Discovery School, 323 South Grant Street, is about five blocks east of the considered site.
1.3.9.8 Law Enforcement
The Spokane Police Department provides law enforcement services to the city of Spokane and is headquartered at 1100 West Mallon Avenue. The considered site about 1.5 miles west of the substation, about a 3 minute response.

The City of Spokane Crimemap depicts criminal activity in the city of Spokane as both individual incidences for some 8 categories of criminal activity and as isotherms that indicate hot spots by intensity of color shades (6 shades). The considered site is at the edge of the epicenter of drug (5 of 6) activity in Downtown Spokane. (The existing facility at 44 East Cozza Avenue, for example is at the low end of the shading 1 of 6) for drugs as well as all criminal activity.)

1.3.9.9 Fire and Emergency Medical Response
The Spokane Fire Department, Fire Station 1, 44 West Riverside, is 0.3 miles north of the site with a response time of about 1 minute. American Medical Response, 915 W Sharp Avenue, provides emergency medical response in the city of Spokane.

1.3.9.10 Hospitals/medical/dental Care
Sacred Heart Medical Center, 101 West 8th Avenue, just south of downtown Spokane, about 0.7 miles from the considered site. The 615-bed facility provides emergency services, as well as general medical services for short-term stay.

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services. It is about 0.8 miles southwest of the considered site.

Spokane Mental Heath is at 107 South Division Street (two blocks north). The CHAS Denny Murphy clinic, 1001 West 2nd Avenue, is about 10 blocks west of the considered site.

A wide range of dental and medical and other health-related offices are in the downtown and lower South Hill area within walking distance.

1.3.9.11 Neighborhood character and quality
The site is within the southeast quadrant of downtown Spokane, a commercial area that is oriented to highway-related uses. Division Street is a state route and a primary north-south arterial with an interchange with I-90 one block south. Second and Third Avenues which bracket the site block area major east west arterials dominated with highway related businesses. Gas stations, convenience stores, transportation/distribution businesses are the major uses along this corridor. Social service organizations such as the ZLB Plasma Center, Department of Corrections Brownstone Work Release, Goodwill Industries, House of Charity are within one to three blocks of the site. The St. Johns Lutheran Church is across Division to the southwest.
1.3.9.12 Potential for associated development being induced by the siting of the EPF

The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

1.3.9.13 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Spokane Fire Department and Police Department to advise of clientele and potential for emergency response.

1.3.10 Site 10: 9 S. Howard St., Spokane, WA 99201

1.3.10.1 Present and proposed population densities of the surrounding area

The site (Symons Building), an operating commercial building, consists of a 45,300 square foot building on a site of 0.36 acres. The property is in the core of downtown Spokane. Commercial uses, including restaurants, office buildings, hotels, bars, and residences are within the immediate vicinity of the site.

The population density of the city of Spokane is 3,393 persons per square mile (5.3 per acre) and total population is 210,600 (OFM, 4/1/2006). The Downtown, even though a commercial center, is planned for high-density residential use. The Downtown Plan calls for mixed use residential in commercial buildings as well as conversion of the upper floors of underutilized buildings for residential use. The former Ridpath Hotel Motor Court, across 1st Avenue to the southeast, for example, is being converted to 50-unit residential condominium.

Since the proposed project is a health care facility within the existing office building in an area planned and zoned for commercial use, it is not expected to impact the existing or proposed population density of the surrounding area.

1.3.10.2 Presence of archaeological, cultural, and historical sites

The Symons Building, built in 1893 is one of the oldest buildings downtown and is on the National Register of Historic Places. The downtown has been surveyed and, in part, listed in the
National Register of Historic Places. Several historic buildings are in proximity to the considered site.

The proposed use, as long as it does not significantly alter the exterior of the building is not expected to adversely impact historic resources.

1.3.10.3 Site design
The Symons Building consists of a 45,300 square foot 4-story building on a site of 0.36 acres (15,500 square feet). The building covers the west end of the block bounded by Howard Street on the west, 1st Avenue on the south, and Sprague Avenue on the north. Sidewalks, that provide pedestrian access, are along both sides of the bounding streets. No parking is on the site, but is available along the streets and downtown parking garages, such as the Bank of America Parking Garage, across Howard Street to the west.

An evaluation of the building would be required to determine if it can accommodate the proposed 200-bed configuration.

1.3.10.4 Availability of a labor pool
The site is within the Spokane metropolitan area that has a large and diverse labor pool. Spokane County for the calendar year 2004 had 15,682 employers, of which the industry group health care and social assistance comprised 1,280 employers. The total number of employees within the county was 192,333, with the health care and social assistance category of totaling 31,059 (16.15 percent, the second largest employment category).

Additionally, local universities and health care programs are available in the Spokane area to train the nursing, counseling, and other support staff required by the facility. Examples include the Eastern Washington Area Health Care Education center for nursing on the WSU Spokane campus and the Eastern Washington University School of Social Work. The Intercollegiate College of Nursing offers the upper division undergraduate and graduate course work in nursing for the consortium schools of Eastern Washington University, Washington State University and Whitworth College. Gonzaga University students participate in the Bachelor of Science in Nursing program only. The program serves 500 to 600 students annually.

The site is accessible, via Interstate 90 to the metropolitan Spokane labor pool. Spokane Transit Authority also provides bus service with a full range route options at the Plaza, one block west of the site at Sprague and Wall.

1.3.10.5 Availability of affordable housing
The clientele of the program are housed within the facility and do not require housing in the area.
The Spokane metropolitan area has wide range of housing choices in type and price available to facility staff. Further, the relocation and expansion of the facility within the metropolitan area is not expected to require relocation of current staff. It is likely that additional staff will be employed to meet the requirements of the increase in beds.

Within Spokane County, the State Office of Financial Management estimates that there were 186,479 housing units in the year 2005. These units are allocated as follows: single-family – 127,413, duplex – 6,341, 3-4 unit structures – 6,339, 5 or more unit structures – 32,850, and mobile homes 13,636. The 2000 census indicated a home ownership rate of 65.5%, an increase from 1990 with a rate of 63.7%.

According to the Real Estate Report for Spokane and Kootenai Counties (Spring 2006, Spokane-Kootenai Real Estate Research Committee), 2005 residential sale volume showed an increase over the previous year and the previous high water mark of 1992-93. The booming market has resulted in a significant increase of average and median prices with a 2005 median of $150,000 compared to $129,000 in 2004 and $119,000 in 2003. The increasing home prices have also impacted housing affordability. The report includes a Housing Affordability Index that shows Spokane County compared to the state as a whole. It indicates that the affordability index (base index of 100 that shows the balance of ability to pay and cost--higher index numbers indicate more affordable housing), for Spokane County in the first quarter of 2006 was 132.8 compared to the state index of 93.3. This index number has steadily declined from 206 (state – 103.5) in 2003, to 205.7 (state -133) in 2004, to 172.6 (state – 113.6) in 2005. The index for first time buyers is more dramatic at 74.1 (state – 54.3) for the first quarter 2006. It has declined from 114.6 (state – 76.2) in 2003.

1.3.10.6 Spin-off (secondary and tertiary) impacts (e.g., traffic, economic, social)

It is not expected that the proposed facility would result in significant secondary and tertiary impacts that would affect the surrounding area. The facility is a tightly controlled secure facility in which the patients can leave the facility only by permission.

The Downtown and lower South Hill hospital district have a significant concentration of healthcare facilities and offices as well as other social service organizations that provide assistance. Because of proximity, the access to most of these facilities can be reached by walking. Bus service is also readily available. The richness of social and health services also attracts a wide range of people, including those involved in criminal and drug-related activity.

The operation of the facility is expected to result in calls for emergency services for health related emergencies, and occasionally, for law enforcement. The calls for law enforcement assistance relate typically to incidences within the facility or on the site itself, and not off-site criminal activity.
1.3.10.7 Sensitive Receptors (day care, schools, nursing facilities, hospitals)
The Little Red School House, 621 West Sprague Avenue, is in the block to the west, and the Paulsen Riverside Childcare, 421 West Riverside Avenue, is about two blocks northeast of the considered site.

1.3.10.8 Law Enforcement
The Spokane Police Department provides law enforcement services to the city of Spokane and is headquartered at 1100 West Mallon Avenue. The considered site about 1.2 miles west of the substation, about a 3 minute response.

The City of Spokane Crimemap depicts criminal activity in the city of Spokane as both individual incidences for some 8 categories of criminal activity and as isotherms that indicate hot spots by intensity of color shades (6 shades). The considered site is at the epicenter of drug (6 of 6) and all types of criminal activity in Downtown Spokane. (The existing facility at 44 East Cozza Avenue, for example is at the low end of the shading 1 of 6) for drugs as well as all criminal activity.)

1.3.10.9 Fire and Emergency Medical Response
The Spokane Fire Department, Fire Station 1, 44 West Riverside, is 0.4 miles east of the site with a response time of about 1 minute. Fire Station 4, 1515 West First Avenue, is about 0.7 miles west with a response time of about 1 minute. American Medical Response, 915 W Sharp Avenue, provides emergency medical response in the city of Spokane.

1.3.10.10 Hospitals/medical/dental Care
Sacred Heart Medical Center, 101 West 8th Avenue, is just southeast of downtown Spokane, about 1 mile from the considered site. The 615-bed facility provides emergency services, as well as general medical services for short-term stay.

Deaconess Medical Center, 801 West 5th Avenue, is a 388-bed facility that provides emergency as well as a full range of medical services. It is about 0.9 miles southwest of the considered site.

Spokane Mental Heath is at 107 South Division Street (six blocks east). The CHAS Denny Murphy clinic, 1001West 2nd Avenue, is about 6 blocks southwest of the considered site.

A wide range of dental and medical and other health-related offices are in the downtown and lower South Hill area within walking distance.

1.3.10.11 Neighborhood character and quality
The site is within the core of downtown Spokane, the historic business, shopping, and entertainment heart of the city. Major office buildings such as the Bank of America, Washington
Trust, and Washington Mutual buildings, major shopping including Riverpark Square, the Davenport and Ridpath hotels, Spokane Public Library, restaurants, bars, and theaters are within a 5 to 6 block walk of the considered site.

Social service organizations such as the ZLB Plasma Center, Department of Corrections residential programs, Goodwill Industries, House of Charity, CHAS clinic, Our Club (alcohol-free club) are within several blocks of the site.

### 1.3.10.12 Potential for associated development being induced by the siting of the EPF

The facility would house a special use health care function that is essentially self-contained. The support functions are contained within the facility, the staff members are employees of the program, the clientele are strictly managed by the program staff, and public access is controlled. Thus, other than regularly scheduled deliveries of materials and supplies, health care professionals that arrive for appointed sessions with clients, there is no requirement or opportunity for ancillary off-site support functions. The program would contract with existing members of the healthcare community to provide supplemental support services as necessary.

### 1.3.10.13 Proposed mitigating measures to alleviate or minimize significant potential adverse impacts, including those from closure of lack of siting an EPF.

Coordinate with local healthcare providers as well as emergency services providers including the Valley Fire Department and Police Department to advise of clientele and potential for emergency response.

### 1.4 Selection of Top 3 Sites

The following three sites are the most suitable for the proposed project in ranked order. Please refer to Section 1.5 below for scoring details.

#### 1.4.1 Site 8, 12715 E. Mission Avenue

The Mission Site received a total score of 125 in the matrix. This site was a nursing home that operated in the neighborhood since the 1970s. It has an established presence in the neighborhood, a neighborhood that is also the center of medical and health care activity in the Spokane Valley. Other than six single-family houses across the street, the surrounding uses are office and health care. Regional access from I-90 is good, and the site is served by public transit. Emergency response services are nearby with good access to the site. Health care support in nearby offices are readily accessible. The area has a low incidence of reported crimes.
1.4.2 Site 1, 2024 N. Argonne Road

The Argonne site scored a total of 116 in the matrix. A former Tidyman’s grocery store, the site has an established presence in a commercial neighborhood. Apartments are adjacent to the north side, but have had the store as a neighbor for several years. Regional access from I-90 is good, and the site is served by public transit. Although there are few medical and health care services in proximity to the site, transit is available and the Valley Medical Center is relatively close. Emergency response services are nearby with good access to the site. The area experiences a relatively high incidence of reported crimes including miscellaneous mischief, vehicle prowling and vehicle theft.

1.4.3 Site 4, 10000 E. Montgomery Road

The East Montgomery Road site scored a 110 in the matrix. This site would require new construction in an industrial neighborhood in which the proposed building would be compatible in scale and bulk. Although it would foreclose the opportunity to develop the site in industrial use, the impact of new construction to neighboring properties would be minimal. There are no medical or health care services in the immediate vicinity, but the Valley Medical Center is relatively close. Regional access to I-90 is good although somewhat offset from the I-90 interchanges. Public transit is available to the site. Emergency response services are nearby with good access to the site. The area has a low incidence of reported crimes.

The following matrix evaluates each site relative to each of the eight factors described above. The weights are based on the relative importance for the specific project of each of the evaluation factors. Each site was given a score based upon its performance for each of the factors. The product of the site score and the weight provides a weight-score for each factor and site. The sum provides the total weighted score for each site.
## 1.5 Site Scoring Matrix

<table>
<thead>
<tr>
<th>Factor</th>
<th>Pop Density</th>
<th>Cult Hist</th>
<th>Site Design</th>
<th>Labor Pool</th>
<th>Affrdble Housing</th>
<th>Spin-off Dvlpmnt</th>
<th>Induced Dvlpmnt</th>
<th>Mitigate</th>
<th>Weight Score Total</th>
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<tbody>
<tr>
<td>Weight</td>
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<td>3</td>
<td>4</td>
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<td>5/15</td>
<td>4/16</td>
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<td>5/10</td>
<td>5/25</td>
</tr>
<tr>
<td>Site 3 Score</td>
<td>Tschirley Rd</td>
<td>5/10</td>
<td>4/12</td>
<td>3/12</td>
<td>3/6</td>
<td>4/8</td>
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</tr>
<tr>
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<td>3/6</td>
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<td>1/2</td>
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</tr>
<tr>
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<td>4/16</td>
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<td>5/10</td>
<td>3/15</td>
<td>5/10</td>
<td>4/25</td>
</tr>
</tbody>
</table>

Note: the Weight Score is a sum of each of the cells with the site score multiplied by the weight to provide the box score. For example Site 1 Score for Population Density is 5 times the weight of 2 for a total of 10 – 5/10.