



File No. EA2022-119

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Site preparation and subsequent construction of five (5) 3-story apartment buildings along with a clubhouse, pool and hot tub, associated off-street parking, landscaping and utility installation.

**Proponent:** Storhaug Engineering  
Attn: Clifton Trimble  
510 E Third Ave.  
Spokane, WA 99202

**Location of Proposal:** The project site is located at 1866 Jadwin Ave., Richland, WA.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( **X** ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens  
**Position/Title:** Planning Manager  
**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352  
**Date:** July 1, 2022

**Signature** 

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: Jadwin Multi Family Development
2. Name of applicant: Storhaug Engineering  
Clifton Trimble
3. Address and phone number of applicant and contact person: 510 E third Ave. Spokane, WA. 99202

4. Date checklist prepared: June 9th, 2022
5. Agency requesting checklist: City of Richland Development Services
6. Proposed timing or schedule (including phasing, if applicable): Fall 2022; possibly spring 2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None at this time
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known
10. List any government approvals or permits that will be needed for your proposal, if known.  
SEPA determination, building permits
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) 3-story apartment building(s) totaling 114 units on 3.95 acres in the CLB, Commercial Limited Business zone, in Richland, WA.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Jadwin Ave multi-family project on Parcel No. 102982020745003, at 1866 Jadwin Ave in Richland, WA.,

**LEGAL DESCRIPTION:**

SECTION 2, TOWNSHIP 9 NORTH, RANGE 28, QUARTER NW: THE NORTHERLY 530.46 FEET OF BLOCK 745, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 AND 7 OF PLATS, SITUATED IN THE CITY OF RICHLAND, COUNTY OF BENTON, STATE OF WASHINGTON, SWD

**B. Environmental Elements** [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

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

Less than 2%

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

Finley fine sandy loam, 0 to 2 percent slopes 88%

Pasco fine sandy loam, 0 to 2 percent slopes 12%

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site is flat, and minimal grading will be required as a result. Any future grading will conform to all applicable permitting through the City
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No, the site is flat, and best management practices for Stormwater and Erosion control will be used with the cooperation of the City Building and Planning Department.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 75%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None contemplated at this time. A stormwater and erosion control plan will be implemented by the contractor

**2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. General, non toxic or hazardous emission during general construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None contemplated at this time. A storm-water and erosion control plan will be implemented by the contractor; all applicable City STDS will be met during construction via the land development code

**3. Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. N/A.

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

No. N/A.

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

No. N/A.

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

No. N/A.

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

No

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

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The 114 apartment units will be served City Sewer. Existing private sewer lines may need to be re-located, and a water main extension may be needed. All applicable pressure and bacteria testing, if required, will be done in accordance with all agency regulations.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be retained on site via grassy swales and dry wells, to City STDS.

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

Not anticipated. No hazardous chemicals will be stored on site and effluent discharge will be mitigated via City Sewer.

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

No, the site is flat and on-site stormwater management will be addressed.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Dry wells, grassy swales, and other approved on-site storm-water management practices deemed appropriate by the contractor.

#### 4. **Plants** [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Shrubs. Site is mostly dirt and shrubs. A few (2 - 4) trees exist on site and will be removed. Is flat and relatively clear.

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

None found. A Priority Habitats and Species Report is attached to this document.

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

A landscaping plan with identified native species will be included with a site plan for this proposal meeting the landscape section of the City of Richland Land Dev Code

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

None known.

## 5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

None found... A Priority Habitats and Species Report is attached to this document.

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

Not to be known

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

Exploration through this exercise, research on fish and wildlife, as well as development cooperation with the City Dept of Building and Planning.

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

None known

## 6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas and electricity will be used for general building applications.

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

Not to be anticipated

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

All new construction will conform to the City of Richland energy conservation code and with WA State energy codes.

## 7. **Environmental Health** [\[help\]](#)

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

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

All applicable State and Federal regulations will be followed. However, no hazardous chemicals are proposed to be used or stored on site

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

N/A

- 4) Describe special emergency services that might be required.

Will be typical to Multi Family uses.

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

All applicable State and Federal regulations will be followed in order to reduce health hazards.

### b. *Noise*

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

Typical traffic along residential streets, as well as due to the auto shop and school along Jadwin Ave

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

Noise typical of multi family construction in a single phased project

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction permitted during business/daylight hours, as well as others imposed on or suggested by the the City Permitting Dept

**8. Land and Shoreline Use** [\[help\]](#)

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

Residential uses to the north and east, commercial uses to the north, and a school to the west of the site. The immediate area is zoned mostly residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe.

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

Not to be known

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

No

c. Describe any structures on the site.

Site is vacant with one existing shed

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

Yes, one shed near McMurray St

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

ZONE:C-LB (COMMERCIAL - LIMITED BUSINESS) LOT SIZE: 3.95 ACRES (212,572.8 SF)

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

Commercial

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

N/A

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

No

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

Approximately 114 residents, if not more

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

None

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

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Coordination with the Richland Planning and Development Dept, as well as consulting the LDC and Comp Plan

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

**9. Housing** [\[help\]](#)

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

114 units; middle to low income

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

None to be eliminated

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

None proposed at this time.

**10. Aesthetics** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

40' (55' max per zoning)

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

None known

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

Compliance with zoning per form and bulk, height restrictions

**11. Light and Glare** [\[help\]](#)

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

Typical for an apartment development.

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

Not anticipated

c. What existing off-site sources of light or glare may affect your proposal?

None known

d. Proposed measures to reduce or control light and glare impacts, if any:

None at this time. However, Any and all requirements by the County Building Dept will be addressed and permitted appropriately.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
There are baseball fields and a running track immediately west of the site
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None necessary or anticipated at this time

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
None known
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
None known
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
None known
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
All required permits will be obtained through the City Building and Planning Dept

## **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
Closest HWYS are approx 1/2 mi away; HWY 240.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
Yes, there is a bus stop immediately adjacent to the subject parcel, on Jadwin Ave
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
184 parking spaces will be provided at final build out.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
Unknown at this time. A trip generation letter is included in this process, and will dictate the necessity of a TIS and any subsequent improvements
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The Jadwin Ave multi-family project was calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022.

Trip Generation summary for overall proposed project:

ADT Total: 769

A.M. Peak Total: 46; 11 trips enter, 35 trips exit

P.M. Peak Total: 59; 37 trips enter, 22 trips exit

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
Not anticipated

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

Compliance with the Trip Generation results as indicated from the Dept of public works Traffic Dept

### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
Impacts will most likely not affect services needed. But, if found to be significant, they will be reviewed and addressed by the City of Richland Building Dept at the time of permitting.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Unknown at this time. Measures will be proposed according to all impacts, to be reviewed the by the City of Richland Building Dept.

### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_  
All services lie within the City and are available to the site.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
City water and sewer are available to the site. Existing private sewer lines may need to be re-located, and a water main extension may be needed.

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Clifton Trimble

Name of signee Clifton Trimble

Position and Agency/Organization Sr Planner, Storhaug Engineering

Date Submitted: \_\_\_\_\_

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

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

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



FEMA



# FEMA Digital Flood Map Products

- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index map that shows the location of each map panel.
- **FIRM Worldfile:** A TFW or PGW file may accompany your flood hazard map. They are used to help view the flood maps in GIS applications.

FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digit panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

FIRM Panel Images can be viewed using most freely available image viewer applications. You can also use the FIRMette-Desktop software available from the FEMA Flood Map Service Center (MSC) website at [msc.fema.gov/portal/resources/firmettes](https://msc.fema.gov/portal/resources/firmettes). FIRM images can also be viewed in specialized GIS software where the worldfiles are used to make the images compatible with other GIS data. See the [MSC Products and Tools Overview page](#) for more information on available data and tools for using FEMA's flood risk data.

For more information on available digital products, visit FEMA's Map Service Center website at <https://msc.fema.gov> or call the FEMA Map Information eXchange (FMIX) at 877-336-2627.



**KEY TO MAP**

500-Year Flood Boundary	Zone B
100-Year Flood Boundary	Zone A1
Zone Designations* With Date of Identification e.g., 12/2/74	Zone A1 DATE
100-Year Flood Boundary	Zone B
500-Year Flood Boundary	Zone B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7x
Zone D Boundary	
River Mile	M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

- \*EXPLANATION OF ZONE DESIGNATIONS**
- | ZONE   | EXPLANATION  |
|--------|--|
| A      | Areas of 100-year flood; base flood elevations and flood hazard factors not determined.  |
| A0     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.  |
| AH     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.   |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined.  |
| A99    | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.  |
| B      | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C      | Areas of minimal flooding. (No shading)  |
| D      | Areas of undetermined, but possible, flood hazards.  |
| V      | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.  |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.  |

**NOTES TO USER**

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

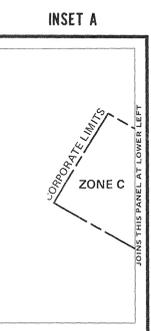
**INITIAL IDENTIFICATION:**  
MARCH 30, 1970

**FLOOD HAZARD BOUNDARY MAP REVISIONS:**

**FLOOD INSURANCE RATE MAP EFFECTIVE:**  
MARCH 30, 1970

**FLOOD INSURANCE RATE MAP REVISIONS:**  
Map revised May 28, 1971, to add special flood hazard areas.  
Map revised July 2, 1971, to clarify insurance eligibility dates.  
Map revised July 1, 1974, to change zone designations.  
Map revised November 14, 1975, to reflect curvilinear flood boundary and to add special flood hazard areas.  
Map revised June 18, 1980, to change zone designations, flood boundaries and base flood elevations.  
Map revised March 1, 1984, to change flood boundaries and corporate limits, and to add special flood hazard areas.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM FLOOD INSURANCE RATE MAP**

**CITY OF RICHLAND, WASHINGTON BENTON COUNTY**

**PANEL 10 OF 15**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

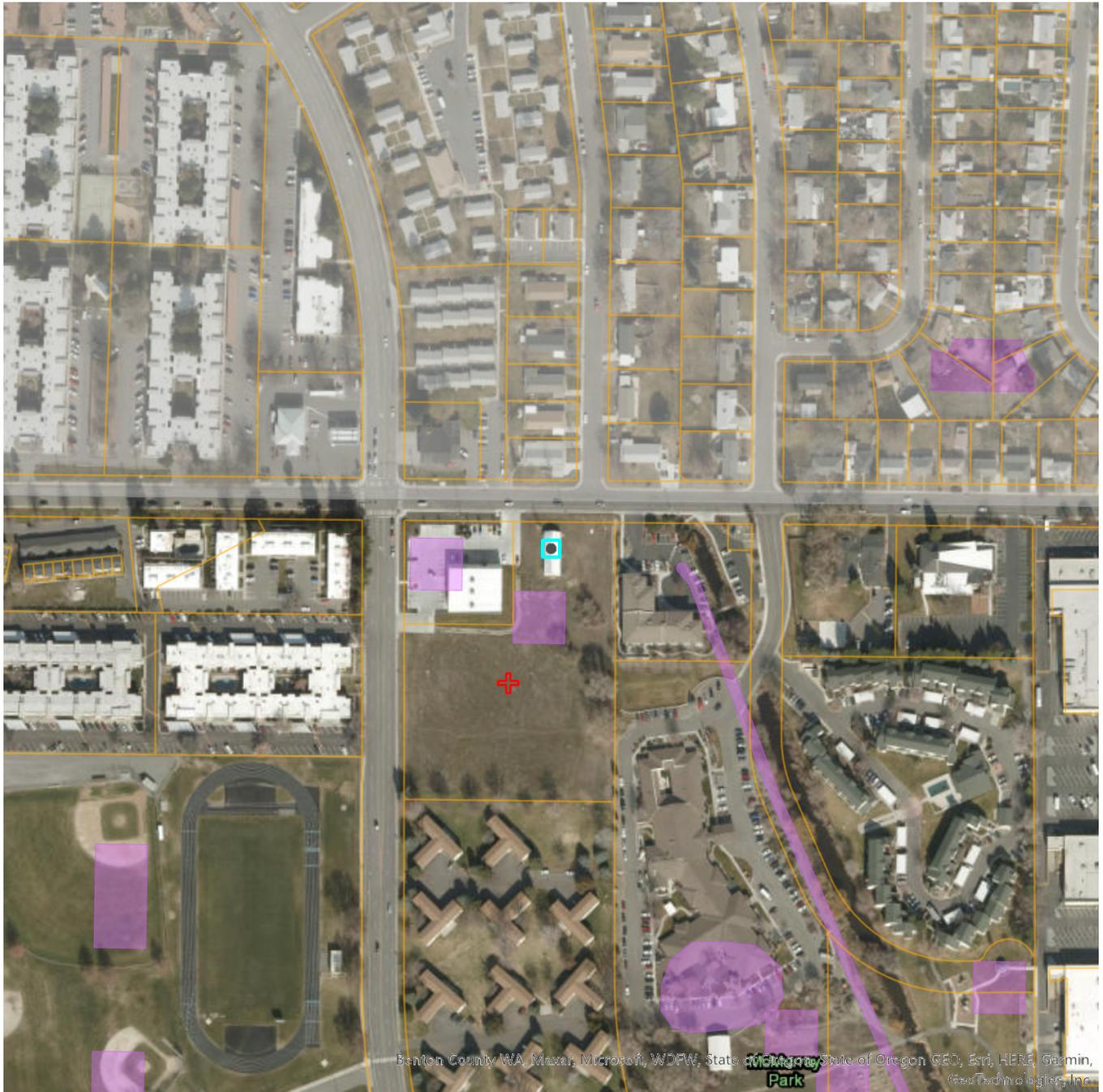
**COMMUNITY-PANEL NUMBER 535533 0010 E**

**MAP REVISED: MARCH 1, 1984**

Federal Emergency Management Agency



## Priority Habitats and Species on the Web



**Report Date: 06/10/2022**

**The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.**

**DISCLAIMER.** This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

# 30% LANDSCAPE

Perimeter Coverage Adjacent to Public R.O.W. - Trees 30' o.c. with shrubs & rock mulch

Perimeter Coverage Adjacent to abutting Properties - Trees 40' o.c.

Additional shrub hedge or wall in areas with no building & adjacent to parking lots.

Interior Parking Coverage - Trees every 100 sq-ft. with shrubs or groundcover. Wood mulch.

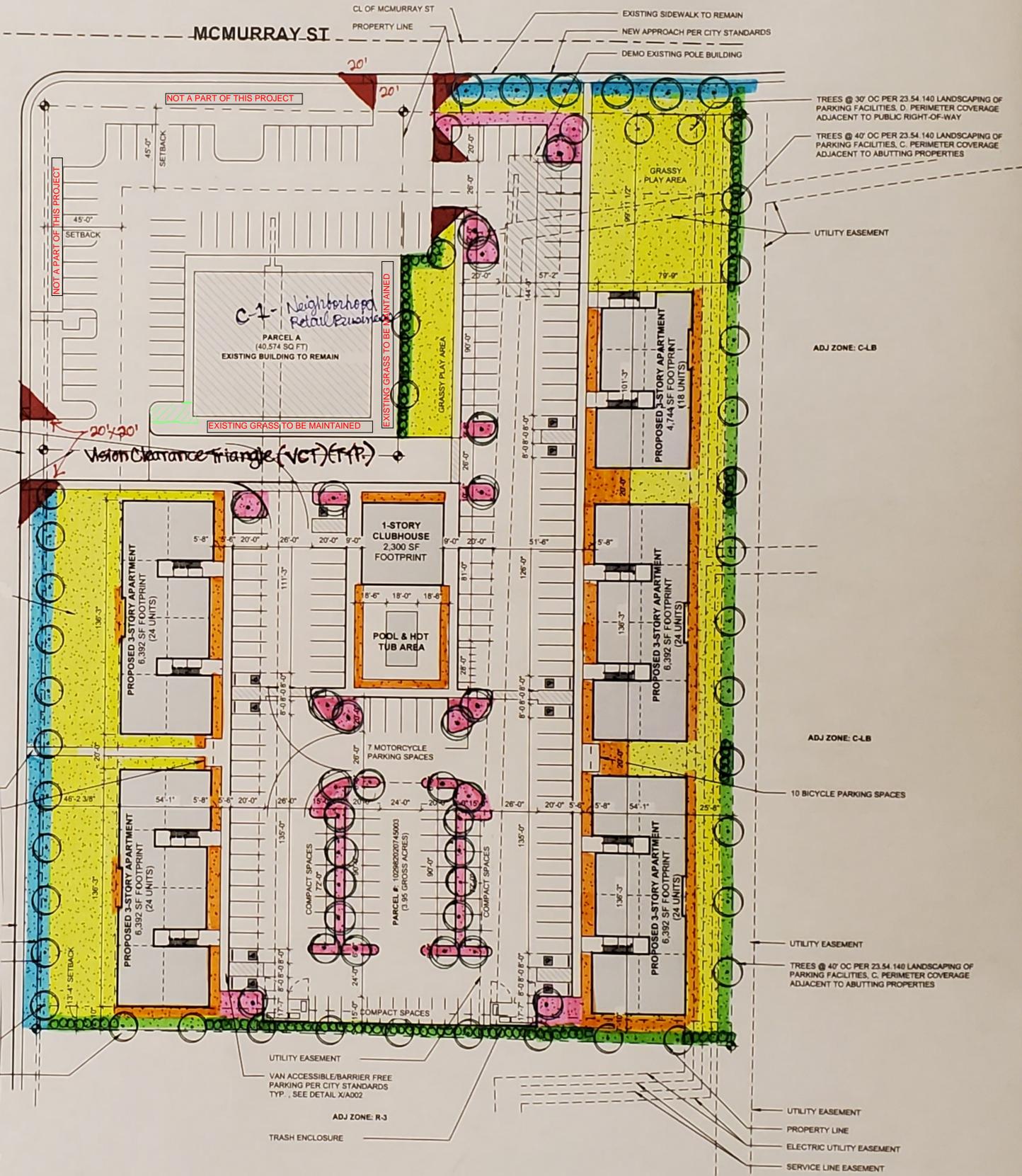
Shrubs with wood mulch

Lawn

## PLANT LIST

COMMON NAME	BOTANICAL NAME
<b>TREES</b>	
HONEYLOCUST	GLEDITIA TRIACANTHUS 'INERMIS'
RAYWOOD ASH	FRAXINUS OXYCARPA 'RAYWOOD'
AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLVA 'CLYDEFORM'
<b>SHRUBS</b>	
<b>- EDIBLES (OPTIONAL)</b>	
- BLUEBERRIES VARIETIES	VACCINIUM CORYMBOSUM
'SUNSHINE BLUE', 'LEGACY', 'BLUERAY'	RUBUS IDAEUS VARIETIES
- RASPBERRIES	
<b>- HEDGE PLANTS</b>	
WILLIAM PENN BARBERRY	BERBERIS x GLADWYNENSIS 'WILLIAM PENN'
DWARF ENGLISH YEW	TAXUS BACCATA 'ADDRESSA'
<b>- COMMON SHRUBS</b>	
BLACK CHOKEBERRY	ARONIA MELANOCARPA
ORANGE ROCKET BARBERRY	BERBERIS THUNDERGII 'ORANGE ROCKET'
CRANBERRY COTONEASTER	COTONEASTER APICULATUS
APACHE PLUME	FALUGIA PARADOXA
OCEAN SPRAY	HOLIDISCUS DISCOLOR
LITTLELEAF MOCKORANGE	PHILADELPHUS MICROPHYLLUS
RUGOSA ROSE	ROSA RUGOSA
ERD-LOW SUMAC	RHUS AROMATICA 'ERD LOW'
DESERT SAGE	SALVIA DORII
ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA 'ADAM'S NEEDLE'
<b>- GRASSES</b>	
RED FEATHER GRASS	PENNISETUM SETACEUM 'RUBRUM'
BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLUE GRAMA'

JADWIN AVE



**SITE PLAN**  
SCALE: 1" = 40'-0"

TREK ARCHITECTURE

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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF PARKING FACILITIES, D. PERIMETER COVERAGE ADJACENT TO PUBLIC RIGHT-OF-WAY  
TREES @ 40' OC PER 23.54.140 LANDSCAPING OF PARKING FACILITIES. C. PERIMETER COVERAGE ADJACENT TO ABUTTING PROPERTIES  
DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

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OWNER  
**RICHLAND PROJECT LLC**  
ADDRESS

PROFESSIONAL SEAL

NEW COMMERCIAL PROJECT  
**JADWIN MULTI-FAMILY**

ADDRESS  
1866 JADWIN AVE.,  
RICHLAND, WA 99354

JOB  
22.20

DRAWN BY  
MBS

CHECKED BY  
EJV

SCALE  
1" = 40'-0"

DATE  
05.05.2022

PROJECT STATUS  
PRE-DESIGN - NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

SITE PLAN

**A001**

June 10, 2022

City of Richland Building and Planning  
625 Swift Blvd.  
Richland, WA 99352

RE: Trip Generation and Distribution Letter  
Jadwin Ave Multifamily Project  
Storhaug Engineering Project #22-203

Dear City of Richland Traffic Review:

It is the intent of this narrative to discuss the Jadwin Ave multi-family project on Parcel No. 102982020745003, at 1866 Jadwin Ave in Richland, WA., and summarize the trips generated by the completed project. The project is located on the corner of Jadwin Ave and McMurray St and is currently vacant, with the exception of a large shed adjacent to McMurray St. The 3.95-acre site is proposed to include a three story multi-family project to be served by two existing approaches; one off Jadwin Ave and one off McMurray St. Enclosed is a graphic with the expected trip distribution pattern for traffic on the adjacent street network. The project is anticipated to be built in one phase, and construction is anticipated to start in the fall of 2022; possibly 2023.

Trip Generation characteristics for the Jadwin Ave multi-family project are calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022. The project calls for the construction of 114 units. Based on the total number of new dwelling units of the proposed project, traffic patterns for the Jadwin Ave multi-family project were projected as follows:

The trip generation characteristics of the residential project conforms to ITE Land Use category 220, Multifamily Housing (Low-Rise). The weekday trips were calculated as follows:

ITE 220 Multifamily Housing (Low-Rise) trip generation average trips per dwelling unit: 6.74  
Calculation: 114 units X 6.74 trips/du = 768.3 rounded to **769 ADT**

ITE 220 Multifamily Housing (Low-Rise) **7 – 9 A.M. Peak Hour** of adjacent street traffic trip generation average trips per dwelling unit: 0.4  
Calculation: 114 units X 0.4 trips/du = 45.6 rounded to **46 A.M. Peak Hour trips**  
Allocation: 24% entering, 76 % exiting: **11 trips enter, 35 trips exit**

ITE 220 Multifamily Housing (Low-Rise) **4 – 6 P.M. Peak Hour** of adjacent street traffic trip generation average trips per dwelling unit: 0.51  
Calculation: 114 units X 0.51 trips/du = 58.1 rounded to **59 P.M. Peak Hour trips**  
Allocation: 63% entering, 37 % exiting: **37 trips enter, 22 trips exit**

Trip Generation summary for overall proposed project:

ADT Total: **769**

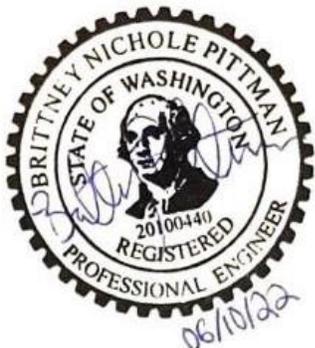
A.M. Peak Total: **46; 11 trips enter, 35 trips exit**

P.M. Peak Total: **59; 37 trips enter, 22 trips exit**

Please see attached graphic for distribution information.

Written by: Clifton Trimble

Reviewed by: Brittney N. Pittman, PE



**TRIP GENERATION**

	TOTAL	IN	OUT
AM PEAK	46	11	35
PM PEAK	59	37	22



*Jadwin Ave Trip Distribution Graphic*