Receipt No. 44265

Date 7-30-19

CITY OF PULLMAN ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name(s) of proposed project, if applicable:
   Elevate Student Housing
2. Name of applicant:
   Nelson Brothers
3. Address and phone number of applicant and contact person:
   Bob Perdue
   C/O Nelson Brothers
   16B Journey, Suite 200
   Aliso Vieja, CA 92656
4. Date Checklist prepared: July 30, 2019
5. Agency requesting Checklist: City of Pullman
6. Proposed timing or schedule (including phasing, if applicable):

   Design: July-October

   Construction: October (2019) – July (2021)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Geotechnical Engineering Report
   Site Survey
   DOE Stormwater General Permit – Storm water Erosion and Sediment Control Plan
   Erosion and Sediment Control Plan
   City of Pullman Building Permit
   City of Pullman Shoreline Permit
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.

19-08

No.

c. Describe any structures on the site.
Existing Cell tower

d. Will any structures be demolished? If so, describe.
None

e. What is the current zoning classification of the site?
C-3: General Commercial District & R4 (High density Multi-family)

f. What is the current Comprehensive Plan designation of the site?
The site is zoned Commercial (C3) & R4 (High density Multi-family)

g. If applicable, what is the current Shoreline Master Program designation of the site?
High Intensity

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?
The development will house 685 residents.

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:
The proposed site is located in within a commercial zoning and residential zoning. The proposed project will provide commercial parking on the first floor of the in the area within the commercial zone to accommodate the commercial zoning requirements, and residential through the rest of the development.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A

9. HOUSING

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low income housing.
None

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

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?
The tallest height of the building will be 104' – facing the street, and reducing in height through the site. The principal exterior building material(s) will be masonry and Exterior Insulated and finish systems.

b. What views in the immediate vicinity would be altered or obstructed?
The view for the adjacent properties to the south would be partially obstructed looking northeast. The site is currently vacant. With the significant rise in elevation between the west and east portions of the site, any development to the project would create an obstruction to the north for the adjacent property to the south.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The design of the building is intended to mix in with the other developments and also will meet or exceed the City's design review standards.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Ambient light from apartment windows and pool deck. Ambient lighting and entry court/building entry lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is expected that light and glare from the proposed building will not have an adverse effect on safety or views.

c. What existing off-site sources of light or glare could affect your proposal?
Existing sources of off-site lighting are typical commercial lights, surround buildings and parking lots. Existing sources of lights and glare will not have an effect on the proposed development.

d. Proposed measures to reduce or control light and glare impacts, if any:
Exterior lighting for the proposed project will use shielding and screening of exterior lighting and will limit light poles to 30'. Minimal light and glare will be generated by the project. Interior lighting in the public areas will use window coverings.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

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 recreational opportunities to be provided by the project or applicant, if any:
N/A

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any buildings, structures, or sites, located on or near the site, that are over 45 years old and listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
There are no known objects listed on or proposed for national, state, or local preservation registers on or next to the site.

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 are known on or near site.

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
No impacts to cultural resources are anticipated, however, the City of Pullman will be contacted and protocol will be followed if any materials indicate that they may be of historical significance.

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.
The contractor will be required to follow state and local jurisdiction requirements.

14. TRANSPORTATION

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.
The site is served by Johnson Avenue. A new approach will be constructed with the project that will meet the City of Pullman design standards.

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?
There are various bus stops along the Bishop Blvd adjacent to the property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
No parking stalls will be eliminated and approximately 715 stalls with the required accessible stall will be created.

d. Will the proposal require any new, or improvements to existing, roads, streets, pedestrian/bicycle facilities, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
None are proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, 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 non-passenger vehicles). What data or transportation models were used to make these estimates?
Each apartment/townhome would produce 3.97 trips per bedroom. Approximately 685 bedrooms will be created. This equates to approximately 2,719 trips generated as a part of this project. Peak volumes would vary due to the nature of college students' schedules, but the highest volumes would generally occur between 7 am and 9 am as well as between 4 pm and 6 pm.

g. Will the proposal interfere with, affect or be affected by the movement of