

NORTH SPOKANE FREEWAY OPTIONS

CATEGORY	CONNECTIONS TO SR 2 NORTHERLY	& SR 395 COMPARISON *SOUTHERLY	IMPACTS OF RIVER CROSSOVER
Air Quality	<ul style="list-style-type: none"> • Avoids potential congested area of Hawthorne, Nevada and SR 2 intersections. • Reduction of congestion at North Division Y. 	<ul style="list-style-type: none"> • Within potential congested area of Hawthorne, Nevada and SR 2 intersections. • Reduction of congestion at North Division Y. 	<ul style="list-style-type: none"> • Would provide advantage of easterly winter dispersal pattern of Havana south of River. • Avoids potential stagnated flows along the slope of Beacon Hill and Little Baldy.
Noise	<ul style="list-style-type: none"> • 16 single-family houses within 600' of right-of-way edge. • 2 Schools: Northwood Jr. High School within 850' of right of way edge, Farwell Elementary school within 1200' of right-of-way edge. 	<ul style="list-style-type: none"> • 71 single-family houses within 600' of right-of-way edge. • Mead High School within 1800' of right-of-way edge. 	<ul style="list-style-type: none"> • 120 single-family houses within 600' of right-of-way edge. • 1 church within 600' of right-of-way edge. • 1 Multi-family unit housing unit within 600' of right-of-way edge.
Transportation	<ul style="list-style-type: none"> • Provides greatest reduction in potential traffic congestion. • Better interchange access at SR 2 and SR 395 and future east County arterial. • Avoids problems associated with Nevada and Highway 2 connection. • Spacing of SR 395 and SR 2 interchanges at 1-1/4 miles. • Length of option is approximately 23,400 feet. 	<ul style="list-style-type: none"> • Provides moderate reduction of congestion. • Closer to existing congested area of Hawthorne, Nevada and SR 2. • Spacing of 395 and SR 2 too close (.8 mile) to provide effective interchange space. • Length of option is approximately 23,000 feet. 	<ul style="list-style-type: none"> • Curve radii and tangents inadequate, may result in sight distance and reaction time problems. • Requires high cost 1200' - 1400' 8-lane bridge structure requiring cable structures or cable piers. • Crossover is about 1/2 mile longer than Market/Oreene route with additional curvilinear sections.
4(f) & 6(f) Sites, i.e. Historic Sites, Parks and Recreation Sites	<ul style="list-style-type: none"> • Athletic fields of Northwood Jr. High and Farwell Elementary schools within 200 feet. • No public parks, no historic sites. • Evergreen Cemetery (aka Hillyard Cemetery). 	<ul style="list-style-type: none"> • No public parks. • No historic sites. • Would remove Pine Acres Par-3 Golf Course (private). 	<ul style="list-style-type: none"> • Crosses Centennial Trail and Tuffy's Trail over a greater bridge span area than a perpendicular crossing. • Should not impact physical integrity of trails.

CATEGORY	CONNECTIONS TO SR 2 & SR 395 COMPARISON NORTHERLY *SOUTHERLY		IMPACTS OF RIVER CROSSOVER
Public Services	<p>Public Facilities: Crosses 30" Northwest Gas Corp. gas line at Pend Orcille Hwy. (Market) and to the north of Kaiser Mead. Crosses rail lines to Kaiser, crosses major power lines. Crosses main water lines in SR 2, SR 395, Hawthorne and Farwell Roads.</p> <p>Schools: Northwood Jr. High playfields within 200' of right-of-way edge. Walking and bus routes may need to be revised.</p> <p>Fires: Served by Fire District #9, a volunteer fire department. Closest stations at Division & Hawthorne, 5-Mile Road and Strong Road, and in Mead. Response time should not be impacted.</p> <p>Transit: Fairwood limited route #12, North Division route #6, Park & Ride at Fairwood Shopping Center. Routes will not be impacted.</p>	<p>Public Facilities: Crosses 30" Northwest Gas Corp. gas line at Market. Crosses rail line to Kaiser, crosses major power lines. Crosses main water lines in SR 2, SR 395, Hawthorne and Farwell Roads.</p> <p>Schools: Crosses within 1800' of Mead High School; could impact walking and bus routes.</p> <p>Fires: Served by Fire District #9, a volunteer fire department. Closest stations at Division & Hawthorne, 5-Mile Road and Strong Road, and in Mead. Response time should not be impacted.</p> <p>Transit: North Division route #6, North Standard route #5 service area. Routes should not be impacted.</p>	<p>Public Facilities: Sewer: crosses 2 interceptor lines and 3 local lines. Water: Crosses 5 lines. Gas: crosses 5 natural gas lines.</p> <p>Schools: 2 Attendance Boundaries impacted on fringes. Cooper Elementary school walking routes on southwest side may need to be revised.</p> <p>Fires: Should not impact east/west response time. Site of future city fire department facility.</p> <p>Transit: Route #7 may need to be re-routed.</p>
Disruptions & Changes in Community Character	<ul style="list-style-type: none"> • Crosses Northwood Jr. High School and Farwell Elementary attendance boundaries. • Disrupts Single family housing and rural character of area along Farwell Road. 	<ul style="list-style-type: none"> • Crosses Mead School District attendance boundaries. • Crosses through single-family housing area between SR 395 and SR 2. • Removes Pine Acres Par-3 Golf Course. • Disrupts rural character of area. 	<ul style="list-style-type: none"> • Divides Minnehaha neighborhood. • Crosses eastern portion of SCC campus. • Affects 2000' segment of Spokane River shoreline character. • 1 motel on right-of-way edge potentially impacted by noise.
Displacements & Relocation Assistance	<ul style="list-style-type: none"> • 7 single-family houses removed. • 3 businesses removed. 	<ul style="list-style-type: none"> • 10 single-family houses removed. • Removal of Pine Acres Par-3 Golf Course. • 10 businesses removed. 	<ul style="list-style-type: none"> • 30 single-family houses removed in Minnehaha neighborhood crossover. • 1 multi-family structure removed. • 9 businesses removed. • Site for future Spokane Fire Department facilities.
Public Controversy	<ul style="list-style-type: none"> • Impact on School District - Northwood Jr. High School, Farwell Elementary schools. • Removal of 6 houses along Farwell Road. • Adjacent to Evergreen Cemetery. 	<ul style="list-style-type: none"> • Removal of 10 homes. • Removal of Pine Acres Par-3 Golf Course. 	<ul style="list-style-type: none"> • Removal of houses in Minnehaha neighborhood. • Removal of 9 businesses. • Southeast Minnehaha Homeowne' Association. • Not included in Hilliard Neighborhood Plan.

CATEGORY	CONNECTIONS TO SR 2 NORTHERLY	& SR 395 COMPARISON *SOUTHERLY	IMPACTS OF RIVER CROSSOVER
Geology & Soils	<ul style="list-style-type: none"> No soil constraints. No geologic constraints. 	<ul style="list-style-type: none"> No soil constraints. No geologic constraints. 	<ul style="list-style-type: none"> No constraints except soils adjacent to water's edge (annual flooding). No geologic constraints.
Topography & Sundry Sites	<ul style="list-style-type: none"> No constraints. 	<ul style="list-style-type: none"> No constraints. 	<ul style="list-style-type: none"> No constraints.
Waterways & Hydrological Systems	None	None	<ul style="list-style-type: none"> Crosses Spokane River over a greater length than perpendicular crossing.
Flood Plains	None	None	<ul style="list-style-type: none"> Narrow band along Spokane River. Crosses over a greater length than perpendicular crossing.
Wetlands	None	None	<ul style="list-style-type: none"> Narrow band along Spokane River Shoreline. Crosses over a greater length than perpendicular crossing.
Wildlife & Habitat	No unique wildlife.	No unique wildlife.	<ul style="list-style-type: none"> Along Spokane River shoreline 800 - 1000'.
Energy	<ul style="list-style-type: none"> Similar travel length, thus no consumption difference. 	<ul style="list-style-type: none"> Similar travel length, thus no consumption difference. 	<ul style="list-style-type: none"> Slightly longer route than straight routes.
Prime & Unique Farmlands	None	None	None
Hazardous Waste	<ul style="list-style-type: none"> No underground tanks (check). Kaiser Aluminum and Chemical Corp. on E.P.A.'s National Priorities List under long-term monitoring by state. Chief contaminants: inorganic non-metallic substances. 	<ul style="list-style-type: none"> No underground tanks (check). Kaiser Aluminum and Chemical Corp. on E.P.A.'s National Priorities List under long-term monitoring by state. Chief contaminants: inorganic non-metallic substances. 	<ul style="list-style-type: none"> Approximately 4 underground storage tanks. Monitoring wells for potentially PCB-contaminated site east of SCC campus. Greater potential for spills than straight bridge crossing.
Asbestos	<ul style="list-style-type: none"> 6 residential and 3 business structures removed. 	<ul style="list-style-type: none"> 10 residential and 10 business structures removed. 	<ul style="list-style-type: none"> 30 residential and 9 business structures removed.

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Visual Quality	<ul style="list-style-type: none"> • Impacts on Northwood Jr. High and Farwell Elementary schools. • Impacts on southerly view from slopes on south side of Wandermere Golf Course. • Impacts rural nature of the area. 	<ul style="list-style-type: none"> • Removal of Pine Acres Par-3 Golf Course. • Impacts rural nature of the area. 	<ul style="list-style-type: none"> • Potentially obstructs view of Spokane River because of 1200' to 1400' structure length.
Regional & Community Growth	<ul style="list-style-type: none"> • Improves access to area north of city. • Potential for commercial development at 2 interchange points (SR 2 and SR 395). 	<ul style="list-style-type: none"> • Provides access to areas north of city. • Proximity to Northpointe would result in fill-in and expansion of commercial area. 	<ul style="list-style-type: none"> • No effect except localized neighborhood impacts.
Land Use	<ul style="list-style-type: none"> • Zoned industrial and urban residential. • Scattered single-family houses on acreage tracts between SR 395 and SR 2. • Predominantly undeveloped land. • Possible commercial development pressure at interchanges with SR2 & SR 395. 	<ul style="list-style-type: none"> • Zoned industrial and urban residential. • Scattered single-family houses on acreage tracts between SR 395 and SR 2. • Predominantly undeveloped land. • Possible commercial development pressure at interchanges with SR2 & SR 395. 	<ul style="list-style-type: none"> • Crosses through Minnehaha Neighborhood, rather than along edge as in Havana route. • Not shown in Hillyard Neighborhood Plan.
Property Values	<ul style="list-style-type: none"> • 7 residences (3.2 acres) removed @ \$6.00/sq. ft. • 8.6 acres of developed industrial property @ \$5.00/sq. ft. • 77 acres of vacant industrial land @ \$1.00/sq. ft. • 50 acres of vacant, undeveloped suburban residential property @ \$.40/sq. ft. (Total: \$6,939,000) 	<ul style="list-style-type: none"> • 10 residences (4.6 acres) removed @ \$6.00/sq. ft. • 18.4 acres of developed urban industrial/business property @ \$5.00/sq. ft. • 85.4 acres of vacant, undeveloped industrial land @ \$1.00/sq. ft. • 20.6 acres of vacant, undeveloped urban residential property @ \$.40/sq. ft. • 23 acres of a Par 3 golf course and driving range @ \$2.00/sq. ft. (Total: \$11,330,000) 	<ul style="list-style-type: none"> • 30 residences (12.4 acres) removed @ \$6.00/sq. ft. • 12.8 acres of developed industrial/business property @ \$8.00/sq. ft. • 8.0 acres of developed industrial property @ \$5.00/sq. ft. • 11.0 acres of vacant insititutional/industrial expansion land @ \$1.25/sq. ft. • 1 acre of multi-family housing removed @ \$5.00/sq. ft. (Total: \$10,288,000)
Tax Revenues	<ul style="list-style-type: none"> • Approximate property tax revenue lost: \$108,250. • Sales tax revenues from construction will be the same for both alternatives as the segment lengths are nearly identical. • Tax revenues will be lost if the businesses in the corridor do not relocate. 	<ul style="list-style-type: none"> • Approximate property tax revenue lost: \$176,750. • Sales tax revenues from construction will be the same for both alternatives as the segment lengths are nearly identical. • Tax revenues will be lost if the businesses in the corridor do not relocate. 	<ul style="list-style-type: none"> • Approximate property tax revenue lost: \$160,510. • Sales tax revenues from construction will increase over a northerly crossover from Havana to Market/Groene due to a more expensive bridge crossing. • Tax revenues will be lost if the businesses in the corridor do not relocate.

CATEGORY	CONNECTIONS TO SR 2 & SR 395 COMPARISON NORTHERLY	*SOUTHERLY	IMPACTS OF RIVER CROSSOVER
Overall Economic Activity	<ul style="list-style-type: none"> • 3 businesses removed. • Improved access to industrially zoned land north of Kaiser could encourage development of the present Kaiser "buffer" zone. • Improved access to residential land to the north of Farwell will most likely encourage more rapid development. • A change in use of Wandermere Golf Course to a hotel/resort/golf course will be facilitated. 	<ul style="list-style-type: none"> • 10 businesses removed (3 large). • 1 golf course removed (Pine Acres Par 3). • Improved access to residential land to the north of Farwell will most likely encourage more rapid development. • A change in use of Wandermere Golf Course to a hotel/resort/golf course will be facilitated. 	<ul style="list-style-type: none"> • 9 businesses removed (3 large). • Possible non-relocation of some smaller businesses due to their marginal nature.
Parks & Recreation	<ul style="list-style-type: none"> • Northwood Jr. High and Farwell Elementary school playfields are within 200 feet of right-of-way edge. 	<ul style="list-style-type: none"> • Pine Acres Par-3 Golf Course removed. 	<ul style="list-style-type: none"> • Crosses Centennial Trail. • Crosses Tuffy's Trail.
Employment	<ul style="list-style-type: none"> • Employment opportunities should increase due to better access to presently undeveloped land. 	<ul style="list-style-type: none"> • Employment opportunities should remain the same. Possible short decline if the Pine Acres Par 3 Golf Course does not relocate. 	<ul style="list-style-type: none"> • Employment opportunities will decrease because businesses dependent on low-cost rent will likely not relocate.
Cultural, Historic & Archaeological Resources	<ul style="list-style-type: none"> • Evergreen Cemetery. 	None	None
Vegetation	<ul style="list-style-type: none"> • Scrub, sparse pines. • Dense evergreens between SR 2 and SR395 (approximately 4000') 	<ul style="list-style-type: none"> • Scrub, sparse pines. • Dense evergreens between SR 2 and Farwell Road (approximately 1000') 	<ul style="list-style-type: none"> • Longer river crossing may impact Spokane River shoreline vegetation.
Water Quality	<ul style="list-style-type: none"> • No apparent impact. 	<ul style="list-style-type: none"> • No apparent impact. 	<ul style="list-style-type: none"> • More construction along longer segment of River - more potential for spills and siltation.

Sources Utilized

Spokane County neighborhood plans

National Wetlands Inventory

North Spokane Transportation Study, Washington State Department of Transportation

United States Geological Service Soil Maps

Washington State Department of Ecology; underground storage tank list; hazardous site assessment list; Washington State Air Monitoring Data for 1988

U.S. Environmental Protection Agency CERCLIS list

U.S.G.S 7.5 Minute Topographic Quadrangles (NW and NE Spokane, photo revised 1986)

Water Resources Study for Metropolitan Spokane Region

Spokane County Air Pollution Control Authority

Spokane County Assessors Office

Spokane City/County Historic Preservation Office

City of Spokane Land Use Plan

Spokane Park and Open Spaces Plan

Spokane School District #81

Field Investigation
