



400-Block Information Sessions and Email Q&A

Questions from September 22, 2022, Zoom Information Session

Question: Can you share more regarding the process to relocate the Verizon cell tower?

- Answer: Verizon has a long-term lease with Avista Development Corp., but Verizon recognizes the importance of the 400-Block site, and they are willing to discuss alternatives to relocating the cell tower.

Question: Are all RFP responses public record?

- Answer: Yes. *(Although the rest of the answer described posting this Q&A after October 11th, here is a more accurate answer to that question).* Please see page 15 of the Invitation to Propose which indicates that the UDPDA is subject to the Open Public Records Act. All RFP responses (proposals) remain confidential until a successful Proposer is announced. Thereafter, all proposals are deemed public record as defined in RCW 42.56. Page 15 goes on to describe that a Proposer may claim page(s) exempt from public disclosure by marking "Confidential" on the page(s). Please read the remainder of that page for a full understanding of the exemption process.

Zoom recording link: <https://us02web.zoom.us/rec/share/PkWo-2n4Ryf3tx4eYgKeSPi3rbC-75XwEyMIDF3fLJYTiuvtF930ZKUbLgNJ1CS8.Vmt-bh6PW5O5t2Xv> (starting at timecode 09:02:34)

Questions from September 27, 2022, In-Person Site Tour

Question: Have there been any geotechnical surveys of the site (that show the profile of the basalt)?

Answer: No. However, in response to an RFP issued by the UDPDA, Budinger & Associates conducted a field investigation at 411 E Sprague Ave and 12 N Grant Street for soil sampling and chemical analysis. A copy of this December 8, 2021, report is available [here](#). Additionally, here is the [Phase I Environmental Site Assessment](#) for the site dated June 3, 2021, prepared by Stantec Consulting Services for the City of Spokane.

Other Questions via Email

Question: Can you confirm that the Developer Team section can be eight single-sided pages or four double sided pages (letter size).

Answer: Correct.

Question: Can you send the preliminary title reports for the properties associated with the Project. Additionally, we would like additional information related to the



environmental condition(s) of the Project, properties; including, but not limited to, Phase 1 Environmental Report(s).

Answer: Title Report link

<https://spokaneudistrict.org/uploads/publication/files/object/Full Title Commitment and Map.pdf>; Phase 1 Environmental Report link
https://spokaneudistrict.org/uploads/publication/files/object/2021.06.03_E SA P1 - 411 E Sprague.pdf

Question: Page 5 of the RFP indicates, “The Property can be accessed from the latter three streets.” Based on the previous paragraph, that would mean Sprague/Riverside/Sherman – but not Grant. We assume this was a clerical/typographical error (should have said “former”). Is that correct?

Answer: We stand corrected. The Property can be accessed at the northwest corner of N Grant Street (the parcel owned by Avista Development Corp). The southwest side/corner can not be accessed as it is owned by another party (see page 6 of the Invitation document). Also, it is worth noting that Sherman Avenue is tight access due to its design as a festival street.

Question/Request: Additional documents relating to the Property were requested. Due to file size, the documents are provided as links.

- [2015.03.08 Verizon Lease](#)
- [2018.11.09 Geo Engineers ESA P1 – 415 East Sprague](#)
- [2021.06.03 ESA P1 – 12 N Grant](#)
- [2021.06.03 ESA P1 – 411 E Sprague](#)
- [2021.08.11 415 E Sprague Mold Report Bob Mackie](#)
- [2021.11.19 415 E Sprague ESA P2 Final Report](#)
- [2021.12.08 411 E Sprague ESA P2 Budinger Soil Report final](#)
- [2022.01.04 Avista Sprague and Riverside Parcels ESA Report P2 Final](#)