NOTICE OF APPLICATION

City of Liberty Lake Community Development Department (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at https://wa-libertylake2.civicplus.com/196/Public-Notices Questions may be directed to the Project Coordinator listed below.

Proposal File #: LUA2026-0045 / LUA2026-0046 **Zoning:** M-2 Community Center

Proposal: Ridgeline Apartments – 2nd Amendment to BSP2023-0033

Proposal Description: Binding Site Plan major modification to allow 72 apartment units with a stand-alone leasing office and garages

Site Address: 20050 E Country Vista Drive

General Location: South of the I-90 offramp, along E Country Vista Dr. and north of Ridgeline High School

Abbreviated Legal Description - **Section:** 17 **Township:** 25 N **Range:** 45 EWM

Owner: Ridgeline Square, LLC **Phone:** (509) 468-0950

Contact: John McDonald, FAC Acquisitions, LLC **Phone:** (360) 280-6851

Application Date: 09/17/2026 **Determination of Completeness Issued:** 10/15/2026

Notice of Application Issued: 10/26/2026 **Comment Deadline:** 11/09/2026

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer District approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Community Development Department is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation and other conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

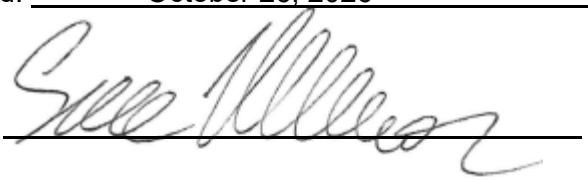
Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Lance Mueller, Senior Planner

Community Development Department
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6707
lmueller@libertylakewa.gov
www.libertylakewa.gov

Date Issued: October 26, 2026

Signature: 

LEGAL DESCRIPTION:

LOTS 6 THOUGH 9 OF 1ST AMENDMENT TO CENTENNIAL COUNTRY VISTA DRIVE BINDING SITE PLAN BSP-2023-0033, AS PER PLAT THEREOF RECORDED IN VOLUME 5 OF BINDING SITE PLANS, PAGE(S) 67-68, RECORDS OF SPOKANE COUNTY (AFN: 7513294); SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

EQUIPMENT & PROCEDURES:

THIS SURVEY WAS PERFORMED WITH A CARLSON BRX7 RTK GPS SYSTEM. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09 AND WAC 332-130-085.

REFERENCES:

R1 ROS, BOOK 193 OF SURVEYS, PAGE 20 (AFN: 7216547)

R2 CENTENNIAL COUNTRY VISTA DRIVE BINDING SITE PLAN (AFN: 7318576)

R3 1ST AMENDMENT TO CENTENNIAL COUNTRY VISTA DRIVE BINDING SITE PLAN (BSP-2023-0033) (AFN: 7513294)

BASIS OF BEARINGS:

THE BEARING OF SOUTH 03°23'45" EAST AS MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83)/(2011), WASHINGTON ZONE NORTH WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

VERTICAL DATUM:

1) VERTICAL DATUM: NAVD 88

2) REFERENCE BENCHMARK: WSDOT "GP-32090-47" ELEVATION: 2055.311' ON-SITE TEMPORARY BENCHMARK:

TOPOGRAPHIC SURVEY NOTES:

1) THIS IS NOT A TOPOGRAPHIC SURVEY AND WAS NOT PREPARED FOR THE PURPOSES OF CIVIL ENGINEERING DESIGN.

2) THE CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLICLY AVAILABLE LIDAR DATA PER THE WASHINGTON LIDAR PORTAL WITH FLIGHT DATES BETWEEN APRIL AND AUGUST OF 2022. NO FIELD VERIFICATION WAS DONE AS PART OF THIS SURVEY.

3) THE CONTOUR INTERVAL FOR THIS SURVEY IS 1 FOOT.

4) THE SITE FEATURES SHOWN HEREON WERE PLACED BASED ON A PREVIOUS WHIPPLE SURVEY OF THE SITE PROVIDED BY THE CLIENT AND PLACED AT THEIR DIRECTION. AN INDEPENDENT VERIFICATION OF SITE FEATURES WAS NOT PREPARED BY DCI ENGINEERS AS PART OF THIS SURVEY.

5) DCI ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHY SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FOURTH AVE CAPITAL IN AUGUST OF 2026.

PRELIMINARY

BLAKE L. WHELCHEL
PLS 23029692
EXP. 05/27/2027
BWHELCHEL@DCI-ENGINEERS.COM

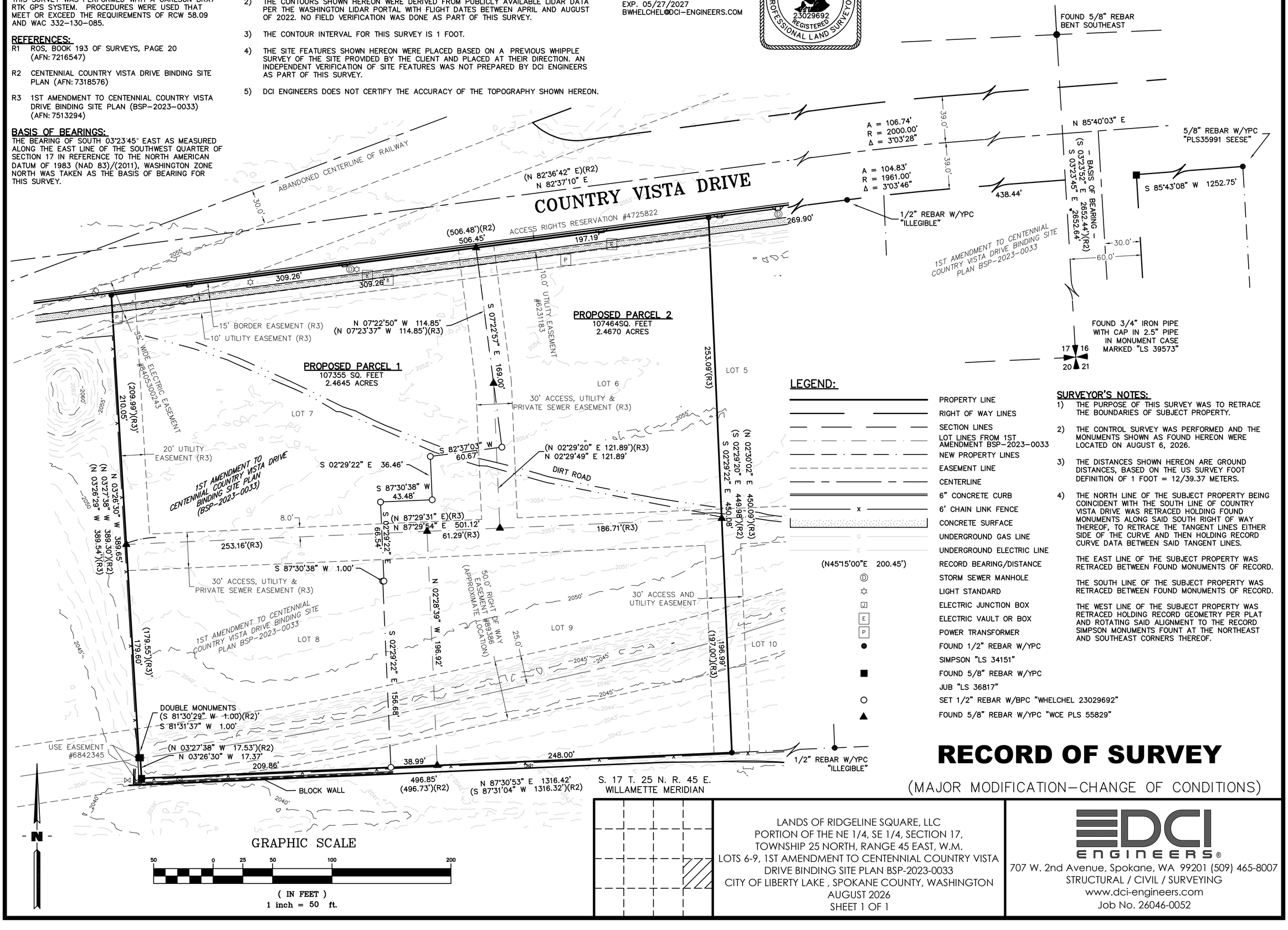
DATE

BLAKE L. WHELCHEL — STATE OF WASHINGTON — 23029692 — REGISTERED PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS_____DAY OF_____, 2026 AT _____M. IN BOOK_____OF SURVEYS AT PAGE_____AT THE REQUEST OF DCI ENGINEERS.

_____.
COUNTY AUDITOR



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY LINES
- SECTION LINES
- LOT LINES FROM 1ST AMENDMENT BSP-2023-0033
- NEW PROPERTY LINES
- EASEMENT LINE
- CENTERLINE
- 6" CONCRETE CURB
- 6' CHAIN LINK FENCE
- CONCRETE SURFACE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- RECORD BEARING/DISTANCE
- STORM SEWER MANHOLE
- LIGHT STANDARD
- ELECTRIC JUNCTION BOX
- ELECTRIC VAULT OR BOX
- POWER TRANSFORMER
- FOUND 1/2" REBAR W/YPC
- SIMPSON "LS 34151"
- FOUND 5/8" REBAR W/YPC
- JUB "LS 36817"
- SET 1/2" REBAR W/BPC "WHELCHEL 23029692"
- FOUND 5/8" REBAR W/YPC "WCE PLS 55829"

SURVEYOR'S NOTES:

1) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF SUBJECT PROPERTY.

2) THE CONTROL SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED ON AUGUST 6, 2026.

3) THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, BASED ON THE US SURVEY FOOT DEFINITION OF 1 FOOT = 12/39.37 METERS.

4) THE NORTH LINE OF THE SUBJECT PROPERTY BEING COINCIDENT WITH THE SOUTH LINE OF COUNTRY VISTA DRIVE WAS RETRACED HOLDING FOUND MONUMENTS ALONG SAID SOUTH RIGHT OF WAY THEREOF, TO RETRACE THE TANGENT LINES EITHER SIDE OF THE CURVE AND THEN HOLDING RECORD CURVE DATA BETWEEN SAID TANGENT LINES.

THE EAST LINE OF THE SUBJECT PROPERTY WAS RETRACED BETWEEN FOUND MONUMENTS OF RECORD.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS RETRACED BETWEEN FOUND MONUMENTS OF RECORD.

THE WEST LINE OF THE SUBJECT PROPERTY WAS RETRACED HOLDING RECORD GEOMETRY PER PLAT AND ROTATING SAID ALIGNMENT TO THE RECORD SIMPSON MONUMENTS FOUNT AT THE NORTHEAST AND SOUTHEAST CORNERS THEREOF.

RECORD OF SURVEY

(MAJOR MODIFICATION-CHANGE OF CONDITIONS)

LANDS OF RIDGELINE SQUARE, LLC
PORTION OF THE NE 1/4, SE 1/4, SECTION 17,
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
LOTS 6-9, 1ST AMENDMENT TO CENTENNIAL COUNTRY VISTA DRIVE BINDING SITE PLAN BSP-2023-0033
CITY OF LIBERTY LAKE , SPOKANE COUNTY, WASHINGTON
AUGUST 2026
SHEET 1 OF 1

DCI ENGINEERS®
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STRUCTURAL / CIVIL / SURVEYING
www.dci-engineers.com
Job No. 26046-0052

SEPA[1] 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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Ridgeline Apartments

2. **Name of applicant:**

   FAC Acquisitions, LLC

3. **Address and phone number of applicant and contact person:**

   9 S Washington St, Suite 515

   Spokane, WA 99201

4. **Date checklist prepared:**

   8/7/2026

5. **Agency requesting checklist:**

   City of Liberty Lake, Washington

6. **Proposed timing of schedule (including phasing, if applicable):**

   Boundary Site Plan Major Modification 9/11/26

   Construction start 5/1/2027

   Construction completion 7/1/2028

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Yes. Plan to construct 72 apartment units in three 3-story buildings with a stand alone leasing office and garages.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   No environmental information has been prepared yet.

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.**

   There are no pending applications for governmental approvals related to this property.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    Boundary Site Plan Major Modification – City of Liberty Lake and Spokane County

    Site Plan Permit – City of Liberty Lake

    Building Permit – City of Liberty Lake

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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.)

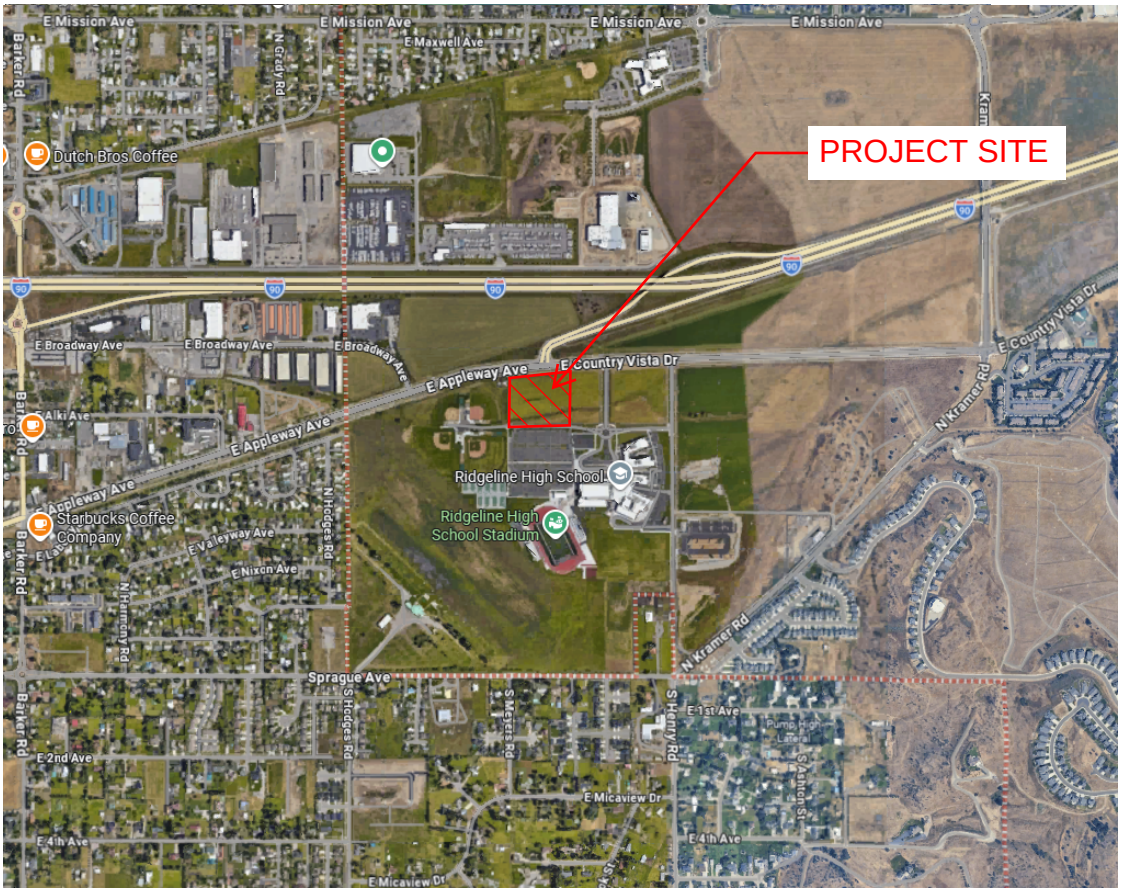
Plan to construct 72 apartment units in three 3-story buildings with a stand alone leasing office and garages. 2.46 Acres.

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.

Parcel 55174.2608

20050 E Country Vista Dr, Greenacres, WA

1st Amendment to Centennial Country Vista Drive Binding Site Plan BSP-2023-0033
Lots 6, 7, 8 & 9.



B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Flat to slightly sloped along south property line

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

10% slope on the last 10-20' along the south property line.

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.

The native soils are coarse grained, extensive, and well-drained below a near-surface silty to clayey zone.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indications of unstable soils

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.

Excavation and grading will take place over the entire site. Due to the limited slopes present at the site, however, we anticipate excavation and grading to be minimal. We currently do not have the information needed to estimate cut and fill volumes.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Any proposed construction activities within the project site will have an approved erosion control plan in place. The contractor will need to follow the plan to prevent erosion from occurring.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

~ 85% impervious coverage after project construction

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Standard approved erosion control measures will be in place such as silt fencing, inlet protection, and construction entrances.

2. Air

Find help answering air questions[4]

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 vehicle and construction equipment exhaust

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:

Dust mitigation measures will be used as necessary during construction.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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

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

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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.**

   NA

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

   No

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:

Find help answering ground water questions[7]

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 a 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 (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.**

   No

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.**

An approved stormwater runoff plan will be designed to route water from impervious surfaces to appropriately sized swales to be treated and infiltrated on-site.

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

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

We do not believe that waste materials will enter ground or surface waters.

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

We believe that there is no impact on the drainage patterns in the vicinity of the site.

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

None.

4. Plants

Find help answering plants questions

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?

The full site will be cleared of grass.

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

No

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

Landscape plan will developed and implemented to meet city of Liberty Lake design requirements

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

None known.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:**

None known

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

None known

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

No

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

None proposed

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

None known

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.

Electric will be used for heating and cooling.

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

No

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.

Meet the Washington State Energy Code

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

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

No

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.**

None known

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.**

No toxic or hazardous chemicals will be stored or used on site

4. **Describe special emergency services that might be required.**

We do not anticipate the need for additional emergency services.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None.

b. Noise

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

Traffic from adjacent street, E Country Vista Dr.

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)?**

Construction. 7am to 5pm.

3. **Proposed measures to reduce or control noise impacts, if any:**

Maintaining consistent construction hours

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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.

The site (Lot 6, 7, 8 & 9) is currently vacant and zoned mixed use. The proposal is to include multifamily on half of this lot. The other half of the site will be required to be commercial as the City of Liberty Lake requires 50% residential to 50% commercial in mixed use zoned site.

The site to the south & west is Ridgeline High School. The site to the east will be new commercial construction.

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 because 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?

The site was previously used as a working farmland until 2019. It is currently not used for farming

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.

No structures on site

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

No structures on site

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

City of Liberty Lake – M-2 Community Center – Mixed use

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

Community Center

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

No shoreline designation

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

No

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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

180 people, based on 2.5 people per unit.

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

None

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

None

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Submit to the City of Liberty Lake for all required permits.

Binding Site Plan Modification, Site Plan (Zoning) and Building permit (Building, MEP, Fire, ect)

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

None

9. Housing

Find help answering housing questions[12]

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

72 high income housing

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:**

None

10. Aesthetics

Find help answering aesthetics questions[13]

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

35' – 3 Stories.

Principal exterior materials are fiber cement siding

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

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

None

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

Submit and follow city required design requirements

11. Light and glare

Find help answering light and glare questions[14]

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

There will be site lighting at the apartment project during the night hours. This is to be minimum to maintain security and provide safe egress for tenants and visitors.

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

No

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

Lighting from the adjacent high school.

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

Provide tenants blinds

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Liberty Lake has access to hiking, boating, lake swimming, biking and golfing.

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 required

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

   No

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 that is 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.**

   The Spokane Historic Preservation Office and The City of Liberty Lake website were used to determine any locations of historic sites in the area.

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.**

   There are no known historical resources; if evidence of cultural or historical artifacts are discovered the owner is to contact the appropriate entities.

14. Transportation

Find help with answering transportation questions[16]

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.**

   E Country Vista Dr is the main east/west road in front of the site. This will be the main access road for the proposed site.

   There is an I-90 on and off ramp directly across the proposed intersection from the site entry. The City of Liberty Lake has stated that they would like either a traffic light at this new intersection or a round-about.

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?**

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p
[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

There are east and west bound bus stops within 100 yards of the proposed site. Bus #98.

c. 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).

The City of Liberty Lake has stated that they would like either a traffic light, at the new site entry intersection, or a round-about. This would be public.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

e. 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 completed project will generate 447 total new weekday trips. The AM Peak Hour will generate 37 total new trips and the PM Peak Hour will generate 46 total new trips. These estimates were created using the 12th Edition of the ITE's *Trip Generation Manual.*

f. 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.

No

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

As mentioned above, the City of Liberty Lake has stated that they would like to see some type of traffic control at the new site entry.

15. Public services

Find help answering public service questions[17]

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.

Yes, residents will require public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

Find help answering utilities questions[18]

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

No utilities exist within the parcels; utilities are easily accessed from adjacent roads.

b. **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.**

Electricity – Avista

Water/Sewer – Consolidated Irrigation District 19

Telecom - Comcast

C.Signature

Find help about who should sign[19]

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.

X 

Type name of signee: Josh McDonald

Position and agency/organization: Director of Development at Fourth Avenue Capital

Date submitted: 9/11/26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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.

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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.**

DCI ENGINEERS
www.dci-engineers.com
Washington
Oregon
California
Texas
Alaska
Colorado
Montana

trip generation letter

August 6, 2026

City of Liberty Lake
Planning, Engineering & Building Services
22710 East Country Vista Drive
Liberty Lake, WA 99019
(509) 755-6700

Re: Trip Generation Letter for the proposed **FAC Country Vista Development, Liberty Lake, WA**

To whom it may concern,

As part of the permitting process for the proposed project, DCI Engineers understands that a trip generation and distribution letter is required for the proposed lot development at the parcel just north of Ridgeline Highschool in Liberty Lake, Washington. A vicinity map showing the project location is included in Appendix I. The proposed project involves the construction of three new apartment buildings, for a total of 72 units, and 1 office space (leasing office). Two of the buildings have a square footage of 8,700 sf, with the other building having a square footage of 9,800 sf. The project will also include site improvements such as landscaping, sidewalks and asphalt parking lot areas. The existing site is vacant and undeveloped, formerly used in agricultural production. The zoning for the proposed project site is Community Center Mixed Use (M2). Construction of the project will occur in a single phase, with construction planning to start next spring.

Summary:
The 12th Edition of ITE's *Trip Generation Manual* was used to determine the estimated number of new trips that could be generated by the project after its completion. It is estimated that a total of 10 new entering trips and 27 new exiting trips will be generated during the weekday AM Peak Hour and 27 new entering trips and 19 new exiting trips will be generated during the weekday PM Peak Hour.

Trip values were estimated using the 12th Edition of ITE's *Trip Generation Manual*. Land Use 220: Multifamily Housing (Low Rise) was used to determine the estimated number of trips generated by the new dwelling units. The corresponding pages from the ITE Manual have been included in Appendix II. Due to the nature of the proposed project, pass-by trips and internal captures were considered when determining the estimated number of new trips that could be generated by the completion of the project.

Trip Generation Summary:
The 12th Edition of the ITE's *Trip Generation Manual* was used to calculate the number of trips entering and exiting the site during the AM and PM Peak Hours. The number of new trips generated was estimated based on the number of Dwelling Units for the development. In total this project proposes apartment buildings with 72 total Dwelling Units.

Based on the methodology in the 3rd Edition of the Trip Generation Handbook, the fitted curve was used to estimate the number of trips during the AM and PM Peak Hour, and the average rate was

used to estimate the number of trips during a typical weekday for the apartment buildings (Land Use 220).

Internal Capture percentages for the AM and PM Peak Hours were estimated using the NCHRP 684 Internal Trip Capture Estimation Tool. Due to the nature and land use of the project, there were no estimated internal capture trips. The applicable excerpts from the NCHRP Estimation Tool can be found in Appendix II.

Pass-by trips were estimated for the project using the 3rd Edition of ITE's Trip Generation Handbook. No associated pass-by trips were assumed for any weekday or AM Peak Hour trips and no associated pass-by trips were assumed for the PM Peak Hour trips for Land Use 220: Multifamily Housing (Low Rise) since no data was available.

Apartment Buildings using Land Use 220: Multifamily Housing (Low Rise)

- Weekday
  - Average Vehicle Trip Ends vs. Dwelling Units (72)
  - **447 Total Trips** (Fitted Curve)
    - **50% IN, 224 trips**
    - **50% OUT, 223 trips**

- Weekday, AM Peak Hour of Adjacent Street Traffic
  - Average Vehicle Trip Ends vs. Dwelling Units (72)
  - 38 Total Trips (Fitted Curve)
    - 24% IN, 9 Trips
    - 76% OUT, 29 Trips
    - **38 Primary Trips (AM Total)**

- Weekday, PM Peak Hour of Adjacent Street Traffic
  - Average Vehicle Trip Ends vs. Dwelling Units (72)
  - 42 Total Trips (Fitted Curve)
    - 62% IN, 26 Trips
    - 38% OUT, 16 Trips
    - **42 Primary Trips (PM Total)**

Vehicle Trip Generation Summary:

		Weekday Total			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Proposed Land Use 220	Total Trips	**447**	**224**	**223**	37	10	27	46	27	19
	Internal Captures	-	-	-	-	-	-	-	-	-
	Pass-by Trips	-	-	-	-	-	-	-	-	-
	New Trips	-	-	-	**37**	**10**	**27**	**46**	**27**	**19**
Combined Total New Trips		**447**	**224**	**223**	**37**	**10**	**27**	**46**	**27**	**19**

Vehicle Trip Distribution Summary:

Trips for this project will enter and exit the site through one driveway located along Country Vista Dr. It is assumed that all trips will travel directly to E. Country Vista Drive from the site. Trips could travel away from E. Country Vista Drive going through other commercially developed sites but would end up back on E. Country Vista Drive before leaving the boundary of the analysis extents. A preliminary site plan for the project has been included in Appendix IV.

The table below describes the movements at the boundary of the analysis extents, the potential destinations/originations associated with that movement, the anticipated percentage of trips that would be associated with that movement and the AM and PM Peak Hour trips in and out of the site. It is assumed that these percentages are consistent across both the AM and PM Peak Hours.

Roadway (General Direction)	**Origination/Destination**	**Anticipated Percentage**	**AM Peak Hour Trips In/Out**	**PM Peak Hour Trips In/Out**
Interstate-90 (E)	Idaho	16%	2 / 4	4 / 3
Appleway Ave. (W)	Commercial, Residential	22%	2 / 6	6 / 4
Country Vista Dr. (E)	Commercial	16%	2 / 4	4 / 3
Henry Rd. (S)	Ridgeline High School	6%	1 / 2	2 / 1
Kramer Parkway (N)	Residential	7%	1 / 2	2 / 2
N. Kramer Rd. (S)	Residential	4%	0 / 1	1 / 1
Barker Rd. (N)	I-90, Residential	24%	2 / 7	7 / 5
Barker Rd. (S)	Residential	4%	0 / 1	1 / 1
Broadway (W)	Commercial	1%	0 / 0	0 / 0
	Totals:	100%	10 / 27	27 / 19

Exhibits showing the anticipated distribution of trips created by the proposed project have been included in Appendix III. Included exhibits show the proposed AM and PM Peak Hour trips.

If you have any questions, please don't hesitate to contact me at 509-455-4448.

Sincerely,

DCI Engineers Inc.

Matt Gibb, P.E.
Associate Principle

Appendix I: Vicinity Map
Appendix II: Excerpts from the ITE Trip Generation Manual, 10th Edition
Appendix III: Trip Distribution

Appendix I:

Vicinity Map

Vicinity Map



Appendix II:

Excerpts from the ITE Trip Generation Manual, 12th Edition

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

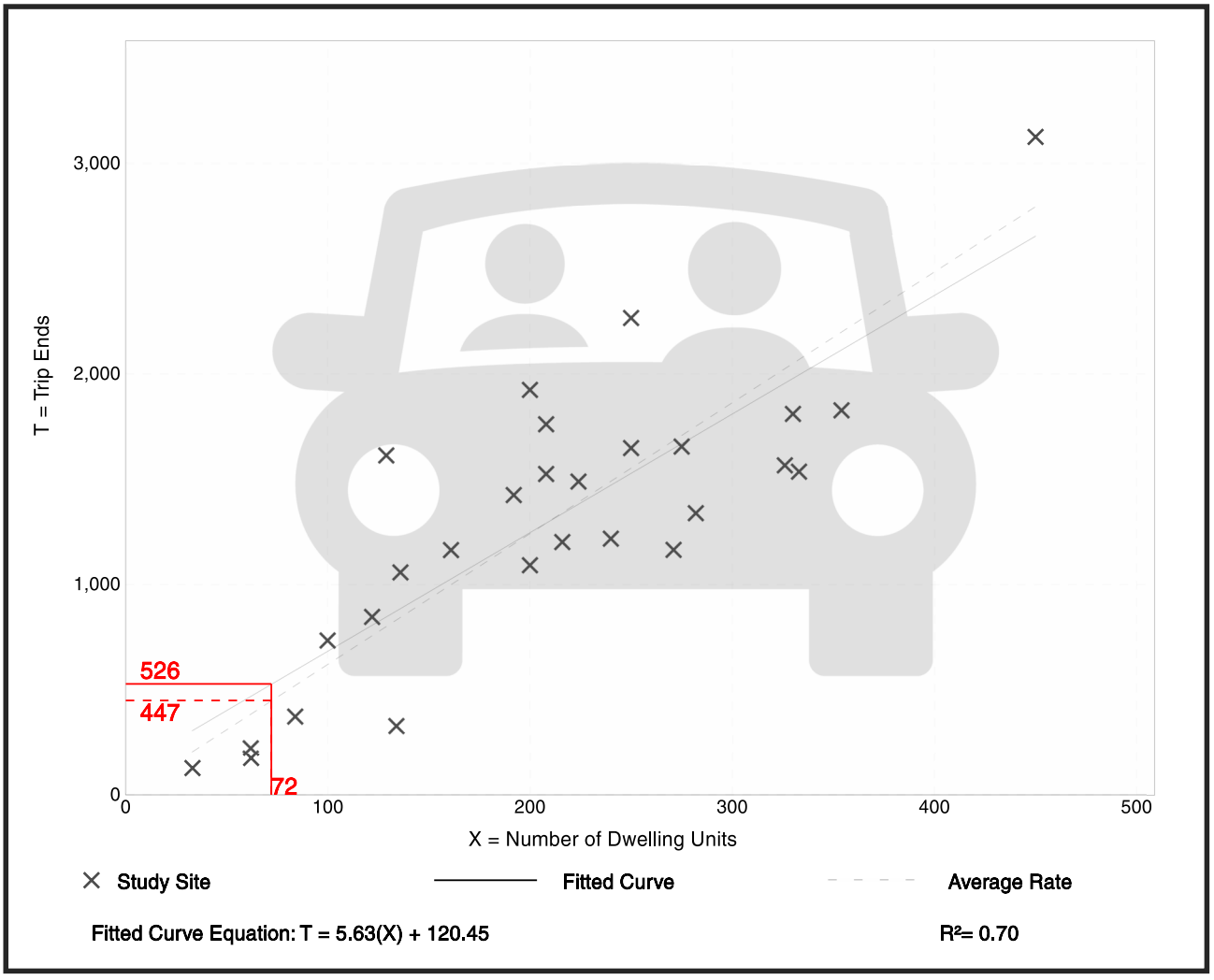
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

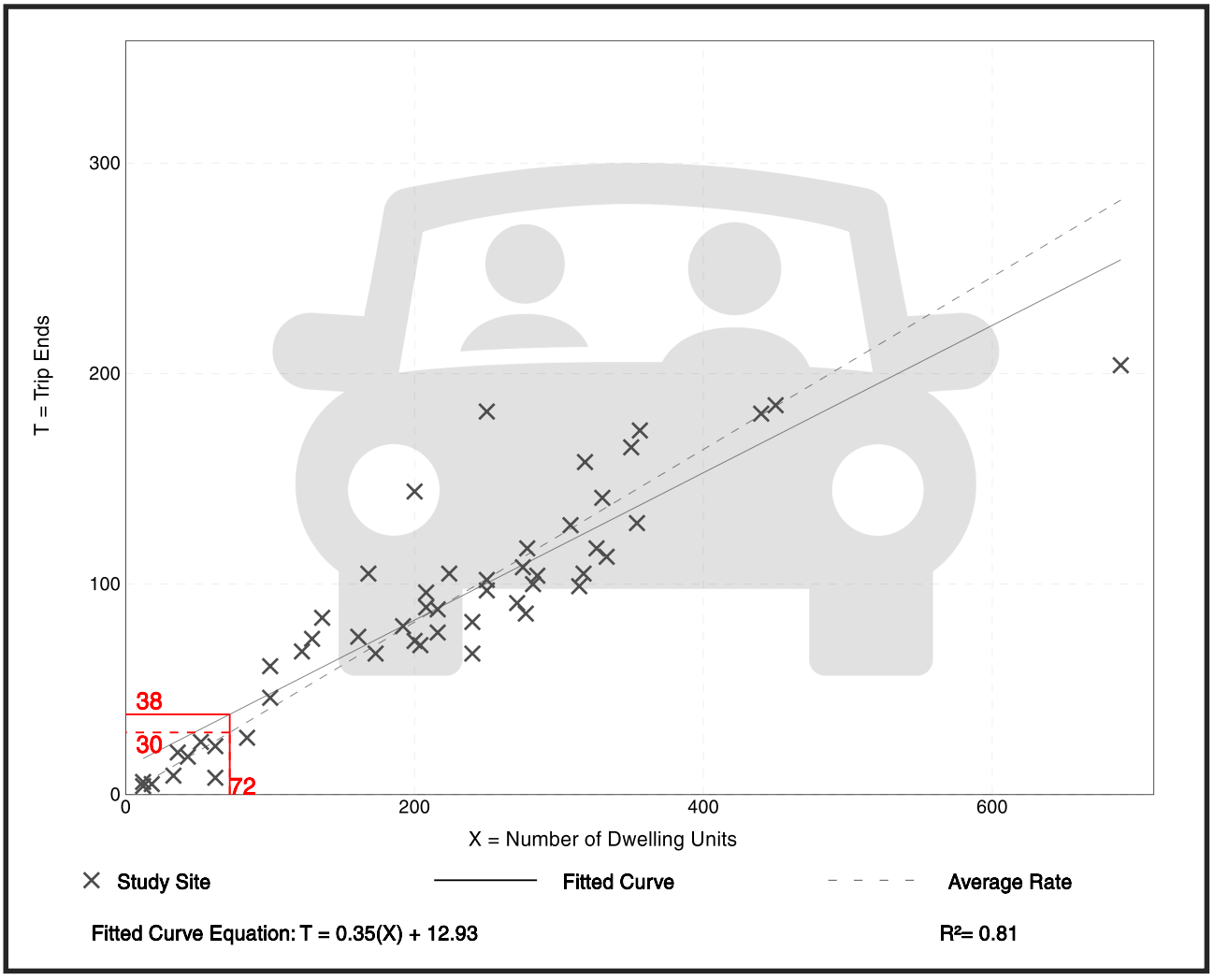
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

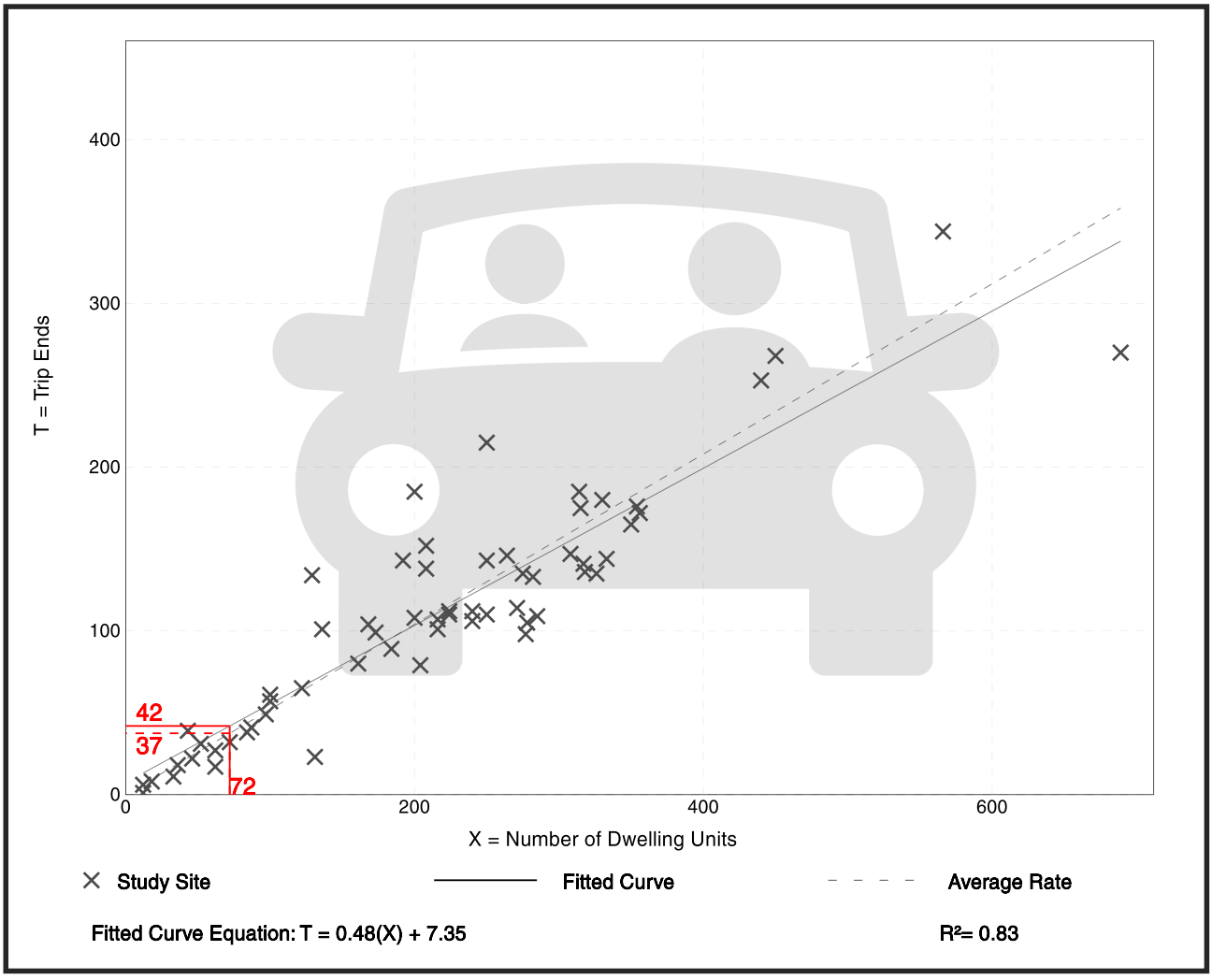
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound							Outbound							Source
					Mode Shares					Vehicle Occ.	Sample Size	Mode Shares					Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike			Personal Passenger Vehicle	Truck	Walk	Transit	Bike			
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0	1.22	23	98	2	0	0	0	1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0	1.02	49	96	0	4	0	0	1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0	1.05	39	99	1	0	0	0	1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1	1.14	46	95	2	1	0	2	1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0	1.23	40	97	1	1	0	1	1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0	1.12	73	96	0	3	0	1	1.08	314	Parsons Brinkerhoff
Simple average					89.2	7.0	3.3	0.3	0.2	1.13		96.8	1.0	1.5	0.0	0.7	1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0	1.29	33	96	1	2	1	0	1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0	1.21	19	95	5	0	0	0	1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0	1.29	23	99	1	0	0	0	1.20	66	Texas A&M University
Simple average					92.3	1.0	5.7	1.0	0.0	1.26		96.7	2.3	0.7	0.3	0.0	1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0	1.13	71	100	0	0	0	0	1.00	8	TX A&M Transp. Inst.
Simple average					94.0	3.0	3.0	0.0	0.0	1.13		100.0	0.0	0.0	0.0	0.0	1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0	1.06	438	90	10	0	0	0	1.06	39	Kevin Hooper Assoc.
Simple average					97.0	2.0	0.0	1.0	0.0	1.06		90.0	10.0	0.0	0.0	0.0	1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.19	179	100	0	0	0	0	1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.14	233	100	0	0	0	0	1.13	210	TX A&M Transp. Inst.
Simple average					100.0	0.0	0.0	0.0	0.0	1.17		100.0	0.0	0.0	0.0	0.0	1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by large grocery store.

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound							Outbound							Source
					Mode Shares					Vehicle Occ.	Sample Size	Mode Shares					Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike			Personal Passenger Vehicle	Truck	Walk	Transit	Bike			
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126	96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124	87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186	99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138	97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614	96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317	93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15		94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67	98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28	87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44	100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31		95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75	100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27		100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47	98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11		98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198	100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666	100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362	100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286	100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665	99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21		99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19	100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11		100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105	100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151	97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135	96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41		97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outliyng CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occcupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	FAC Country Vista	**Organization:**	DCI Engineers
Project Location:	Liberty Lake, WA	**Performed By:**	LRD
Scenario Description:	New Land Development	**Date:**	6-Aug-26
Analysis Year:	2026	**Checked By:**	MRG
Analysis Period:	**AM Street Peak Hour**	**Date:**	6-Aug-26

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant				0		
Cinema/Entertainment				0		
Residential				37	10	27
Hotel				0		
All Other Land Uses[2]				0		
Total				37	10	27

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	4%	1.09	0%	2%
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	40	11	29
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips[3]	36	10	26
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	1	0	1

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	FAC Country Vista
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	10	11	1.09	27	29
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	6	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	11	11	10	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	29	29	26	0	1
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	FAC Country Vista	**Organization:**	DCI Engineers
Project Location:	Liberty Lake, WA	**Performed By:**	LRD
Scenario Description:	New Land Development	**Date:**	6-Aug-26
Analysis Year:	2026	**Checked By:**	MRG
Analysis Period:	**PM Street Peak Hour**	**Date:**	6-Aug-26

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant				0		
Cinema/Entertainment				0		
Residential				42	26	16
Hotel				0		
All Other Land Uses[2]				0		
Total				42	26	16

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential	1.15	0%	3%	1.06	0%	4%
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	47	30	17
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips[3]	40	25	15
External Transit-Trips[4]	0	0	0
External Non-Motorized Trips[4]	2	1	1

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

[3]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[4]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	FAC Country Vista
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.15	26	30	1.06	16	17
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	7	4	0		1
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	1	0
Retail	0		0	0	14	0
Restaurant	0	0		0	5	0
Cinema/Entertainment	0	0	0		1	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	30	30	25	0	1
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	17	17	15	0	1
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

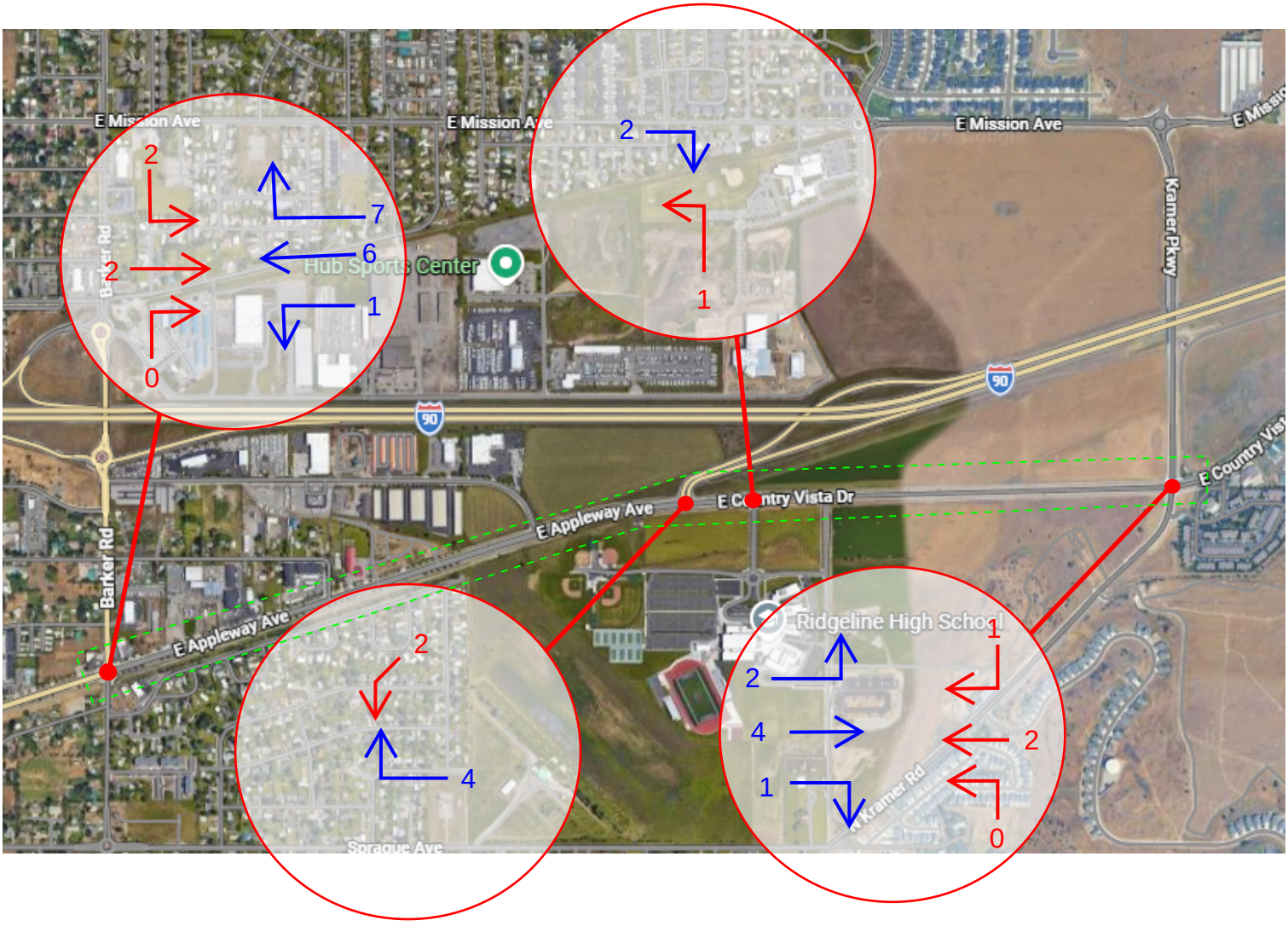
*Indicates computation that has been rounded to the nearest whole number.

Appendix III:

Trip Distribution

Trip Distribution - AM Peak Hour

- 10 Entering Trips
- 27 Exiting Trips

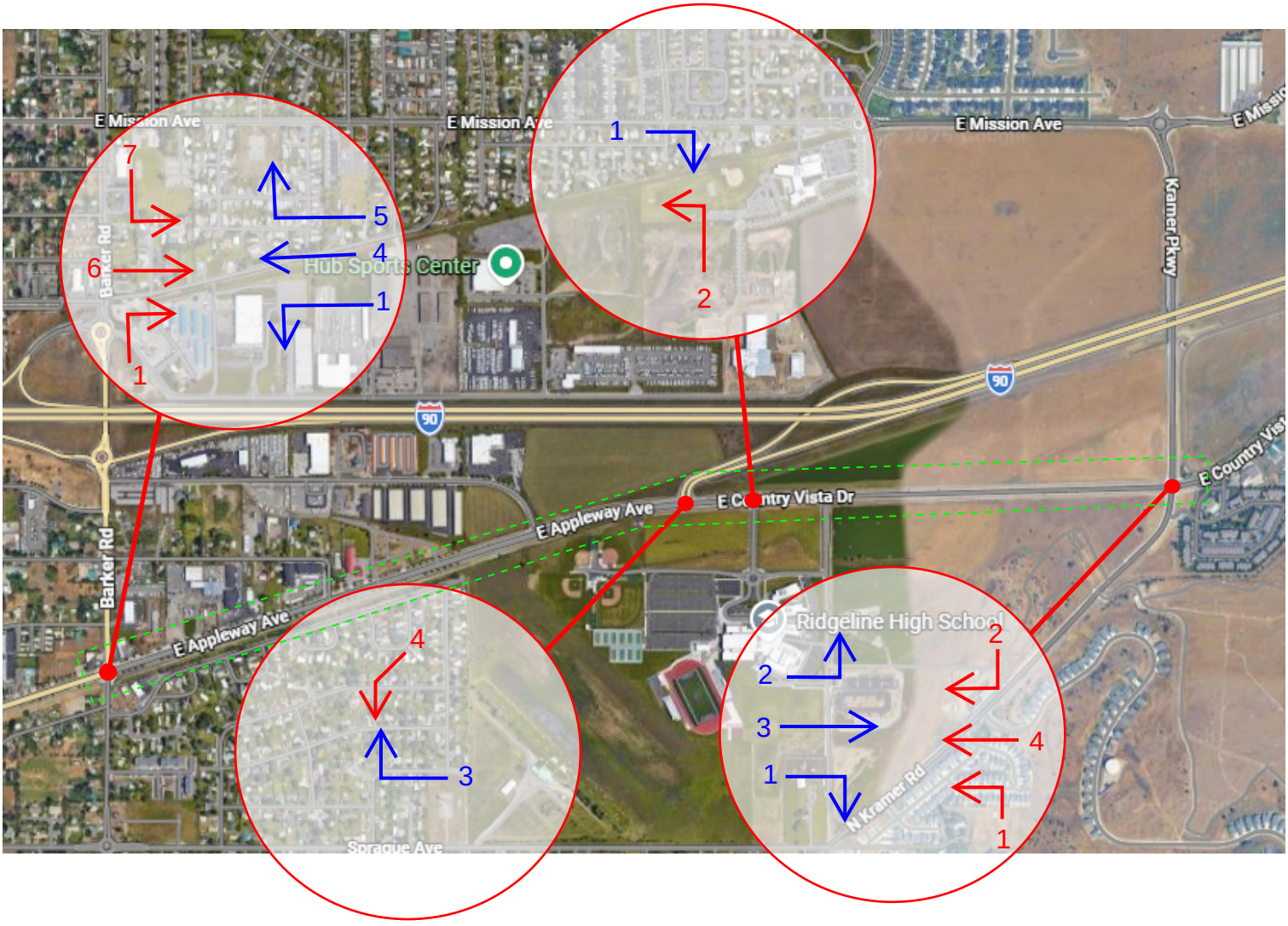


Key

- Assumed no entry/exit routes added
- Analyzed intersection
- # Additional intersection entry path route and quantity
- # Additional intersection exit path route and quantity

Trip Distribution - PM Peak Hour

- 27 Entering Trips
- 19 Exiting Trips

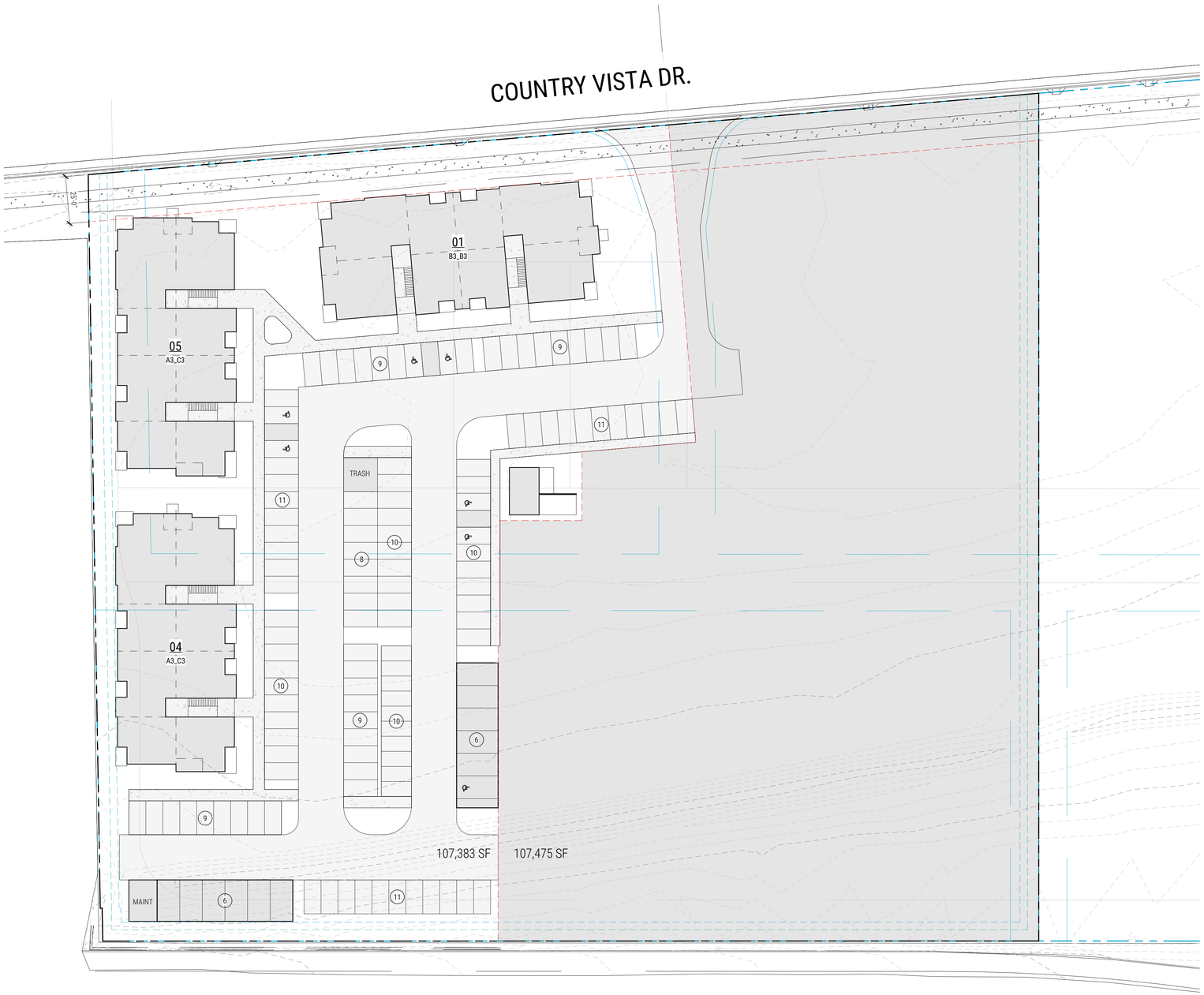


Key

- Assumed no entry/exit routes added
- Analyzed intersection
- # Additional intersection entry path route and quantity
- # Additional intersection exit path route and quantity

Appendix IV:

Preliminary Site Plan



CONCEPT SITE PLAN

SCALE: 1" = 30'-0"

0 10' 30' 60' 90'

NORTH

OLSONPROJECTS

203 E SPRAGUE AVE
SPOKANE WASHINGTON 99202
WWW.OLSONPROJECTS.COM



SITE INFORMATION

ADDRESS:	20050 E COUNTRY VISTA DR. LIBERTY LAKE, WA
PARCEL #:	55174.2608
ZONING:	M2
AREA:	4.92 AC.

PROJECT MATRIX

ONE BED UNITS	- (-%)
TWO BED UNITS	- (-%)
THREE BED UNITS	- (-%)
TOTAL	-

PARKING

PARKING REQUIRED

UNITS	1.75 STALL / DU
LEASING / AMENITY	1/250 SF
	STALLS
72 UNITS X 1.75	126
15% COMPACT (CAN PROVIDE 18)	
OFFICE SPACE (1 / 250SF)	2
TOTAL	128 STALLS

REQUIRED ACCESSIBLE STALLS

PER IBC 1108.6.2.2.1	
5% ACCESSIBLE UNITS	4
2% PARKING	3
(NOTE: 1 ACCESSIBLE SPACE IN GARAGE)	
INCLUDED IN ABOVE TOTAL	7 REQUIRED
	7 PROVIDED

PARKING SCHEDULE

TYPE	QTY.
STANDARD	107
GARAGE	12
COMPACT	10
	129
	129

FAC COUNTRY VISTA

20050 E COUNTRY VISTA DR.
LIBERTY LAKE, WA

PROJ. #:	2604	**DATE:**	05/19/26
DRAWN:	OP	**CHECKED:**	OP

SET ISSUE / REVISONS

SITE PLAN

A100