

## NOTICE OF APPLICATION

City of Liberty Lake Planning & Engineering Services (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 [www.libertylakewa.gov/development/public\\_notices.asp](http://www.libertylakewa.gov/development/public_notices.asp). Questions may be directed to the Project Coordinator listed below.

**Proposal File #:** LUA2018-0096/BSP2018-001      **Zoning:** M-2

**Proposal:** Katerra Mixed Use Binding Site Plan

**Proposal Description:** To divide an existing, 36.88 acre undeveloped parcel into two lots with a 21.12 acre parcel fronting on Country Vista Drive being programed for approximately 344,000 sq. ft. of future commercial development, and the southern 14.93 acre to be developed as a 408 unit multifamily development

**Site Address:** 20300 – 20700 E Country Vista Drive, Liberty Lake, WA 99019

**General Location:** On the south side of E. Country Vista Drive, approximately 1500 ft. west of the intersection of E. Country Vista Drive and N. Henry Rd.

**Abbreviated Legal Description:** **Section:** 16      **Township:** 25N      **Range:** 45E

**Owner:** Centennial Properties      **Phone:** \_\_\_\_\_

**Contact:** Wolff Enterprises III, LLC (Chris Rossman)      **Phone:** (206) 595-0983

**Application Date:** 9/20/18      **Determination of Completeness Issued:** 9/28/18

**Notice of Application** October 3, 2018      **Comment Deadline:** October 17, 2018

**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 Planning & Engineering Services 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".

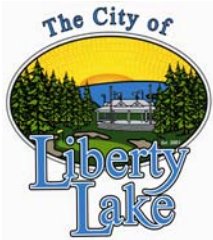
**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making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

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

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REVIEW AUTHORITY:

PROJECT COORDINATOR: Lisa D. Key, Director



**Planning & Engineering Services**

22710 E. Country Vista, Liberty Lake, WA 99019

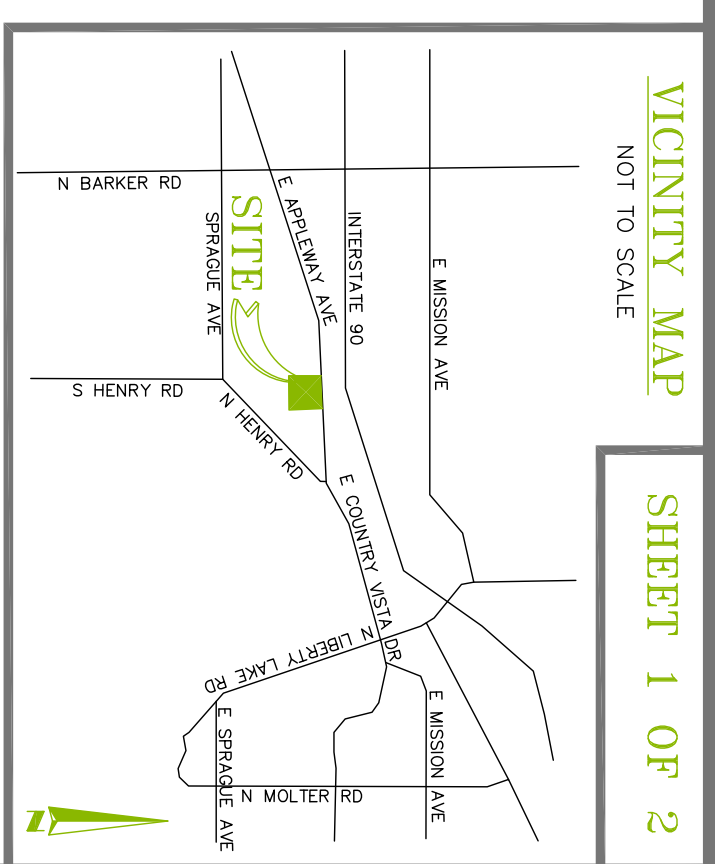
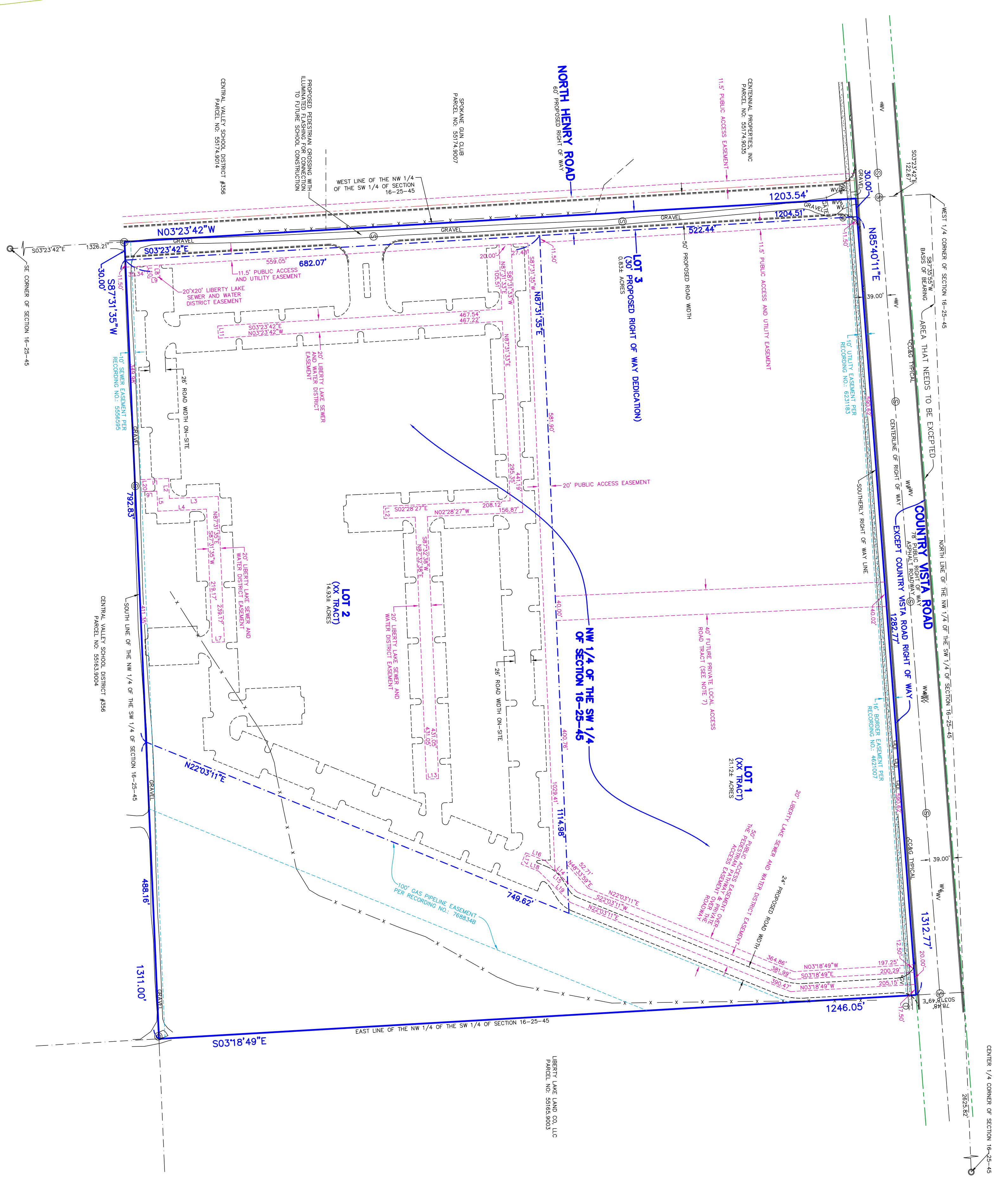
Phone: (509) 755-6708, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: September 27, 2018

Signature: \_\_\_\_\_

*Lisa D. Key*

**BINDING SITE PLAN**  
 LING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SPOKANE, STATE OF WASHINGTON.



**VICINITY MAP**  
 NOT TO SCALE

**SHEET 1 OF 2**

**LEGAL DESCRIPTION**  
 (PER QUIT CLAIM DEED RECORDED IN RECORDING NO. 4870480)  
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT COUNTRY VISTA DRIVE RIGHT OF WAY, SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

LEGAL DESCRIPTION DOES NOT EXCEPT LANDS NORTH OF COUNTRY VISTA DRIVE.

LINE	LENGTH	BEARING
1	14.50	N03°23'42"W
2	1203.54	N85°40'11"E
3	60.08	N02°28'27"W
4	60.08	S02°28'27"E
5	25.50	S02°28'27"E
6	20.00	S02°28'27"E
7	20.00	S02°28'27"E
8	20.00	S02°28'27"E
9	20.00	S02°28'27"E
10	20.00	S02°28'27"E
11	20.00	S02°28'27"E
12	20.00	S02°28'27"E
13	20.00	S02°28'27"E
14	20.00	S02°28'27"E
15	20.00	S02°28'27"E
16	20.00	S02°28'27"E
17	20.00	S02°28'27"E
18	20.00	S02°28'27"E
19	20.00	S02°28'27"E
20	20.00	S02°28'27"E

- GENERAL NOTES**
- ELEVATIONS SHOWN HEREIN ARE BASED ON OPUS SOLUTION BE GPS OBSERVATION, NAVD 88 DATUM.
  - SUBJECT PROPERTY CONTAINS 1686.5782 SQUARE FEET, 28.884 ACRES.
  - THE PROPERTY IS LOCATED IN ZONE "X" ON FLOOD MAPS AND IS SUBJECT TO FLOODING. THE PROPERTY IS LOCATED IN ZONE "X" ON FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM. WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.
  - BEARINGS SHOWN HEREIN ARE BASED ON THE CENTER LINE OF THE NW 1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE WILLAMETTE MERIDIAN, PER RECORD OF SURVEY BOOK 168, PAGE 44.
  - THIS SITE PLAN IS PREPARED WITH THE BENEFITS OF CHICAGO TITLE INSURANCE COMPANY'S COMMENTARY FILE NO. 080817464, WITH AN EFFECTIVE DATE OF 07/25/2018.
  - PROPERTY IS BEING DIVIDED INTO 4 LOTS.
  - LOT 1 - XXXXX
  - LOT 2 - XXXXX
  - LOT 3 - PROPOSED RIGHT OF WAY DEDICATION.
  - TRACTS AS SHOWN MAY BE AMENDED OR REVISED PENDING CITY APPROVAL OF PROPOSED INVESTMENT AT THE TIME OF DEVELOPMENT OF LOT 1.

**LEGEND**

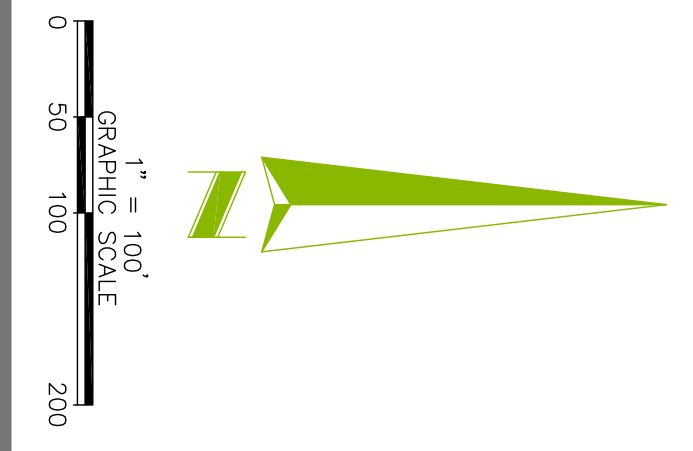
- CONCRETE SURFACE
- - - EXISTING BARBED WIRE FENCE
- - - PROPOSED ROAD/CURBING
- - - PROPOSED EASEMENT
- - - EXISTING RIGHT OF WAY
- - - PROPOSED RIGHT OF WAY
- - - INTERIOR LOT LINE BOUNDARY
- GAS VALVE
- KAPO DRAINAGE INLET
- WATER VALVE
- TANK/MANHOLE
- SANITARY MANHOLE

**OWNER CONTACT**  
 OWNER NAME: XXXX  
 ADDRESS: XXXXX  
 CITY: XXXXX  
 STATE: XXXXX  
 PHONE NUMBER: XXXXX

**COORDINATED BY:**  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEY@AEICONSULTANTS.COM

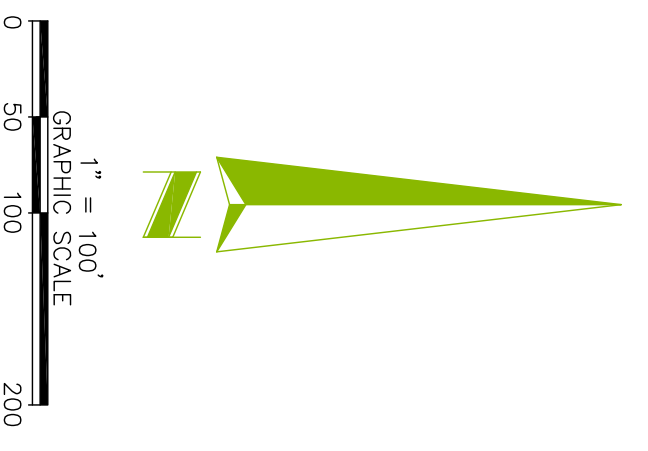
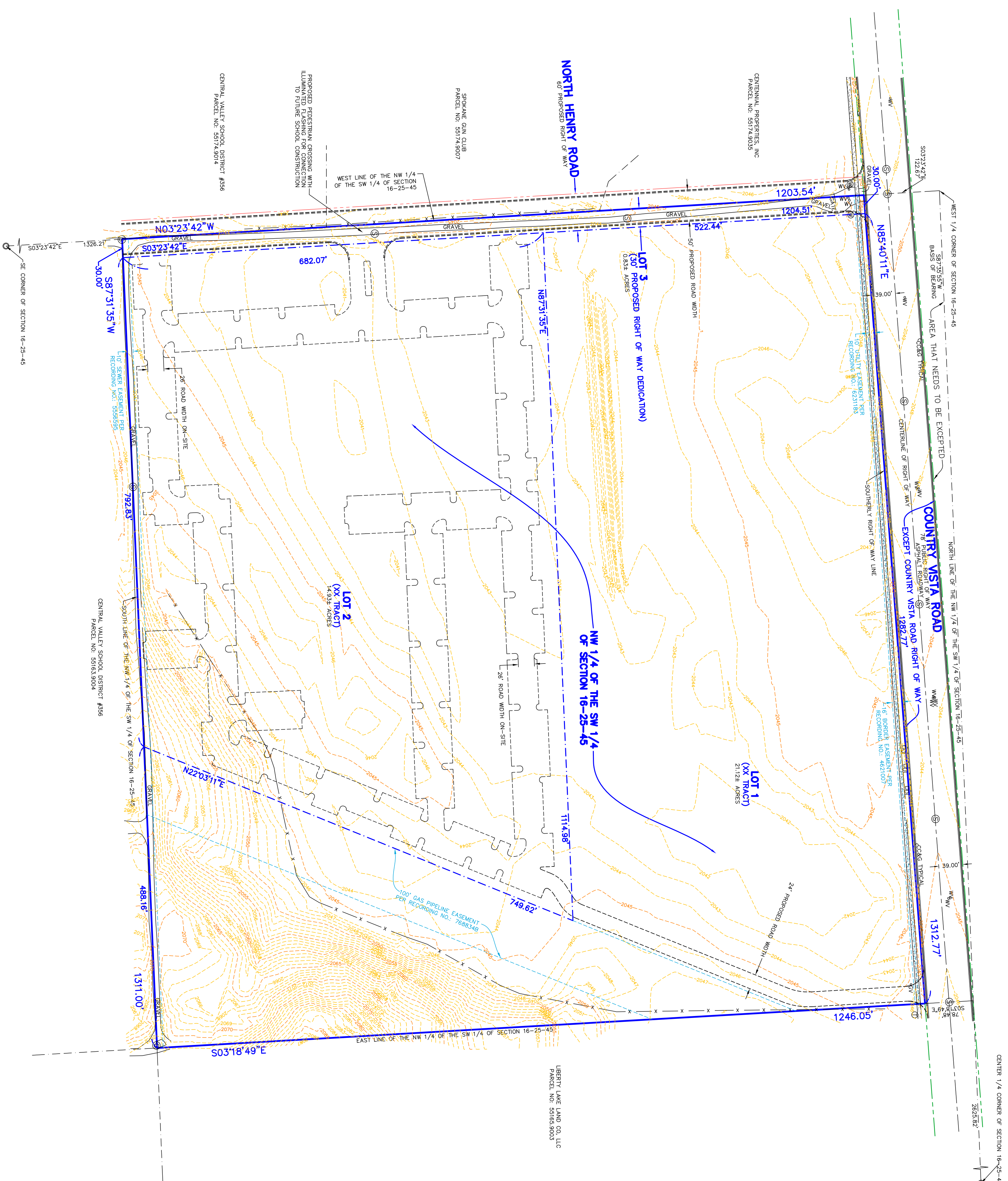
REGISTERED SURVEYOR: ANTHONY C. BERTHIN  
 LICENSE NO. 58302  
 STATE OF WASHINGTON

DATED: \_\_\_\_\_



BINDING SITE PLAN

LING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 16 EAST, SPOKANE COUNTY, STATE OF WASHINGTON



## Checklist for SEPA application: Liberty Lake Apartments

Parcel #55163.9010

### A. Background

1. Name of proposed project & file #, if applicable:

Liberty Lake Multifamily

2. Name of applicant:

Wolff Enterprises III, LLC

3. Address and phone number of applicant:

542 First Ave. S, Suite 400, Seattle, WA 98104

4. Name of contact person:

The Wolff Company (Attn: Chris Rossman)

5. Address and phone number of contact person:

542 First Ave. S, Suite 400, Seattle, WA 98104 (206)595-0983

6. Date checklist prepared:

9/20/18

7. Agency requesting checklist:

City of Liberty Lake

8. Proposed timing or schedule including phasing if applicable):

Schedule currently anticipates that on-site grading will begin in December 2018. The project will be constructed in one phase.

9a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes explain:

The multifamily development will be constructed in one phase. There are no plans for future addition to or expansion of the multifamily component of the Binding Site Plan. A separate application will be submitted in the future for development of the land designated as commercial within the Binding Site Plan.

9b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

No.

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

"Wetland Delineation & Stream Classification Report" - GeoEngineers. "Geotechnical Engineering Evaluation" - GeoEngineers. "Phase I Environmental Site Assessment" - AEI Consultants

11. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

An application is being submitted to the Washington State Department of Natural Resources to modify the Water Type Map. The application is to delist a concrete-lined channel in the northern portion of the site.

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

SEPA, Preliminary & Final Binding Site Plan, Architectural Design Review, Right of Way/Approach permit, grading permit, building permits (including mechanical, electrical, and plumbing permits), & sanitary sewer & water plan approvals from the Liberty Lake Sewer & Water District.

13. Give a 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.

Divide an existing undeveloped, vacant 36.88 parcel into two separate parcels. One 21.12 acre parcel is slated for approximately 344,000 square feet of future commercial development. One 14.93 acre parcel will be utilized for new construction of a multifamily housing development consisting of (17) seventeen three story apartment buildings with 24 units per building, (10) garage buildings, and (1) clubhouse building for a total of 408 dwelling units. The remaining 0.83 acres will be utilized for construction of a public roadway. Property is zoned M-2. Multifamily residential is a limited use.

The site is a single parcel (Spokane County Parcel No. 55163.9010) located approximately 1500 feet west of the intersection of North Henry Road and East Country Vista Drive. The parcel fronts on East Country Vista Drive on the north, and is bordered by existing bare land on the west, south and east. Maps of the parcel with township, section and range information are included in the Preliminary Binding Site Plan submittal.

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

The proposed development lies within the ASA. Sewer service is provided by City of Liberty Lake.

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:  
Flat.

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

The steepest slope is approximately 40% in the southeast corner of the site. The steepest slope in the area to be developed for multifamily is approximately 5%.

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 prime farmland.

Soils consist of fill, silty gravel, silt, lower gravel, and decomposed gneiss rock.

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

No, there are no indications of unstable soils identified on the site or in the immediate vicinity.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

The site will be affected by excavation to the proposed finished subgrade elevation across the site. Approximately 25,000 cubic yards of cut will be required to remove excess unusable organics from the site. Approximately 10,000 cubic yards of material will be cut and re-used as fill elsewhere onsite. Approximately 30,000 cubic yards of additional fill is anticipated from an approved offsite source.

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

The majority of the site is flat, with a small hillside along the east and southeast boundaries of the site. Because the proposed development will be east of this hillside and generally avoid it altogether, no erosion is anticipated.

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

53%

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

Grading will be minimized in areas of any significant slope, and existing grades will be matched as closely as possible. The majority of the site is flat, with a small hillside along the east and southeast boundaries of the site. The proposed development will mostly stay away from this hillside. Temporary erosion control measures will be implemented during construction regardless; these measures include but are not limited to: silt fence, temporary construction entrance, and sediment traps.

### 2. AIR

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Temporary emissions from typical construction activities and vehicles are expected. Once the project is complete, typical emissions from vehicular use by residents of the development is expected.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed. Should construction occur during the dry season, periodic watering, if deemed necessary, could be used to control dust.

### 3. WATER

#### a. Surface

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.

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.

None.

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

None.

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

None.

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.

None.

#### b. Ground:

1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. All stormwater runoff from the site will be infiltrated onsite.

2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

None.

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

All stormwater runoff from the site will infiltrate onsite. Runoff from pollution generating surfaces will be treated either via water quality catch basins with filter media or by settling ponds. Spills and runoff from fire fighting activity will naturally drain to - and be mitigated by - these water quality measures.

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

None

5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

No onsite chemical storage is anticipated.

### **c. Water Runoff (including storm water)**

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

All stormwater runoff will be routed to onsite infiltration galleries to be infiltrated into the soil. Runoff collected on rooftops will be piped to drywells to infiltrate. Runoff from landscaped areas will either infiltrate in place or sheet flow to bio-infiltration swales (which will include drywells) to infiltrate. Runoff from parking areas and hardscapes will sheet flow to settling ponds or to water quality catch basins before infiltrating via dry wells.

2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

No.

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

No waste materials are anticipated except for what is typical for residential developments.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

No onsite chemical storage is anticipated. See 3c(1) response for runoff control measures.

## **4. PLANTS**

a. Check or circle 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 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other water plants: water lily, eelgrass, milfoil, other other types of vegetation:

Alfalfa

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

Currently the vegetation on the site is low ground vegetation and/or weeds. The site would be cleared and graded for construction and future landscaping.

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

Native plants shall be utilized to the greatest extent possible. In circumstance in which native plants are not appropriate, suitably adapted plants shall be utilized. The site has recently been utilized for agricultural purpose, and existing vegetation retention is not appropriate.

## **5. ANIMALS**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: birds: hawk, heron eagle songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other:

None.

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



None.

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

Not to our knowledge.

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

The landscaping will provide habitat for some birds and small mammals, such as squirrels.

## 6. ENERGY AND NATURAL RESOURCES

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.

Electricity and Natural Gas.

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.

None

## 7. ENVIRONMENTAL HEALTH

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

Only hazards anticipated are typical in nature to the construction of residential properties.

1) Describe special emergency services that might be required.

None

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

None required or proposed.

### b. Noise

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

None

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 noise, then traffic noise of the tenants coming and going after construction.

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

None proposed at this time.

## 8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Vacant Land

b. Has the site been used for agriculture? If so, describe.

Yes, based on a review of aerial photographs, the subject property was historically used for agricultural purposes. Wetlands consultant identified cultivated alfalfa on site.

c. Describe any structures on the site.

None

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

No

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

M-2

f. What is the current Comprehensive Plan land use designation of the site?

M-2 Community Center Mixed-Use District

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No, no portion of the site has been classified as an environmentally sensitive area.

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

Approximately 750 - 800 residents will reside in the multifamily development. Approximately 10 employees will work at the multifamily development. Additional employment will be added in the future when the commercial component of the development is constructed.

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:

Proposal matches current zoning.

## 9. HOUSING

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

408 Units, middle income housing

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

Zero

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

This project will increase housing availability in the immediate area.

## 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?

44'-2 1/2"

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

None

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

Buffering and landscape will be used to reduce the aesthetic impacts of the development.

## 11 . LIGHT AND GLARE

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

Project lighting will primarily consist of 4000k temperature led lighting. Lighting will be active between dawn and dusk, mainly between the hours of 8pm and 6am.

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

Lighting glare will not be a safety hazard or impede views. All lighting specified will have a BUG glare rating of no higher than (2) and will utilize glare shields whenever necessary to prevent light pollution and excessive glare.

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

New and existing public right-of-way street lighting could cause glare, these specs/standards are driven by the AHJ, and we shall not deviate.

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

Proposed glare reduction measures;

- 'Lowest light level possible' design while still meeting life-safety requirements.
- 30% dimming of all site lighting between hours of midnight and 6am
- No site lighting mounted above 16'
- Wide T4 distribution specified on pole mounted luminaires to spread light evenly
- Front, back and side glare shields specified wherever necessary.

## 12. RECREATION

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

The site is within approximately 3.0 miles driving distance of The Spokane Gun Club, Trailhead Golf Course, Pavillion Park, MeadowWood Golf Course, and Liberty Lake Golf Course.

b. Would the proposed project displace any existing recreational uses? If so, describe.

None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will provide recreational opportunities on the site through a clubhouse, swimming pool and spa, pickleball court, gazebos, and a dog area. Currently, there are no recreation activities on the site.

## 13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None known.

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

No mitigation measures are currently proposed. Should evidence of historic, archaeological, scientific, or cultural importance be discovered, construction would be temporarily halted.

## 14. TRANSPORTATION

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

East Country Vista Drive fronts the northern boundary of the site. A public road is proposed on the western edge of the site and a private access road at the eastern edge of the site will provide access from the development to East Country Vista Drive. See Preliminary BSP.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest transit stops are approximately 1.1 miles away in both East and West directions, and are served by the Spokane Transit Authority.

c. How many parking spaces would the completed project have? How many would the project eliminate?

663 parking spaces. No parking spaces currently exist on the site.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will require a new public road in a right-of-way dedication for the entire length of the existing western property boundary, connecting to East Country Vista Drive at the north end, and to be extended southward beyond this property by others in the future. A private access road along the eastern edge of the site will provide secondary access to the development from East Country Vista Drive.

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

None.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not known. A traffic impact analysis has not been completed because the project will be participating in the Harvard Road Mitigation Plan voluntary impact fee program.

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

The development will be participating in the Harvard Road Mitigation Plan voluntary impact fee program. All fees will be paid per the "Updated Harvard Road Mitigation Plan Fees".

## 15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Changes to public service needs would be limited to only those typical of a multifamily residential development of this scale.

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

Increased tax revenue from the development will mitigate any increase in services required. The development will also be paying all connection charges and impact fees associated with new development. These fees will be used to offset anticipated impacts.

## 16. UTILITIES

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

Sanitary sewer.

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.

Proposed utilities consist of sanitary sewer, water, gas, telecomm, and power. The majority of these services are available in East Country Vista Road adjacent to the site, and will be routed through the proposed roadway in the future right-of-way in order to serve the site. Water and sanitary sewer service will be provided by Liberty Lake Sewer and Water District. Gas and power will be provided by Avista Corporation. Telecomm provider is yet to be determined.