IMAGINING OUR FUTURE

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LIBERTY LAKE — 2046

CITY OF LIBERTY LAKE

Land Capacity Analysis

FOR THE 2026 COMPREHENSIVE PLAN

VERSION 04/29/2026

The City of Liberty Lake

Table of Contents

Introduction 2
Population 2
Existing Housing & Projected Housing Needs 4
Land Capacity Analysis 7
Emergency Housing 15
Urban Growth Area 17
Commercial & Industrial Lands Inventory 17

Appendices:

Appendix A: Liberty Lake Land Capacity Analysis
Appendix B: Liberty Lake Commercial Industrial Lands Inventory

Introduction

The City of Liberty Lake is a master-planned community located in eastern Spokane County, along the I-90 corridor. The City encompasses an area of approximately 4,001 acres, or just a little over 6.25 sq. mi. As of August of 2024, the city had a total of 5,021 parcels of land. The vast majority of vacant residential and mix-use lands within the City are already entitled (i.e. approved for development), either through an approved preliminary plat, or an approved binding site plan. Based upon population and development trends within the City, Liberty Lake is expected to reach full buildout within the next 20 years.

The City is undertaking a Periodic Comprehensive Plan Update, for adoption by December 31 of 2026. Population, housing and demographics are foundational to the City's Comprehensive Plan, and the Land Capacity Analysis (LCA) is a requirement of the Growth Management Act (GMA), as part of that Periodic Comprehensive Plan Update. The LCA is an essential tool to evaluate the City's ability to provide an adequate range of housing types to meet the projected housing needs for all income levels, as based on our anticipated population growth. The analysis also includes an inventory of available commercial and light industrial lands within the City limits. The data contained in this report will also be critical information in the evaluation of the adequacy of planned utilities, schools, transportation infrastructure, and public services, that will also be considered as part of this Periodic Comprehensive Plan Update.

Population

The Land Capacity Analysis is premised on the 20-year forecasted growth for the City of Liberty Lake, which is based upon the projected County-wide population growth, and then allocated by jurisdiction.

The Spokane County Planning Technical Advisory Committee (PTAC) and the Steering Committee of Elected Officials (SCEO) reviewed Washington States' Office of Financial Management's (OFM's) high, medium, and low population projections for Spokane County (see **Figure 1**), and based upon a regression analysis of the County's actual population growth since the 2017 Periodic Comprehensive Plan, the medium 2046 population projection of 654,665 for Spokane County (see **Figure 2**) was adopted by the Board of County Commissioners for planning purposes.

2046 OFM Population Projections for Spokane County			
	Low	Medium	High
2046 Population	575,281	654,665	770,248

Figure 1: OFM Population Projects for Spokane County

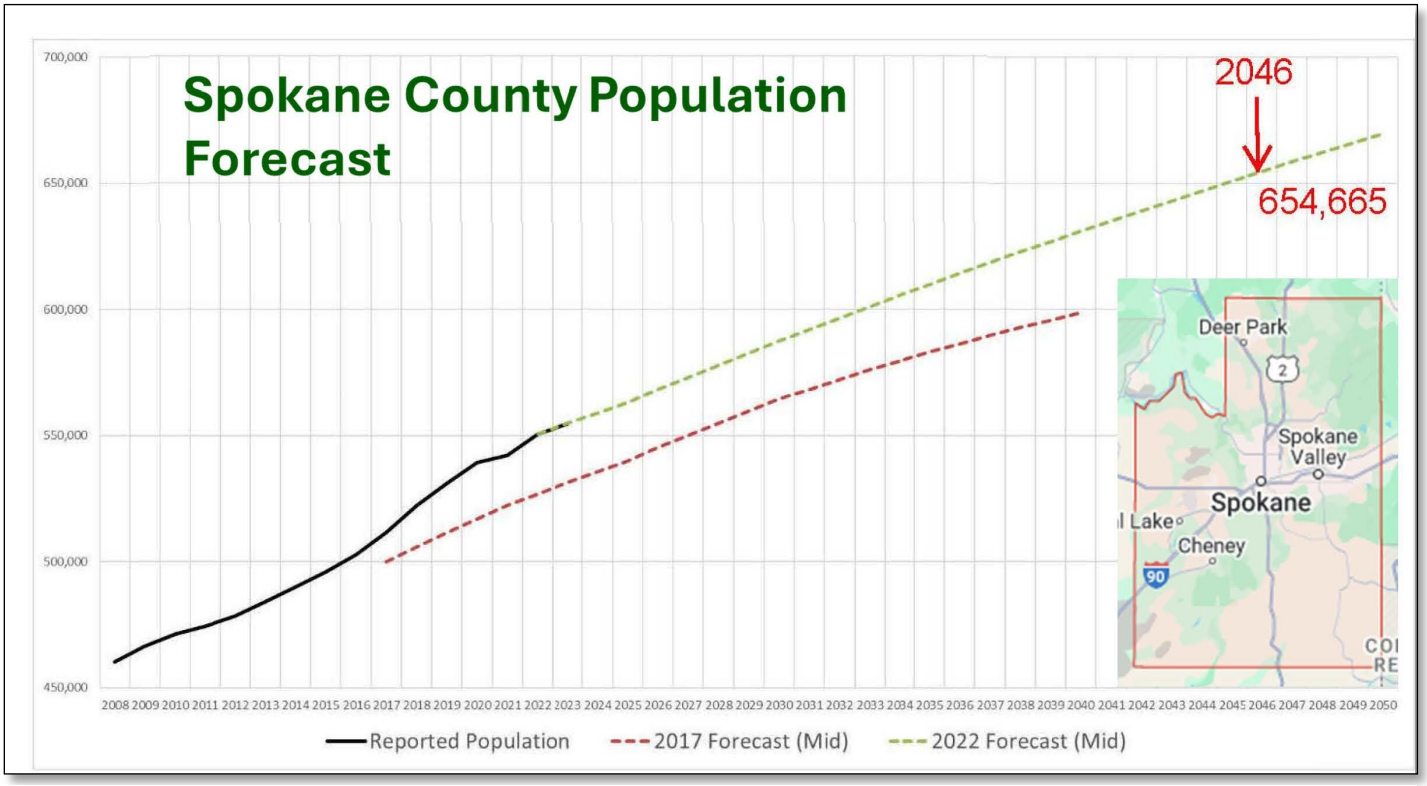


Figure 2: Spokane County Population Forecast

FIRST ROUND -- Spokane County Population Estimates

Jurisdiction	Baseline Data (OFM)		OFM Regression (Adjusted)			
	Share2023	Pop2023	Share2046	Pop2046	Δ_{pop}23-46	$\Delta_{\%}$23-46
Spokane County (Whole)	100.00%	554,600	100.00%	654,665	100,065	18.0%
Unincorporated County (inclusive)	29.46%	163,390	*30.38%*	198,870	35,480	21.7%
Unincorporated Outside UGA Only	16.94%	93,934	*15.07%*	98,642	4,708	5.0%
Unincorporated Inside UGA Only	12.52%	69,456	*15.31%*	100,228	30,772	44.3%
Incorporated Spokane County (sum)	70.54%	391,210	69.62%	455,795	64,585	16.5%
Airway Heights	2.03%	11,280	2.74%	17,945	6,665	59.1%
Cheney	2.37%	13,160	2.53%	16,535	3,375	25.6%
Deer Park	0.89%	4,925	0.96%	6,290	1,365	27.7%
Fairfield	0.11%	600	*0.09%*	600	0	0.0%
~~Latah~~	~~0.03%~~	~~185~~	~~*0.03%*~~	~~185~~	~~0~~	~~0.0%~~
Liberty Lake	2.37%	13,150	3.35%	21,934	8,784	66.8%
Medical Lake	0.89%	4,915	*0.75%*	4,915	0	0.0%
Millwood	0.35%	1,925	0.30%	1,974	49	2.6%
Rockford	0.10%	570	0.10%	636	66	11.7%
Spangle	0.05%	280	*0.04%*	280	0	0.0%
Spokane	41.96%	232,700	39.11%	256,057	23,357	10.0%
Spokane Valley	19.37%	107,400	19.60%	128,313	20,913	19.5%
Waverly	0.02%	120	0.02%	131	11	9.3%
Source	*CALC*	*OFM*	*REGRESSION*	*CALC*	*CALC*	*CALC*

Notes: CALC = Calculated Value, OFM = Office of Financial Management, Δ = delta, or 'change in', inclusive = includes both inside and outside the urban growth area.

Note that the italic "Share2046" values in italics represent hand adjustment to avoid negative growth.

Figure 3: Spokane County Population Allocation

Population allocations for individual jurisdictions within the Spokane County went through a similar review and analysis, with a few hand adjustments for the very small jurisdictions where the regression analysis suggested negative growth, and that allocation was also adopted by the Board of County Commissioners for planning purposes[1] (see **Figure 3**). Liberty Lake's projected 2046 population was identified as 21,934. Based upon the City's own regression analysis of actual population growth since the 2010 census, the City is projected to reach this population in 2042 (see **Figure 4**).

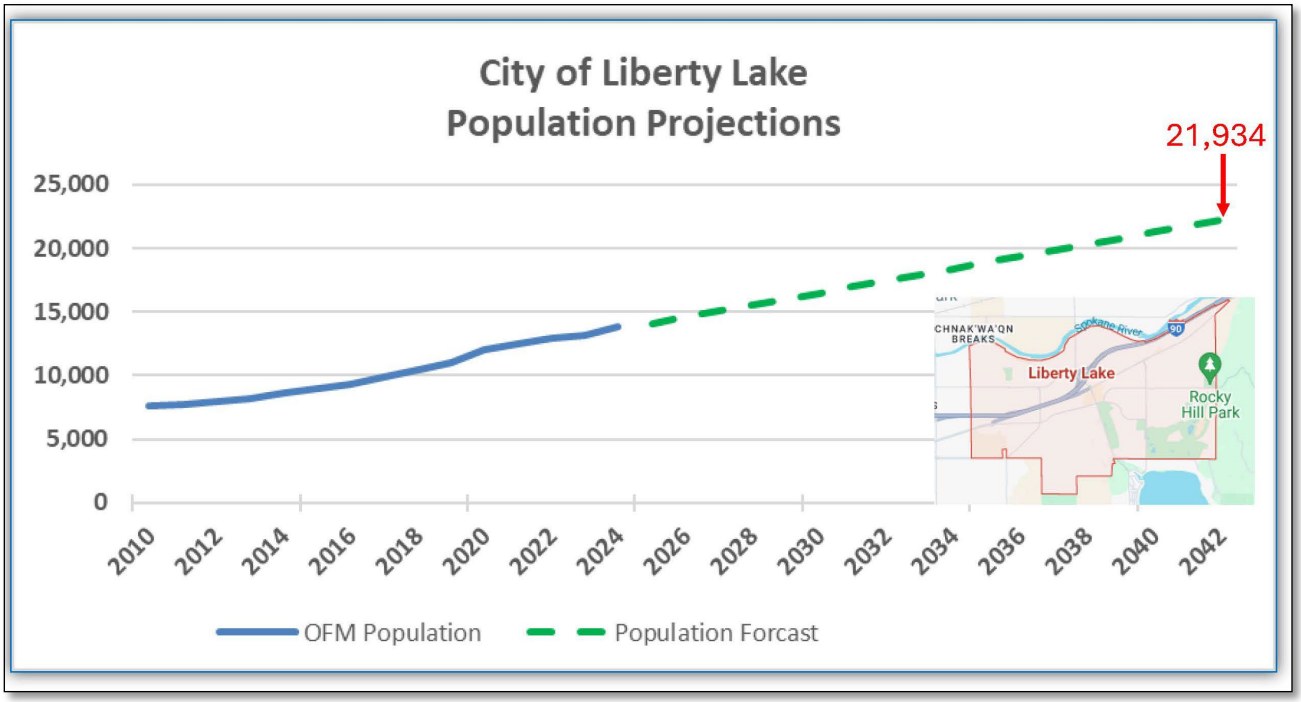


Figure 4: Liberty Lake Population Projections

Existing Housing & Projected Housing Needs

At the time of 2020 Census, the City of Liberty Lake had 4,916 housing units. As of August of 2024, 902 additional housing units had been constructed, for a total of 5,818 units.

For planning purposes, the City of Liberty Lake utilized the allocation of housing needs for Spokane County based upon the Housing for All Planning Tool (HAPT) Method C (also referred to as "Method Prime A"), as developed by Berk Consulting for Washington Department of Commerce, for the purpose of projecting Liberty Lake's housing needs for all income categories in 2046. The use of this method is based upon the adoption of this methodology by Spokane County Board of County Commissioners[2]. **Figure 5** details the County-wide allocation of housing units. Liberty Lake's allocation is notated in red.

[1] Adopted by the Board of County Commissioners Resolution 24-0348 on June 18, 2024.
[2] Adopted by Board of County Commissioners Resolution 25-0033 on January 21, 2025.

Spokane County

	Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Temporary)
	Total	0-30% Non-PSH	0-30% PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Countywide Estimated Housing Supply (2020)	221,840	6,613	937	34,798	91,803	32,035	20,981	34,673	1,192
Countywide Total Housing Needs (2046)	297,024	26,518	6,651	48,418	100,647	36,807	24,918	53,065	4,229
Countywide Additional Units Needed (2020-2046)	**75,184**	**19,905**	**5,714**	**13,620**	**8,844**	**4,772**	**3,937**	18,392	3,037

68.09% ← *Minimum allocation to urban areas (cumulatively) to accommodate needs at all affordability levels. This varies by county and population target.*

91.77% ← *Urban area combined % allocation from user inputs*

HOUSING ALLOCATION FROM SELECTED SHARES

		User Input - % Share of Countywide Housing Growth. Values must sum to 100%	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)						Emergency Housing Needs (Temporary) *
		User Input		0-30% Non-PSH	0-30% PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated County	Existing Combined (Estimate)	-	59,013	1,179	0	5,981	14,559	9,421	9,603	18,270	30
	Future Inside UGA	22.81	**17,149**	4,948	1,420	3,385	2,017	1,088	898	3,393	755
	Future Outside UGA	8.23	**6,188**	0	0	0	728	393	324	4,743	0
Airway Heights	Existing (Estimate)	5.26	3,626	67	0	685	1,997	545	134	198	0
	Future Allocation		**3,955**	1,141	328	781	465	251	207	782	174
Cheney	Existing (Estimate)	2.76	5,354	256	0	935	3,097	690	153	223	0
	Future Allocation		**2,076**	599	172	410	244	132	109	410	91
Deer Park	Existing (Estimate)	1.44	1,902	45	0	434	804	275	99	245	0
	Future Allocation		**1,083**	312	90	214	127	69	57	214	48
Fairfield	Existing (Estimate)	0.00	228	5	0	79	104	23	5	12	0
	Future Allocation		**0**	0	0	0	0	0	0	0	0
Latah	Existing (Estimate)	0.00	88	0	0	35	41	6	2	4	0
	Future Allocation		**0**	0	0	0	0	0	0	0	0
Liberty Lake	Existing (Estimate)	6.89	4,915	39	0	208	1,133	1,238	930	1,367	0
	Future Allocation		**5,180**	1,494	429	1,023	609	329	271	1,025	228
Medical Lake	Existing (Estimate)	0.44	1,828	184	0	159	839	329	96	221	0
	Future Allocation		**329**	95	27	65	39	21	17	65	15
Millwood	Existing (Estimate)	0.14	820	27	0	147	413	142	37	54	0
	Future Allocation		**106**	30	9	21	12	7	6	21	5
Rockford	Existing (Estimate)	0.09	195	0	0	62	85	25	7	16	0
	Future Allocation		**68**	20	6	13	8	4	4	13	3
Spangle	Existing (Estimate)	0.02	127	6	0	42	56	12	3	8	0
	Future Allocation		**15**	4	1	3	2	1	1	3	1
Spokane	Existing (Estimate)	29.74	99,938	3,534	937	19,479	47,090	11,873	7,118	9,907	1,134
	Future Allocation		**22,359**	6,452	1,851	4,413	2,631	1,418	1,170	4,424	983
Spokane Valley	Existing (Estimate)	22.16	43,751	1,265	0	6,515	21,579	7,456	2,792	4,144	0
	Future Allocation		**16,661**	4,806	1,380	3,289	1,960	1,058	872	3,296	733
Waverly	Existing (Estimate)	0.02	55	6	0	37	6	0	2	4	0
	Future Allocation		**15**	4	1	3	2	1	1	3	1

Figure 5: Spokane County Housing Allocation

In order to evaluate the adequacy of available lands and zoning within the City of Liberty Lake to meet the projected housing needs for all income levels, the City based the assumed affordability of housing types by income level provided by Washington State Department of Commerce in Table 12 of "Guidance for Updating Your Housing Element" (see **Figure 6)**. Based on a review of Liberty Lake market rate apartments listed on Zillow, it was confirmed that the assumed affordability was consistent with local market conditions.

ASSUMED AFFORDABILITY: Housing Type By Income Level		
Zone Category	**Housing Type**	**Assumed Affordability**
Low Density	Detached single-family homes	Higher income (>120% AMI[1])
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)
Low-rise Multi-Family	Walk-up apartments, condominiums (2-3 floors)	Low income (0-80% AMI & PSH[1])
Mid-rise Multi-Family	Apartments, condominiums	Low income (0-80% AMI & PSH[2])
ADUs (all zones)	Accessory dwelling units on developed lots	Low income (>50-80% AMI)

[1]Spokane County Area Median Income
[2]Permanent Supportive Housing

Figure 6: Assumed Affordability of Housing Type by Income Level

Within the City of Liberty Lake, townhomes are allowed in all residential zones, and the City has a significant number of existing townhomes, as well as entitled townhome projects, however, due to state condominium laws that were in effect until very recently, to date, all existing townhomes are "zero-lot line" townhomes, and thus have been classified by the assessor as "single-family residential". Because our records do not differentiate between detached single-family units and attached single-family units, for the purpose of this analysis, the City has collapsed detached single-family homes and townhomes into one category. Thus, City of Liberty Lake has evaluated the capacity for housing categories as detailed in **Figure 7.**

LIBERTY LAKE Housing Type By Income Level			
Housing Type	**>120% AMI**	**80-120% AMI**	**0-80% AMI**
SF/Townhomes	X		
Duplex/Triplex/Quad		X	
Multi-Family/ Condos/Institutional			X
Manufactured Homes		X	
Accessory Dwelling Units (ADUs)		X	

Figure 7: Liberty Lake Housing Type by Income Level

Based upon Spokane County's presumed housing allocation (as detailed in **Figure 7**), Liberty Lake's projected housing needs from 2020 to 2046 are summarized by income level in **Figure 8.**

LIBERTY LAKE Total Housing Allocation 2020-2046	
Housing Allocation for 0-80% AMI	3,555
Housing Allocation for 80-120% AMI	600
Housing Allocation for >120% AMI	1,025
Emergency Housing (Beds)	228

Figure 8: Liberty Lake Housing Allocation 2020-2046

Land Capacity Analysis

Step 1: Identification of Housing Units Constructed Since 2020

The housing needs identified for Spokane County and allocated to the various Spokane County jurisdictions utilizing the Housing for All Planning Tool (HAPT), as depicted in **Figure 5**, reflect the projected housing needed to be developed from 2020 through 2046 for the various income categories. Thus, the first step in Liberty Lake's Land Capacity Analysis was to identify the number and types of housing units that have been constructed in the City of Liberty Lake since the 2020 Census.

For the purpose of this analysis, only housing units that have received a Certificate of Occupancy (CO) have been counted as constructed. The City compiled housing data reported to the Office of Financial Management from 2020 to March 30, 2024. Housing data from April, 2024 through August, 2024 was an output of the City of Liberty Lake's permitting software. **Figure 8** details the types of housing units built from 2020 through August of 2024, which accounted for 902 units in total.

LIBERTY LAKE Housing Units Constructed 2020 - August, 2024						
Description	**Total Units**	**SF/ Town Homes**	**Dup/ Tri/ Quad**	**MF/ Condos/ Inst**	**Man. Home**	**ADUs**
Constructed 2020 – 3/2024	850	665	16	168	1	0
Constructed 4/2024 – 8/2024	52	40	12	0	0	0
TOTAL CONSTRUCTED	902	**705**	**28**	**168**	**1**	**0**

Figure 8: Liberty Lake Housing Units Constructed, 2020 – August, 2024

Note that those units that were in construction or in permit review as of August, 2024 are accounted for in Step 2, as detailed below.

Step 2: Identification of Entitled Housing Units

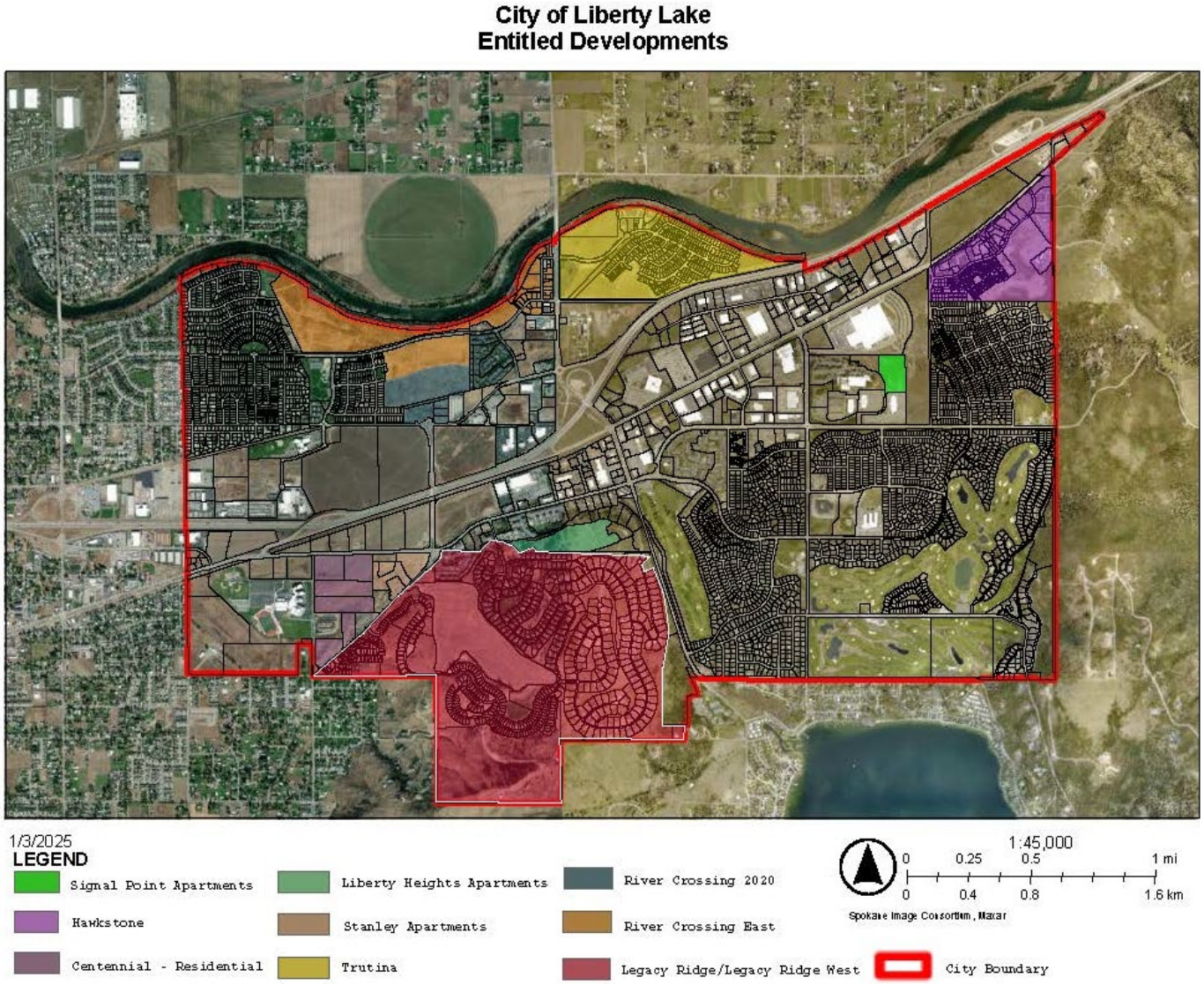


Figure 9: Map of Entitled Developments

Entitled developments include vacant platted residential lots; multifamily residential projects that are vested through an approved binding site plan, were in permit review or under construction as of August of 2024; and, the remaining, unplatted portions of active, phased subdivisions. It should be noted that while preliminary subdivision approvals are valid for the first five years after approval, the City of Liberty Lake Development Regulations provide for subsequent extensions in three-year increments, provided that at least one phase has received final plat approval during the period of the most recent extension.

In addition to the existing, platted residential developments, where remaining vacant lots are considered entitled, **Figure 9** maps the "entitled developments" within the City. Subdivisions with unplatted portions include River Crossing East, River Crossing 2020, Trutina, Hawkstone, and Legacy Ridge West. Hawkstone and Legacy Ridge West are expected to plat their final phases within the next year. Signal Point is a permitted multifamily development that is currently under construction, while Stanley Apartments and Liberty Heights apartments are the residential portions of recorded Binding Site Plans, and those projects are currently in permit review. Centennial Country Vista Binding Site Plan is a recorded binding site plan, depicted as residential. While that multifamily residential project is vested through the binding site plan, building permit applications for that project have not yet been submitted. **Figure 10** details the vacant, platted housing units, remaining housing entitled by the approved preliminary plat for active subdivisions, and the vested multi-family residential projects that are currently entitled within the City of Liberty Lake.

LIBERTY LAKE Entitled Housing Units						
Description	**Total Units**	**SF/ Town Homes**	**Dup/ Tri/ Quad**	**MF/ Condos/ Inst**	**Man. Home**	**ADUs**
Vacant, Platted SFR Lots	170	170				
Multifamily Residential Projects	2,264			2,264		
River Crossing East	703	200	151	352		
River Crossing 2020	539	91	91	357		
Trutina	198	108		90		
Legacy Ridge West	68	68				
Hawkstone	275	95		180		
TOTAL ENTITLED	**4,217**	**732**	**242**	**3,243**	**0**	**0**

Figure 10: Entitled Housing Units

Vacant, platted single family residential lots are located in Trutina, Legacy Ridge, River Crossing East and River Crossing 2020, and Rocky Hill subdivisions (Rocky Hill is the subdivision south of Hawkstone. Multi-family residential projects include Signal Point Apartments, Liberty Heights Apartments, Stanley Apartments, and the vested residential portion of Centennial Binding Site Plan. River Crossing East, River Crossing 2020, Trutina, Legacy Ridge West and Hawkstone detail the remaining vested units in the unplatted portions of those developments. No market factor was deducted from entitled properties, as they are all active developments.

Step 3: Housing Capacity of Vacant/Not Entitled Residential & Mixed-Use Properties

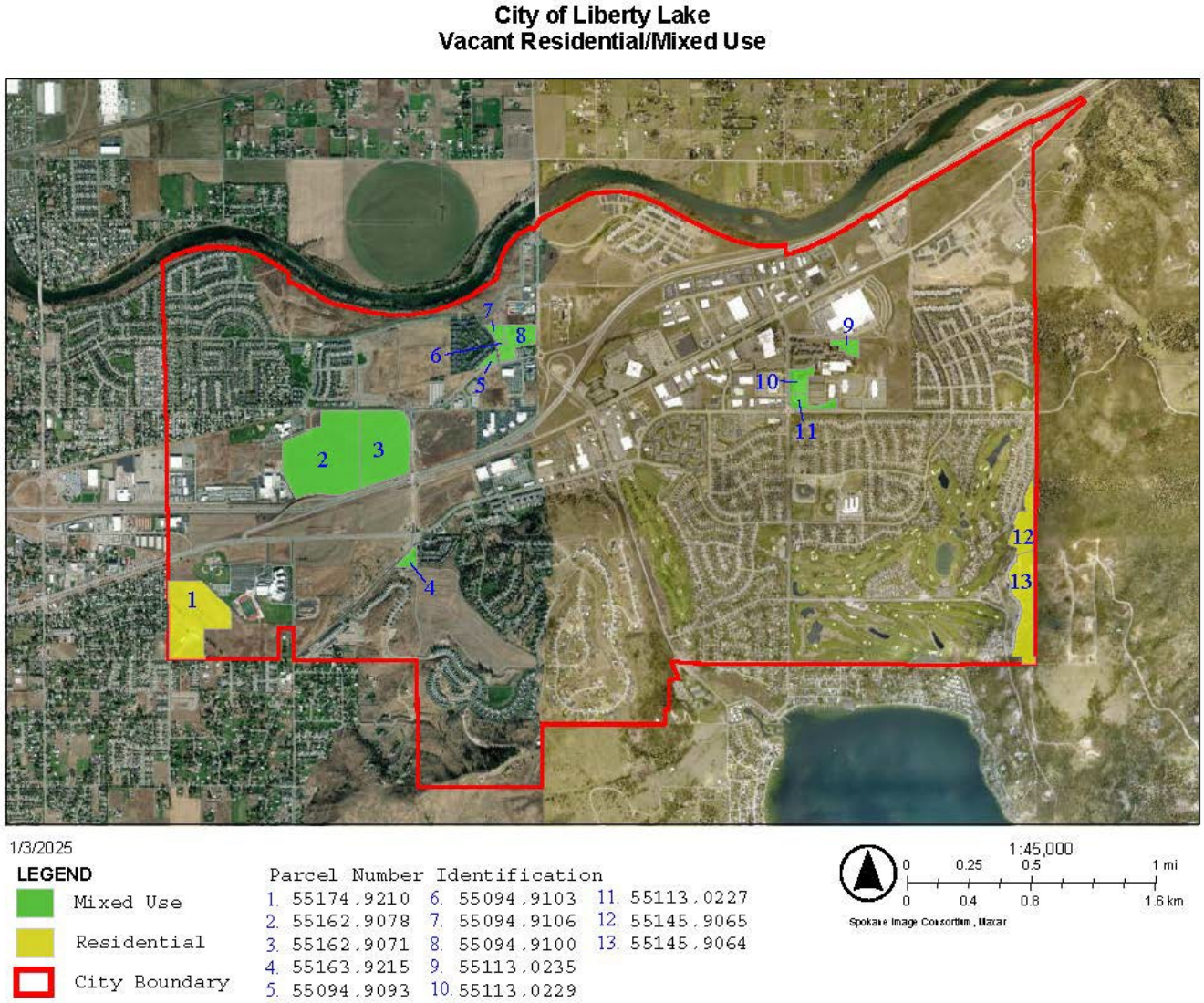


Figure 11: Unentitled Vacant & Mixed-Use Properties in the City of Liberty Lake

Figure 11 depicts the vacant, un-entitled properties within the City of Liberty Lake that are located in residential or mixed-use zones. For the purpose of this analysis, public and private rights-of-way, and platted HOA tracts dedicated for parks, open space, utility corridors, and critical areas were explicitly excluded.

VACANT RESIDENTIAL/MIXED-USE LAND CAPACITY ANALYSIS							
Map #	Parcel No.	Description	Total Units	SF / Town Homes	Dup/ Tri/ Quad	MF/ Condos/ Inst	Notes
1	55174.921	Gun Club (R2 Zone)	383		383		37.5 ac -15% (infrastructure)=31.88 ac@ 12 units/acre
2-3	55162.9078, 55162.9071	Telido Station (RDC Zone) - 94.35 ac with 11.9 acres gas & electric easements	126			126	82.45 ac developable-15%infrastructure = 70.08; 10% residential =7.08 ac@18 units/ac
4	55163.9215	Legacy Ridge Mixed Use	20			20	50% commercial /50% MF @ 18 units/acre
5-8	55094.9093, 55094.9103, 55094.9106, 55094.9100	Hermann Family Ventures (RD-M Zone)	134		134		13.09 ac-15% infrastructure = 11.13 acre@ 12 units/ac. (dup/tri/quad)
9	55113.0235	MTC Vacant (M2 Zone)	64			64	3.65 ac west of signal point @ 18 units/ac
10	55113.0229	MTC Vacant Molter frontage	89			89	4.96 acres fronting on Molter @18 units/ac
11	55113.0227	MTC Vacant Mission Frontage	63			63	4.82 ac; vertical mixed use bldgs; 2 stories, residential over commercial; 60% bldg coverage; 2000 sq. per apartment
12	55145.9065	Peil Property, adjacent to Bella Lago II (R1 Zone)	10	10			10.69 ac, same density as Bella Lago; significant area of 30% slope
13	55145.9064	Bella Lago II (R1 Zone)	20	20			20.56 ac, 20 units based on preapp; significant area of 30% slope
		Total Vacant/Not Entitled	909	30	516	363	
		Market Factor (30%)	-273	-9	-155	-109	
		Vacant/Not Entitled, Market Factor-Adjusted	**636**	**21**	**361**	**254**	

Figure 12: Vacant Residential & Mixed-Use Land Capacity Analysis

Figure 12 summarizes the Land Capacity Analysis completed for the vacant residential and mixed-use properties. The methodology used for each property is indicated in the "Notes" column. Generally, for residential properties, development was presumed to occur at the average densities seen

seen in recent, similar types of development. Where access and utilities were not already provided, roadways and utilities were assumed to encompass 15% of the available land. Existing gas line and utility easements were deducted from the available lands on the subject properties, and critical areas were accounted for by hand in each individual parcel considered. Where multi-family was permitted in mixed use zones, a density of 18 units per acre was utilized, based on recent developments, since there are no maximum density limitations in those zones. In the case of Telido Station, although multi-family is allowed in the RD-C zone, because of its I-90 frontage, only 10% of the land was anticipated to develop as multi-family, since commercial and light industrial were the highest and best use. Parcels in the Meadow Technology Campus (MTC) were considered vacant if they only had parking lots. Uses selected for each parcel were premised on the limitations imposed by a development agreement imposed at the time that the property was rezoned. Unlike the entitled properties, where development is already in process, for the unentitled, vacant residential and mixed-use properties, the market factor of 30% was deducted from the potential residential units identified.

Step 4: Housing Capacity of Underutilized Mixed-Use Properties

Within the City of Liberty Lake, the only larger-lot residential developments are located in topographically challenged areas, adjacent to or encompassing areas approaching ≤ 30% slopes, namely in Legacy Ridge, Legacy Ridge West, and platted lots along the eastern border of the City. These areas were not evaluated as underutilized, given the critical area limitations.

Meadowwood Technology Campus (MTC), which was recently rezoned to a mixed-use zoning designation, has several underutilized parcels in addition to the vacant parcels evaluated in the previous step. **Figure 13** evaluates the capacity for residential development on those properties; **Figure 14** maps the location of those underutilized mixed-use parcels. The potential for residential use was again premised on the limitations imposed by a development agreement imposed at the time that the property was rezoned. As with the analysis of the Vacant/Not-Entitled Properties, a 30% market factor (as based upon the methodology adopted by Spokane County) was deducted from the calculated capacity. No other underutilized residential or mixed-use properties were identified.

UNDERUTILIZED MIXED -USE LAND RESIDENTIAL CAPACITY			
Description	**TOTAL UNITS**	**MF / Condos / Inst**	**Notes**
MTC - Liberty Launch Parcel 55113.0232	137	137	21.72 ac; 35% redevelopment @ 18 units/ac
MTC - SW Central- 55113.0230	43	43	7.98 acres; 30% redevelopment @18 units/ac
MTC - SE Central- 55113.0212	31	31	5.8 acres; 30% redevelopment @18 units/ac
MTC - Francken -55113.0220	36	36	9.27 ac; 30% redevelopment; vertical mixed use bldg; 2 stories, residential over commercial; 60% bldg coverage; 2000 sq. per apartment
Total Underutilized	247	247	
Market Factor (30%)	-74	-74	
Underutilized, Market Factor-Adjusted	**173**	**173**	

Figure 13: Underutilized Mixed-Use Land – Residential Capacity

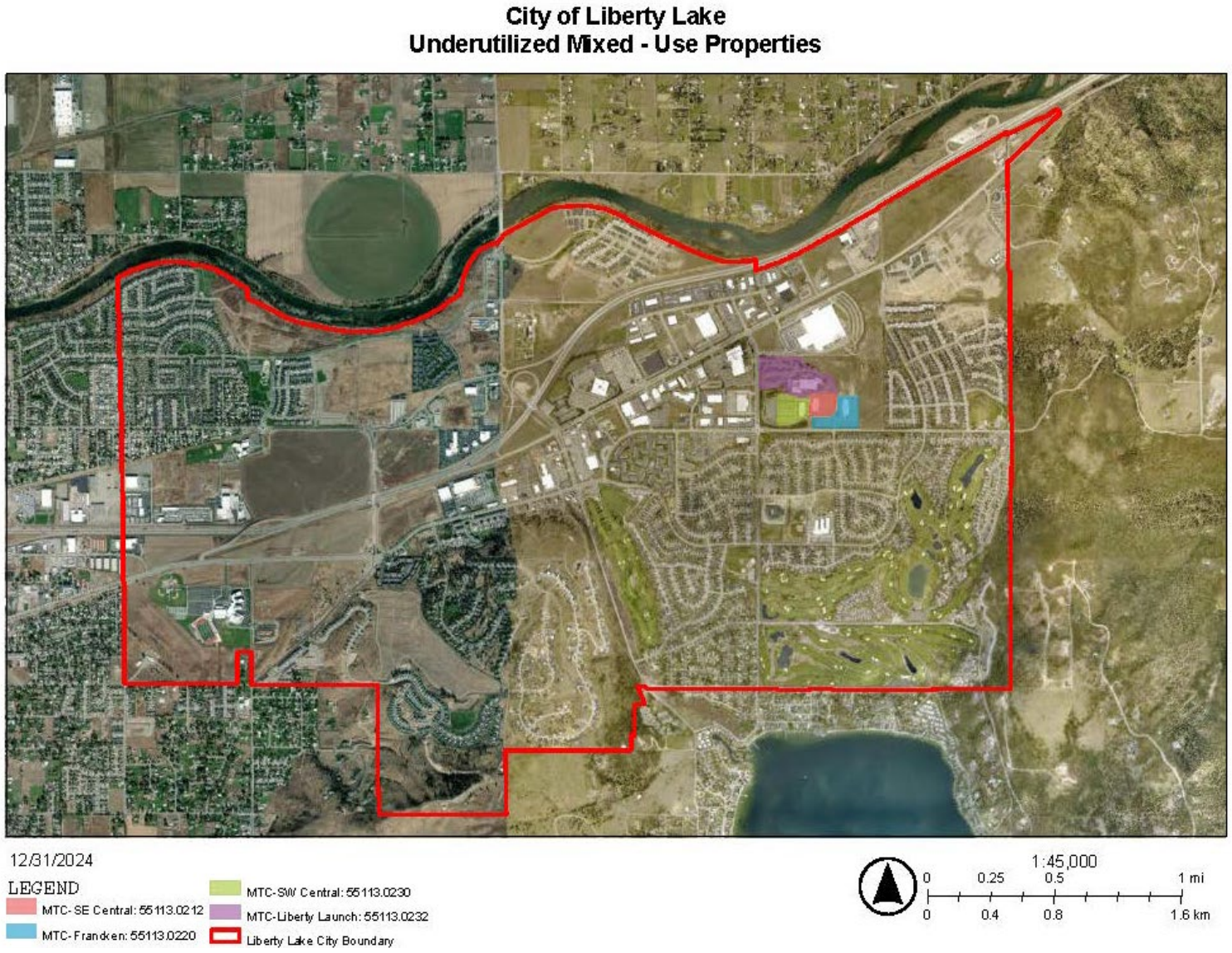


Figure 14: Map of Underutilized Mixed-Use Properties

Available Housing Capacity in Liberty Lake

Figure 15 summarizes the potential, available housing capacity by housing type for Liberty Lake from 2020 through 2046, as discussed above.

LIBERTY LAKE Housing Capacity 2020-2046						
Category	**Total Units**	**SF/ Town Homes**	**Dup/ Tri/ Quad**	**MF/ Condos/ Inst**	**Man. Home**	**ADUs**
Constructed (as of 8/24)	902	705	28	168	1	0
Entitled	4,217	732	242	3,243		
Vacant/Not Entitled[1]	636	21	361	254		
Underutilized[1]	173			173		
TOTAL ENTITLED	**5,928**	**1,458**	**631**	**3,838**	**1**	-

[1]Market Factor Adjusted

Figure 15: Liberty Lake Housing Capacity

Figure 16 compares Liberty Lake's Housing Capacity to its Housing Allocation (see **Figure 7**), as based upon the Housing Type by Assumed Affordability as detailed in **Figure 8**.

LIBERTY LAKE Comparison Of Housing Capacity To Allocation		
Income Category	**Housing Unit Allocation**	**Housing Unit Capacity**
0 -80% AMI[1]	3,555	3,838
80 -120% AMI	600	632
>120% AMI	1,025	1,458
Total Housing Units	**5,180**	**5,928**

[1]Area Median Income

Figure 16: Comparison of Liberty Lake's Housing Capacity to Allocation

Based upon this analysis, it appears Liberty Lake has the capacity, under its current zoning regulations to meet its projected housing demand through 2046. **Appendix A** of this document contains the detailed Liberty Lake Housing Capacity Analysis spreadsheet.

Projected Population Capacity Based on Housing Type

In order to bring the analysis full circle, the City of Liberty Lake projected population capacity based upon housing type, using housing capacity projections from this analysis, and OFM per capita household size and vacancy rates by housing type. The results are summarized in **Figure 17**, which demonstrated that the City of Liberty Lake has the capacity to support is population allocation of 21,934.

Projected Population Capacity Based On Housing Type					
Description	SF / Town Homes	Dup/ Tri/ Quad	MF / Condos / Inst	Manufactured Hm	ALL UNITS
Total Housing Units, 2020-2046	1,458	631	3,838	1	5,928
Per Capita Household Size[1]	2.855	2.4282075	1.789	2.030534	
Vacancy Rate[1]	0.972	0.906665	0.87	0.98	
Population Capacity, 2020-2046	4,046	1,390	5,973	2	11,411
Liberty Lake 2020 Census Population					13,150
Liberty Lake 2046 Population Capacity					24,561

[1]Based upon OFM rates

Figure 17: Projected Population Capacity

Emergency Housing

Utilizing the allocation of housing needs for Spokane County based upon the Housing for All Planning Tool (HAPT) Method C, as developed by Berk Consulting for Washington Department of Commerce and recommended by SCEO in allocating housing for Spokane County, it is projected that the City of Liberty Lake will have a demand for 227 emergency housing beds by 2046.

In response to the enactment of HB 1220 in 2021, the City of Liberty Lake amended its development code by Ordinance 280 to allow Emergency Shelters in all zones within the City of Liberty Lake which allow for hotels and motels. Specifically, that ordinance allowed emergency shelters and emergency housing in all commercial and mixed-use zones within the City, with some development standards that included separation distance, occupancy limits and proximity to transit. The City recently adopted Ordinance 309, which amended those development standards to eliminate separation distances, occupancy limits (other than those dictated by adopted Building & Fire Codes), and proximity to fixed transit route requirements. With this change, the City completed a Land Capacity Analysis for Emergency Housing, identifying vacant mixed-use and commercially-zoned properties where Emergency Housing & Shelters are permitted. **Figure 18** maps vacant properties where Emergency Housing & Shelters would be permitted, and **Figure 19** estimates the potential capacity for shelter beds on those properties. Based on this analysis, there is more than sufficient land capacity to meet future Emergency Shelter & Housing needs.

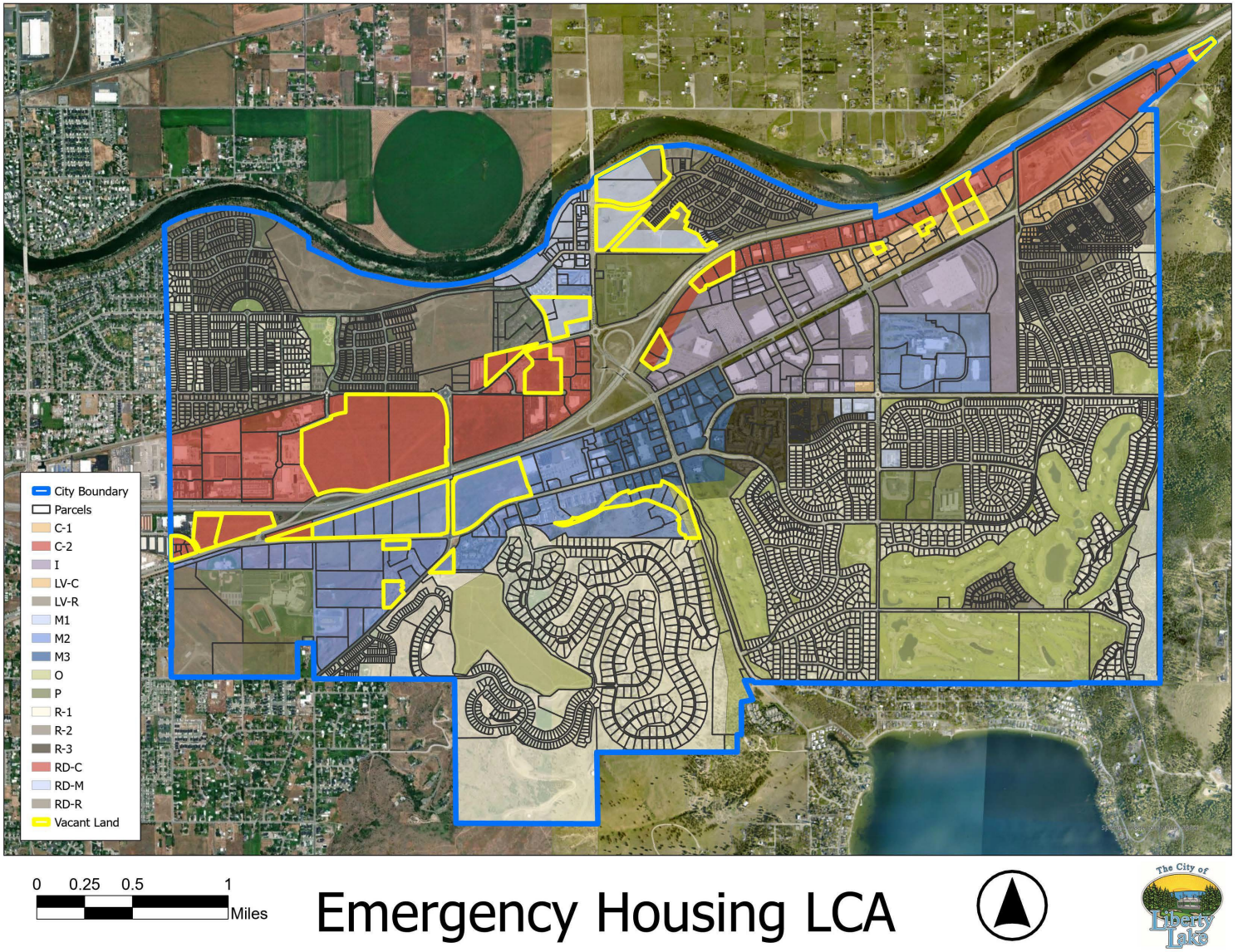


Figure 18: Vacant Properties Zoned for Emergency Housing & Shelters

Emergency Housing Land Capacity Analysis							
Description	Parcel No.	Zoning	Available Acres	Max Lot Coverage %	Bldg Area Capacity (sq. ft.)	Bed Capacity (@ 1/200 sq. ft.)	General Location
VACANT LAND (as of 12/2024)[1]							
North of I-90							
Telido Station	55162.9078 55162.9071	RD-C	74.2	60%	1,939,291	9,696	N of I-90, S of Mission Ave
Leland/Marks Property	55094.9076 55054.9056	C-2	5.17	60%	135,123	676	N of Mission
Entregar Seattle Property	55094.9060 55094.9061	C-2	11.3	60%	295,337	1,477	N of George Gee Lane, S of Mission
Hermann Family Ventures	55094.9106 55094.9103 55094.9100	C-2	11.59	60%	302,916	1,515	N of Mission, E of Bitterroot, W of Harvard
Trutina Commercial	55102.9069 55102.9028 55102.9202 55102.9222	RD-M	55.5	80%	1,934,064	9,670	E of Harvard, N of Indiana
South of I-90							
The Point BSP	55174.2701-2707	C-2	3.52	60%	91,999	460	N of Appleway, W of Broadway
Ridgeline Center	55175.9048	C-2	6.3	60%	164,657	823	N of Appleway, E of Broadway
Centennial	55175.9049	C-2	10.26	60%	268,155	1,341	
Centennial Country Vista BSP	55175.2601	C-2	2.79	60%	72,919	365	N of Country Vista, W of Kramer Pkwy
Centennial Country Vista BSP	55165.2602-2605, 55162.2606-2607	M-2	36.3	70%	1,106,860	5,534	N of Country Vista, W of Kramer Pkwy
Stanley BSP	55163.1302 55163.1396	M-2	5.18	70%	157,949	790	S of Country Vista, W of Kramer Pkwy
BSP 96-50 remaining parcel	55161.9178	M-2	26.61	70%	811,392	4,057	N of Country Vista, E of Kramer Pkwy
Legacy Ridge West Unplatted	55163.9215	M-2	2.29	70%	69,827	349	SW Corner Kramer/Country Vista
20th Amendment to BSP 96-50 (Jake's Townhomes)	55156.2002 55152.2003-2008	M-2	18.51	70%	564,407	2,822	S of Country Vista, W of Liberty Lake Rd
Amendment to BSP 88-03	55103.0201 55103.0202	C-2	4.96	60%	129,635	648	N of Appleway, E of Liberty Lake Rd
BSP 94-38 AP 12	55103.9167 55103.9168 55103.9169	C-2	6.04	60%	157,861	789	North Side of Eastern Term. Knox Ln
SW Corner, Swing & Knox	55116.9046	C-1	0.73	60%	19,079	95	SW Corner, Swing & Knox
RSR Commercial	55112.9055-9057	C-1	1.23	60%	32,147	161	W of Fairway, n of Appleway
Old Appleway LLC	55112.9094-9095	C-2	5.02	60%	131,203	656	NE corner of Eagle & Knox
Eagle Lane	55112.9064-9067	C-1	6	60%	156,816	784	W of Eagle Lane, N of Appleway
Rudeen Property	55013.9052	C-2	1.34	60%	35,022	175	N of Appleway, E of Northwest Trends
				Potential Bed Capacity		**42,883**	

Figure 19: Emergency Housing Land Capacity Analysis

Urban Growth Area

Based upon this Land Capacity Analysis, the City of Liberty Lake does not appear to require the expansion of adjacent Urban Growth Areas to meet its housing allocation for 2046. As such, the City of Liberty Lake is not proposing any joint planning of the adjacent UGAs.

Commercial & Industrial Lands Inventory

The City of Liberty Lake completed an inventory of vacant and underutilized properties zoned for commercial, light industrial, and mixed uses. For the purpose of this analysis, the portions of mixed-use properties that were identified for residential use were excluded from the category "available acres", as were road rights-of-way, overhead and gas utility easements, and the

developed portion of underutilized properties. Based upon this analysis, 388.22 acres of vacant, and 37.04 acres of underutilized commercial, industrial and mixed-use zoned properties are available for commercial and industrial development, for a combined total of 425.26 acres of available lands for commercial and industrial development.

Figure 20 shows the location and zoning of vacant and underutilized commercial, industrial and mixed-use zoned properties available for commercial and industrial development. **Appendix B** of this document contains the complete inventory.

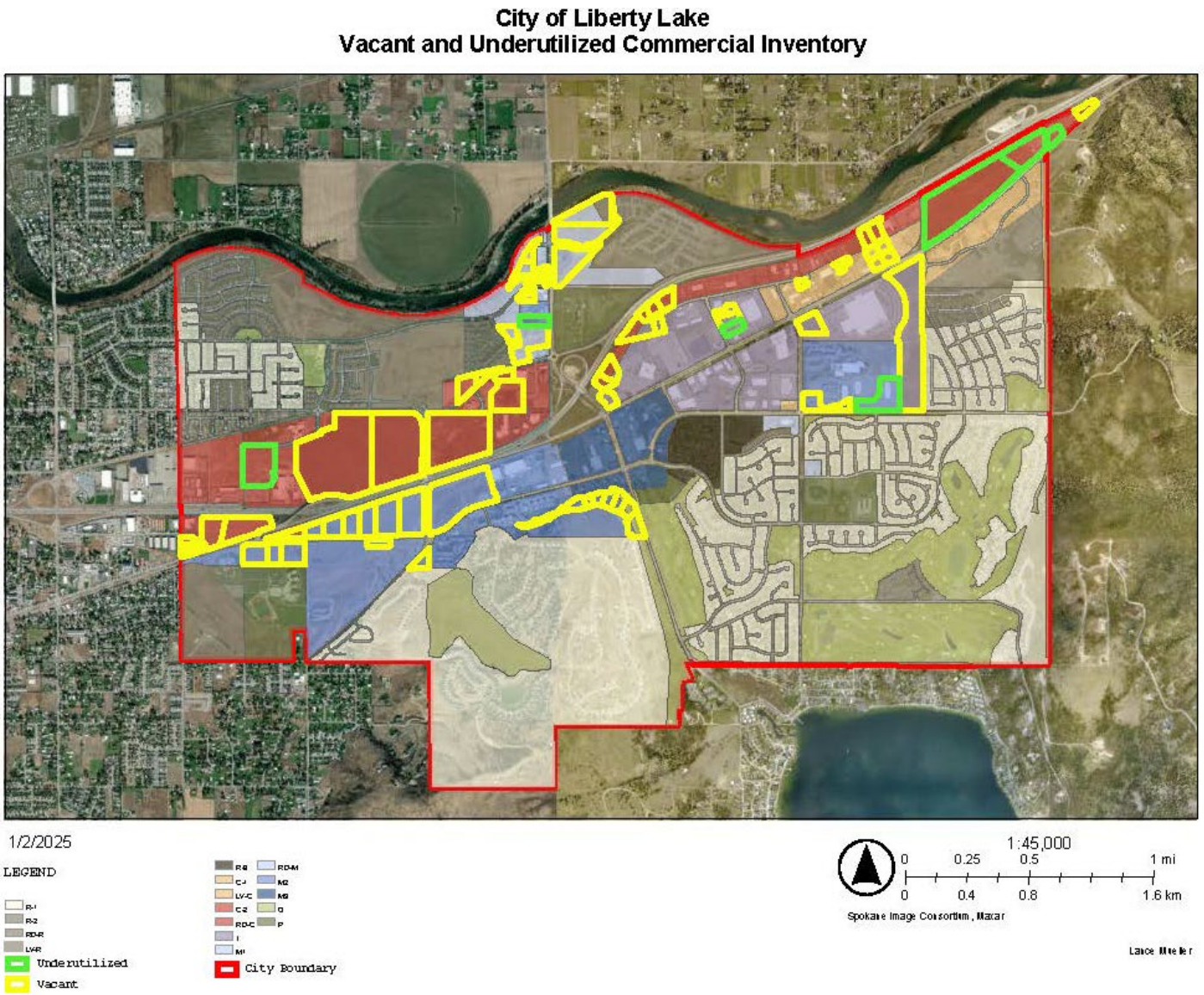


Figure 20: Vacant & Underutilized Commercial & Industrial Properties

APPENDIX A: LIBERTY LAKE LAND CAPACITY ANALYSIS

Liberty Lake Housing Capacity Analysis

Description	TOTAL UNITS	SF / Town Homes	Dup/ Tri/ Quad	MF / Condos / Inst	Manufactured Hm	ADUs	Notes
CONSTRUCTED, 2020-8/2024							
Constructed Units, 2020 - 3/2024	850	665	16	168	1		
Constructed Units, 4/2024 - 8/2024	52	40	12				
Total Constructed (as of 8/2024)	902	**705**	**28**	**168**	**1**	**0**	
ENTITLED							
Vacant , platted SFR residential lots	170	170					Trutina, Legacy Ridge, River Crossing, Hawkstone, Rocky Hill
Multi-Family Residential Projects	2,264			2,264			Signal Point, Liberty Heights, Stanley, Centennial Country Vista BSP
River Crossing East	703	200	151	352			
River Crossing 2020	539	91	91	357			
Trutina Preliminary Plat (remaining)	198	108		90			Estimated based on density of existing multifamily (18 units/acre)
Legacy Ridge West	68	68					Based on 2024 Minor Modification
Hawkstone	275	95		180			
Total Remaining Entitled	4,217	732	**242**	**3,243**			
VACANT/NOT ENTITLED							
Gun Club (R2 Zone)	383		383				37.5 ac -15% (infrastructure) = 31.88 ac@ 12 units/acre
Bella Lago II (R1 Zone)	20	20					20.56 ac, 20 units based on preapp; significant area of 30% slope
Peil Property, adjacent to Bella Lago II-55145.9065	10	10					10.69 ac, same density as Bella Lago; significant area of 30% slope
Legacy Ridge Mixed Use (55163.9215)	20			20			50% commercial /50% MF @ 18 units/acre
Hermann Family Ventures (55094.9083, 55094.9106, 55094.9100)	134		134				13.09 ac-15% infrastructure = 11.13 acre@ 12 units/ac. (dup/tri/quad)
Telido Station RD-C (94.35 ac - 11.9 acres gas & electric easements)	126			126			82.45 ac developable-15% (infrastructure) = 70.08; 10% residential =7.08 ac@18 units/ac
MTC Vacant (55113.0235)	64			64			3.65 ac west of signal point @ 18 units/ac
MTC Vacant Molter frontage (55113.0229)	89			89			4.96 acres fronting on Molter @18 units/ac
MTC Vacant Mission Frontage (55113.0227)	63			63			4.82 ac; vertical mixed use bldgs; 2 stories, residential over commercial; 60% bldg coverage; 2000 sq. per apartment
Total Vacant/Not Entitled	909	30	516	363			
Market Factor (30%)	-273	-9	-155	-109			
Vacant/Not Entitled, Market Factor-Adjusted	**636**	**21**	**361**	**254**			
UNDERUTILIZED							
MTC - Liberty Launch Parcel 55113.0232	137			137			21.72 ac; 35% redevelopment @ 18 units/ac
MTC - SW Central- 55113.0230	43			43			7.98 acres; 30% redevelopment @18 units/ac
MTC - SE Central- 55113.0212	31			31			5.8 acres; 30% redevelopment @18 units/ac
MTC - Francken -55113.0220	36			36			9.27 ac; 30% redevelopment; vertical mixed use bldg; 2 stories, residential over commercial; 60% bldg coverage; 2000 sq. per apartment
Total Underutilized	247			247			
Market Factor (30%)	-74			-74			
Underutilized, Market Factor-Adjusted	**173**			**173**			
TOTAL HOUSING UNITS 2020-2046	**5,928**	**1,458**	**631**	**3,838**	**1**	**-**	
Assumed Affordable 0-80% AMI	**3,838**			**3,838**			
Assumed Affordable 80-120% AMI	**632**		**631**		**1**		
Assumed Affordable >120%	**1,458**	**1,458**					

TOTAL HOUSING ALLOCATION 2020-2046	(Berk Method C)
Housing Allocation 0-80% AMI	**3,557**
Housing Allocation 80-120% AMI	**613**
Housing Allocation >120%	**1,143**
Emergency Housing (Beds)	**227**

APPENDIX B: LIBERTY LAKE COMMERCIAL/INDUSTRIAL LANDS INVENTORY

Developable Commercial/Industrial Land Inventory

Description	Parcel No.	Zoning	Uses Allowed	Total Acres	Available Acres	General Location	Notes
VACANT (as of 12/2024)[1]							
North of I-90							
Telido Station	55162.9078; 55162.9071	RD-C	Comercial, Light Industrial, Multi-Family	94.35	74.2	N of I-90, S of Mission	11.9 acres in gas line and overhead utility easements; 10% is assumed to be used for multi-family
DNR Property	55161.9025	C-2	Comercial, Light Industrial	32.11	32.11	N of I-90, S of Mission	
Leland/Marks Property	559094.9076; 99054.9056	C-2	Comercial, Light Industrial	5.17	5.17	N of Mission	
Entregar Seattle Property	55094.9060; 55994.9061	C-2	Comercial, Light Industrial	11.3	11.3	N of George Gee Lane, S of Mission	
Hermann Family Ventures	55094.9106; 55094.9103; 55094.9100	C-2	Comercial, Light Industrial	11.59	11.59	N of Mission, E of Bitterroot, W of Harvard	
River District Town Center (NOLL)	55091.0302-0312; 55094.0501-0505; 55091.0406-0410	RD-M	Commercial, Mixed Residential	11.06	8	W of Harvard	Mixed use zone, assume 75% ground floor commercial
Trutina Commercial	55102.9069; 55102.9028; 55102.9202; 55102.9222	RD-M	Commercial, Mixed Residential	55.5	32.5	E of Harvard, N of Indiana	~23 acres of remaining entitled for residential uses
South of I-90							
The Point BSP	55174.2701-2707	C-2	Commercial, Light Industrial	3.52	3.52	N of Appleway, W of Broadway	
Ridgeline Center	55175.9048	C-2	Commercial, Light Industrial	6.3	6.3	N of Appleway, E of Broadway	
Centennial	55175.9049	C-2	Commercial, Light Industrial	10.26	10.26	N of Appleway, W of Green Acres Flyover	Identified as potential future STA Park & Ride
Centennial Country Vista BSP	55175.2601	C-2	Commercial, Light Industrial	2.79	2.79	E of Appleway, W of Green Acres Flyover	Did not include vested MF residentiaL properties
Centennial Country Vista BSP	55165.2602-2605, 55162.2606-2607	M-2	Commercial, Multi-family	36.3	36.3	N of Country Vista, W of Kramer Pkwy	Did not include vested MF residentiaL properties
Centennial BSP	55174.2608-2610	M-2	Commercial, Multi-family	13.86	13.86	S of Country Vista, N of Ridgeline HS	Did not include vested MF residentiaL properties
Stanley BSP	55163.1302, 55163.1396	M-2	Commercial, Multi-family	5.18	10.76	S of Country Vista, W of Kramer Pkwy	Did not include vested MF residentiaL properties
BSP 96-50 remaining parcel	55161.9178	M-2	Commercial, Multi-family	26.61	26.61	N of Country Vista, E of Kramer Pkwy	Proposed 21st Amendment to BSP 96-50
Legacy Ridge West Unplatted	55163.9215	M-2	Commercial, Multi-family	2.29	1.15	SW Corner Kramer/Country Vista	Assumed 50% Commercial, 50% MF
20th Amendment to BSP 96-50 (Jake's Townhomes)	55156.2002, 55152.2003-2008	M-2	Commercial, Multi-family	18.51	18.51	S of Country Vista, W of Liberty Lake Rd	Did not include vested MF residentiaL properties

Description	Parcel No.	Zoning	Uses Allowed	Total Acres	Available Acres	General Location	Notes
Amendment to BSP 88-03	55103.0201-0202, 0204	I, C-2	Commercial, Light Industrial	7.04	7.04	N of Appleway, E of Liberty Lake Rd	
BSP 94-38 AP 12	55103.9165-9169, 55193.9172	I, C-2	Commercial, Light Industrial	14.9	14.9	Eastern Term. Knox Ln	
N Madson, ptn of Wagner Add	55104.9297, 55104.9182	I	Commercial, Light Industrial	3.66	3.66	E of Madson Rd, N of Appleway	
SW Corner, Swing & Knox	55116.9046	C-1	Commercial	0.73	0.73	SW Corner, Swing & Knox	
RSR Commercial	55112.9055-9057	C-1	Commercial	1.23	1.23	W of Fairway, n of Appleway	
Old Appleway LLC	55112.9094-9095	C-2	Commercial, Light Industrial	5.02	5.02	NE corner of Eagle & Knox	
Eagle Lane	55112.9064-9067	C-1	Commercial	6	6	W of Eagle Lane, N of Appleway	
Rudeen Property	55013.9052	C-2	Commercial, Light Industrial	1.34	1.34	N of Appleway, E of Northwest Trends	Requires significant frontage improvement, topographic challenges
Huntwood Vacant	55115.0215	I	Commercial, Light Industrial	34.95	34.95	S of Appleway, E of Country Vista Blvd	
Huntwood Vacant 2	55116.0216	I	Commercial, Light Industrial	4.58	3.6	SE Corner of Appleway & Molter	Portion of the site serves as a swale for Huntwood site
MTC Vacant Mission Frontage	55113.0227	M-2	Commercial, Multi-family	4.82	4.82		Assume vertical mixed use bldgs; 2 stories, residential over commercial; 60% bldg coverage;
			TOTAL ACREAGE AVAILABLE VACANT		**388.22**		
UNDERUTILIZED (as of 12/2024)							
North of I-90							
Western States CAT	55171.1702	RD-C	Comercial, Light Industrial, Multi-Family	13.4	5.63	N side of Cataldo Ave	Land identified for future expansion
2121 N Harvard Rd	55094.9028	C-2	Comercial, Light Industrial	3.18	2.42	W side of Harvard, Nof Mission	Home valued at $266K, no public sewer
South of I-90							
Bike Hub Property	55104.9183	I	Commercial, Light Industrial	2.07	1.29	E of Madson Rd, N of Appleway	
Bretz Marine & RV	55116.9157	C-2	Commercial, Light Industrial	39.53	16.5	N of Appleway, E of Simpson Trail	
Clearwater Landscaping	55026.9006	C-2	Commercial, Light Industrial	9.59	7.5	N of Appleway, e of Hawkstone Loop	
Cannabis & Glass	55013.9016	C-2	Commercial, Light Industrial	2.08	0.6	N of Appleway, S of Cannabis & Glass	Parking for Cannabis & Glass on a portion of the lot
MTC- Mission Frontage/Franken	55113.022	M-2	Commercial, Multi-family	9.27	3.1	N of Mission Ave, SW corner of MTC	Assume vertical mixed use bldg; 2 stories, residential over commercial; 60% bldg coverage on available land for redevelopment
			TOTAL ACREAGE AVAILABLE UNDERUTILIZED		**37.04**		
TOTAL AVAILABLE ACREAGE FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT					**425.26**		

[1]Does not include properties that were under review for Building Permits at the time of this inventory.