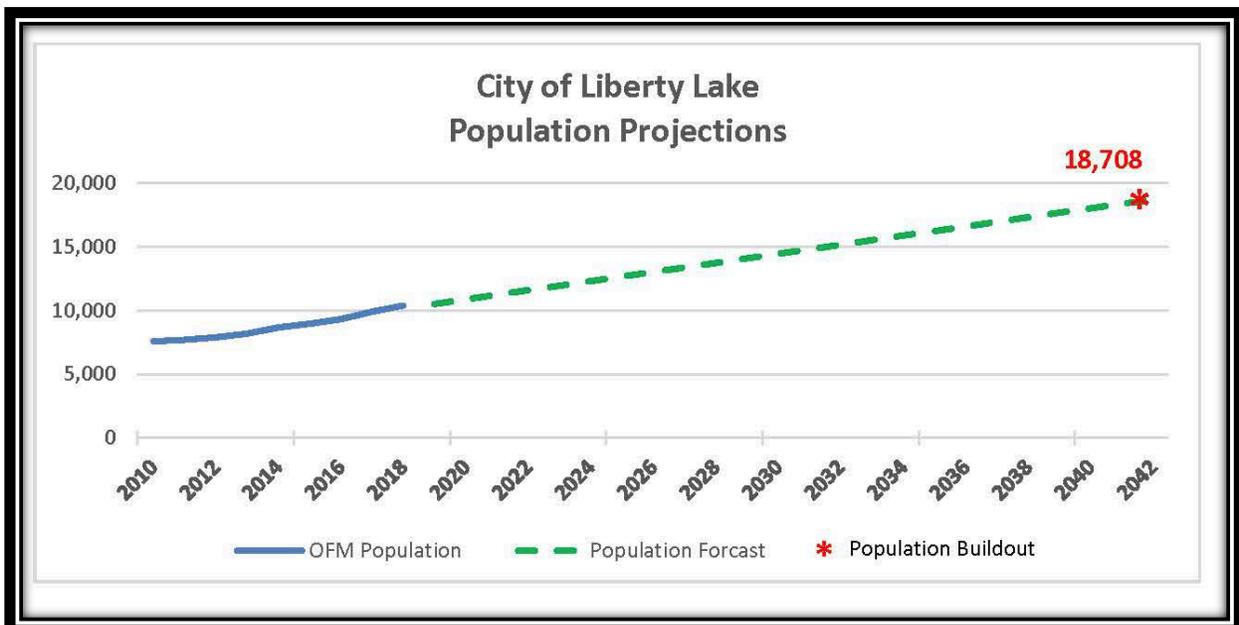


City of Liberty Lake Updated Population Build-Out Analysis

September, 2018



EXECUTIVE SUMMARY

Build-out population projections are a valuable tool for planning capital facilities and infrastructure needs as well as traffic analyses, open space and park planning, operational level of service analyses, and school facility service boundaries. The Liberty Lake Land Quantity Analysis (LQA), completed in 2015, had projected a build-out population of 25,470 persons for the City of Liberty Lake, based upon some broad brush assumptions used to estimate the housing capacity of vacant property within the City of Liberty Lake in 2015.

In 2018, the City has much better data upon which to assess potential population growth, as the vast majority of properties zoned for residential use have already been platted, have preliminary plat approval, or have development proposals in place. This report revises the 2015 build-out analysis based on more current data, and then provides an update of that build-out analysis in 2018, as based upon actual construction that has occurred between 2015 and 2018.

Based upon this updated analysis, prior projects overstated the growth potential of the City of Liberty Lake by nearly 37%. The table below summarizes the results of the analysis contained in this report.

City of Liberty Lake 2018 Updated Build-out Analysis Summary			
	2015 LQA Projections	2015 Revised Build-Out Projections	2018 Updated Build-out Projections
Housing Unit Capacity	6,472	4,349	3,728 ¹
Population Growth Capacity	16,957	9,719	8,202
Population Estimate	8,513 ²	8,975 ³	10,390 ⁴
Population Adjustment, Units Built Apr-Jun 2018			116 ⁵
Projected Population at Build-out	25,470 ¹	18,694	18,708

Based upon historic growth trends, the City of Liberty Lake is projected to realize full build-out in the year 2042.

¹ Based upon the construction of 622 housing units from 2015 through July 1, 2018.

² The 2015 Land Quantity Analysis used a population estimate of 8,513, as compared to the 2015 OFM Population Estimate 8,975. Had the OFM Population Estimate for 2015 been used the build-out population estimate would have been 25,932.

³ OFM Population Estimate for City of Liberty Lake as of 4/1/2015.

⁴ OFM Population Estimate for City of Liberty Lake as of 4/1/2018.

⁵ Units built in Liberty Lake from April 1, 2018 – July 1, 2018 = 43 units x 2.686169798 persons/unit

METHODOLOGY

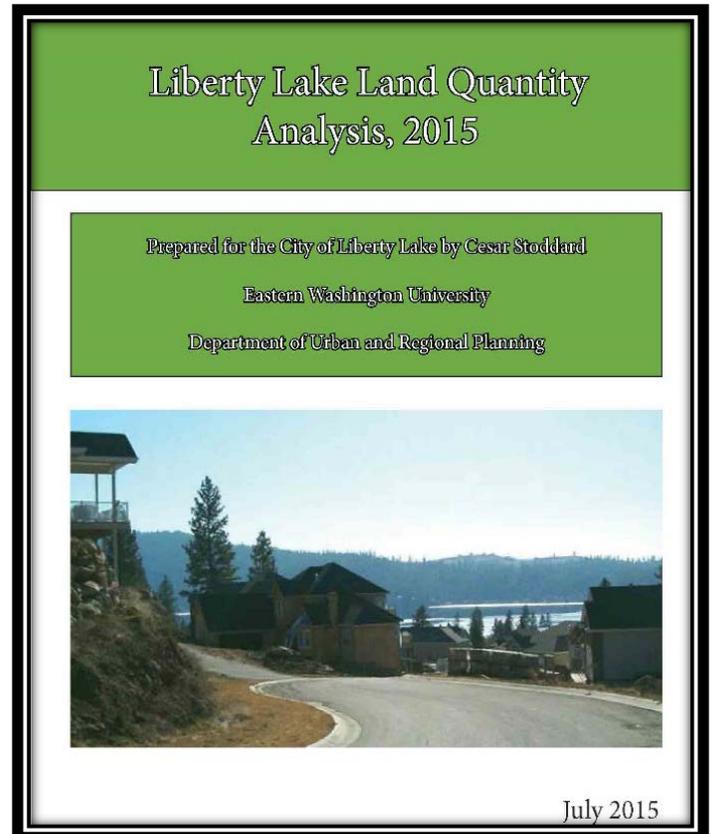
In order to understand the difference in build-out projections in the 2018 City of Liberty Lake Population Build-out Analysis (2018 Build-out Analysis), as compared to the 2015 Liberty Lake Land Quantity Analysis (2015 LQA), it is important to explain the difference in methodologies.

2015 LQA

The 2015 LQA created a vacant lands inventory through a GIS-based analysis of the Spokane County Assessor's records. That inventory excluded parcels listed as vacant which contained parking lots, or condominium buildings which are assessed to a parent parcel, as well as right-of-way, private streets and pathways. (This inventory was used as a platform for the 2018 Build-out Analysis also).

Broad brush assumptions used in the 2015 LQA:

- The analysis totaled the acreage of all vacant lands in each zone, and then applied generalized density assumptions:
 - 5-6 units per acre in R1;
 - 8 units per acre in R2; and,
 - 15-18 units per acre in zones allowing multi-family use.
- Assumed 20-25% of the vacant area would be used as ROW or open space (depending on the zone); and,
- Applied the 2010 Census average of 2.62 persons per household to all housing types.



The 2015 LQA gave no consideration to the likely development pattern of existing, platted lots, nor did it eliminate designated open space and tracts designated for utility purposes from its capacity calculations. It is also failed to consider known development constraints such as severe topographic challenges, or limitations on available water or sewer.

2018 Updated Build-out Analysis

This 2018 Updated Population Build-out Analysis used the vacant lands inventory previously completed as part of the 2015 LQA, and revised 2015 future housing capacity estimates based upon existing plats, approved preliminary plats, and development proposals in process in each zone. For those parcels where no such development has yet been proposed, capacity was based on development densities for properties with similar characteristics in the zone. Consideration was given to development limitations, such as limited water capacity or severe topography. Designated open space lots and lots designated for utility purposes were not included.

In revising the future population capacity estimates by zone, this analysis also differentiated between single family (SF) and multi-family (MF) dwelling units, (as based upon allowed uses in the zone). Population projections for new housing units were calculated using the Washington State Office of Financial Management (OFM) Population Estimation Formulas for the City of Liberty Lake, which are used in the calculation of annual OFM population estimates.

The OFM Population Estimation Formula multiplies the OFM Occupancy Rate by the Household Population Rate for Liberty Lake (for SF, duplexes, townhomes, or MF as appropriate). As a simplifying assumption, duplexes and townhomes were calculated using the SF formula, since both have only slightly lower occupancy and household population rates. Thus, the formulas used to revise the 2015 population capacity projections, as based on the revised 2015 housing unit capacity, are as follows:

$$\text{SF} = .902930 \text{ occupancy rate} \times 2.974948 \text{ household population} = 2.686169798 \text{ persons/unit}$$

$$\text{MF} = .785752 \text{ occupancy rate} \times 1.882280 \text{ household population} = 1.47900275 \text{ persons/unit}^6.$$

Once the revised 2015 future housing and population capacity analysis was completed for each zoning district, as based upon 2018 vacant lands, the 2018 Updated Build-out Analysis adjusted the housing units and population, based upon actual development that occurred between 2015 and 2018.

AVAILABLE VACANT LAND ANALYSIS BY ZONING DISTRICT

The maps in this section were derived from the Vacant Lands Inventory completed as part of the 2015 LQA. Each map depicts the land within each zoning category; parcels in blue are developed properties; parcels in red were vacant in 2015, according to the Spokane County Assessors records. Because the purpose of this analysis is to identify the available remaining housing and population capacity within the City of Liberty Lake, in those zones where residential uses are not permitted, no further analysis was necessary, though the findings of the results of the 2015 Vacant Lands Inventory are noted herein.

The development regulations in the following zones do not permit residential uses, and were therefore not relevant to this population build-out analysis:

- C1 – Community Commercial
- C2 – Freeway Commercial
- I – Light Industrial
- P – Public/Semi-Public Institutional
- O – Open Space

The M1 Zone (Neighborhood Commercial) and the R3 Zone (Multi-family Residential) had no vacant lands in 2015, and therefore are not reflected in this analysis.

⁶ These numbers were not rounded, in order to maintain consistency with the OFM population estimation methodology.

M2 (Community Center) Zone:

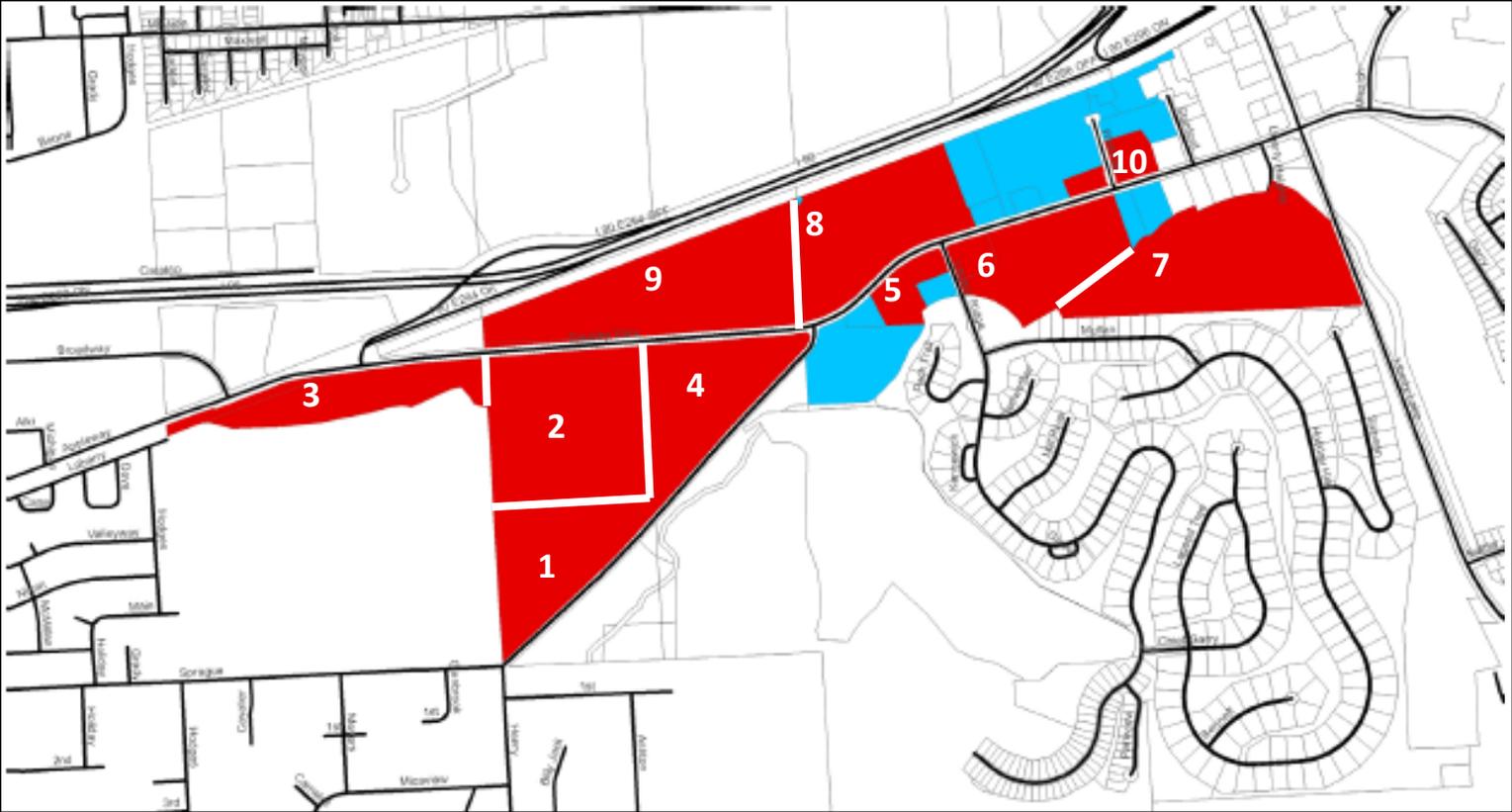


Figure 5: 2015 Vacant Parcels Highlighted in Red.

The 2015 LQA identified a total of 246.76 vacant acres in this zone. That analysis assumed that 25% of the vacant lands would be right of way or open space, and of the remaining land 40% of the vacant land would be residential, and 60% would be non-residential. Residential is permitted in the M2 zone, with 1:1 ratio of commercial to residential square footage. City Code requires that townhomes meet a minimum density of 6 units per acre, and multi-family meet a minimum density of 12 units per acre; the 2015 LQA assumed an average of 15 units per acre for residential uses. It also assumed an average of 2.62 persons per household, based upon Liberty Lake’s 2010 census average. Using these assumptions, and without regard to topography for other development limitations in the area, the 2015 LQA identified the capacity for the vacant lands in this zone to support up to 1,110 new housing units, and population growth of as much as 2,909 persons.

In the 2015 Revised Population Build-out Analysis, housing unit and population build-out for each 2015 vacant parcels was based upon actual development proposals that have since been built, permitted, or are currently under review. For those areas where no such development has yet been proposed, capacity was based on development densities for properties with similar characteristics in the zone.

Below is an analysis of population build-out capacity for the areas that were vacant in this zone in 2015, as identified in Figure 5.

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - M2 ZONE

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	Housing Type	Revised 2015 Population Projected
1	22.21	Planned use- high school athletic fields & public works yard	0		0
2	37.55	Pending application -408 units max	408	MF	603
3	14.97	Based on frontage and adjacent planned high school use, highest & best use is commercial	0		0
4	22.43	Similar in character to parcel 2, with some hillside; use parcel 2 densities	244	MF	361
5	4.88	Given frontage, surrounding land use, and limited acreage, likely use is commercial	0		0
6	18.54	2.97 acre wetland site, remainder is Legacy Villas, permitted for 252 units	252	MF	373
7	42.27	Topographic & access issues reduce commercial uses to 50% office, 50% MF residential- use parcel 2 densities and reduce by 50% for topographic & access issues	230	MF	340
8	26.61	Given highway frontage, MF not highest & best use	0		0
9	37.91	Given highway frontage, MF not highest & best use	0		0
10	4.22	1.29 acres commercial build-out, 2.93 acres, surrounded by commercial – highest & best use -commercial	0		0
TOTAL	232.49		1,134	MF	1,677

Population projections per housing unit are based upon OFM Multi-Family Occupancy Rate x Multi-Family Household Population for Liberty Lake:

$$\text{MF} = .785752 \text{ occupancy rate} \times 1.882280 \text{ household population} = 1.47900275 \text{ persons/unit}$$

2015 Revised Housing Capacity = 1,134 MF Units

2015 Revised Population Capacity = 1,677

Since 2015, the only change has been the construction and occupancy of 126 units within the Legacy Villas project (area # 6). While the remaining 126 units are currently under construction, certificates of occupancy (CO's) for the final 126 have yet to be issued.

The table below provides the remaining residential build-out and population capacity for the M-2 zone within the City of Liberty Lake as of July 1, 2018. Area numbers refer to those depicted on Figure 5.

2018 UPDATED POPULATION BUILD-OUT ANALYSIS - M2 ZONE

Area No.	Changes 2015 - 2018	Revised 2015 MF Unit Capacity	MF Units Constructed, 2015 -2018	2018 Remaining Housing Units Capacity	2018 Population Capacity Projected
1	No Change	0	0	0	0
2	No Change	408	0	408	603
3	No Change	0	0	0	0
4	No Change	244	0	244	361
5	No Change	0	0	0	0
6	Legacy Villas -126 Units Constructed/CO's issued	252	126	126	186
7	No Change	230	0	230	340
8	No Change	0	0	0	0
9	No Change	0	0	0	0
10	No Change	0	0	0	0
TOTAL		1,134	126	1,008	1,491

2018 Housing Capacity = 1,008 MF Units

2018 Projected Population Capacity = 1,491

M3 (Central Business District) Zone:

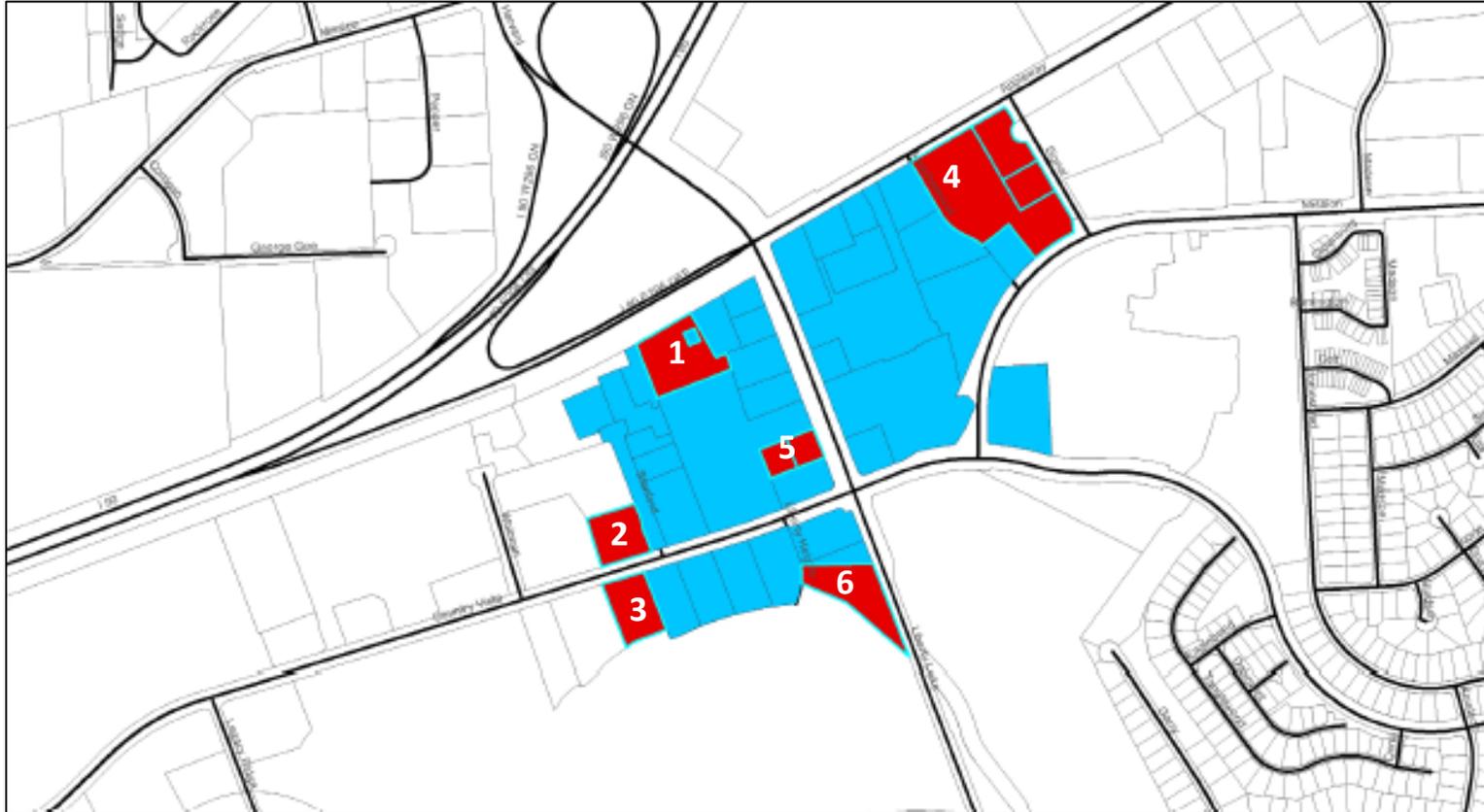


Figure 6: 2015 Vacant Parcels Highlighted in Red.

The 2015 LQA identified a total of 13.4 vacant acres in this zone, and assumed that all vacant lands in this zone would be available for housing. Unlike the assumptions in M2 zone, no allocation was given for right of way or open space. The minimum residential density in this zone is 12 units per acre; the 2015 LQA assumed an average of 18 units per acre. It also assumed an average of 2.62 persons per household, based upon Liberty Lake's 2010 census average. Using these assumptions, the 2015 LQA identified the capacity for the vacant lands in this zone to support up to 241 new housing units, and a population growth of as much as 631 persons.

In the 2015 Revised Population Build-out Analysis, population build-out for each 2015 vacant area was based upon the feasibility of multifamily housing developing on the identified vacant, given the size, location, configuration of the parcel, as well as surrounding land uses.

Below is an analysis of population build-out capacity for the areas that were vacant in this zone in 2015, as identified in Figure 6.

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - M3 ZONE

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	Revised 2015 Population Projected
1	2.02	Small site surrounded by commercial on a commercial thoroughfare-likely use: commercial	0	0
2	1.24	Small site surrounded by commercial on a commercial thoroughfare-likely use: commercial	0	0
3	1.34	Small site surrounded by commercial on a commercial thoroughfare-likely use: commercial	0	0
4	6.23	Town Square Park	0	0
5	0.78	Two commercial pads in the middle of a shopping center parking lot	0	0
6	1.79	Public Utility 0-LLWSD Drainage	0	0
TOTAL	13.4		0	0

Revised Housing Capacity = 0

Revised Population Capacity = 0

R1 (Single Family Residential) Zone:



Figure 9: 2015 Vacant Parcels Highlighted in Red.

The 2015 LQA identified a total of 361.3 vacant acres in this zone. That analysis totaled the acreage of both platted and unplatted vacant lands (including designated open space lots) and assumed that 20% of the vacant lands would be used for right of way and open space, with the remainder being developed at a density of 5 units/acre. It also assumed an average of 2.62 persons per household, based upon Liberty Lake's 2010 census average. Using these assumptions, and without regard to topography for other development limitations in the area, the 2015 LQA estimated the capacity for the vacant lands in this zone support up to 1,445 new housing units, and population growth of as much as 3,786 persons.

In the 2015 Revised Population Build-out Analysis, housing unit and population build-out for each vacant area was based upon actual development proposals that have been built, permitted, or are currently under review. For those parcels where no such development has yet been proposed capacity was based on development densities for properties with similar characteristics in the zone, with consideration given to development limitations, such as limited water capacity or severe topography. Designated open space lots and lots designated for utility purposes were not included. Below is the analysis of population build-out capacity for the areas that were vacant in this zone in 2015, as identified in Figure 9.

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - R1 ZONE

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	Housing Type	Revised 2015 Population Projected
1	3.36	The Vintage at Meadowwood -Already platted, developing at avg. 3.5 units per acre	12	SF	32
2	20.46	Water capacity limited to 10 units	10	SF	27
3	12.22	Water capacity limited to 3 units	3	SF	8
4	5.47	Platted with 9 lots vacant in 2015	9	SF	24
5 & 6	200.34	Preliminary plat approved for 281 units	281	SF	755
7	13.01	Assume 25% ROW, 6 units per acre (possibly town homes)	59	SF	157
8	NA	Legacy Ridge - 95 vacant platted lots in 2015	95	SF	255
9	NA	Rocky Hill 2nd Addition - 38 vacant platted lots in 2015	38	SF	102
10	NA	Rocky Hill 1st Addition- 22 vacant platted lots in 2015	22	SF	59
11	NA	River Crossing PUD 3rd Addition-7 vacant platted lots	7	SF	19
TOTAL			535	SF	1,438

Population projections per housing unit are based upon OFM Single Family Occupancy Rate x Household Population for Liberty Lake, with no differentiation between townhomes (which have slightly lower average occupancy rates and household population):

$$\text{SF} = .902930 \text{ occupancy rate} \times 2.94948 \text{ household population} = 2.686169798 \text{ persons/unit}$$

2015 Revised Housing Capacity = 535 SF Units

2015 Revised Population Capacity = 1,438

Since 2015, single family housing has been robust in the R-1 Zone, with 113 units constructed in the R-1 zone between 2016 and 2018. The table following provides the remaining residential build-out and population capacity for the R1 zone within the City of Liberty Lake as of July 1, 2018. Parcel numbers refer to those depicted on Figure 9.

2018 UPDATED POPULATION BUILD-OUT ANALYSIS - R1 ZONE

Area No.	Changes 2015 - 2018	Revised 2015 SF Housing Unit Capacity	Units Constructed, 2015 -2018	2018 Housing Units Capacity	Population Projected
1	The Vintage at Meadowwood -9 units constructed	12	9	3	7
2	Bella Lago Phase II-No Change	10	0	10	27
3	Bella Lago Phase II- No Change	3	0	3	8
4	Bella Lago Phase I -1 unit constructed	9	1	8	21
5 & 6	No Change	281	0	281	755
7	No Change	59		59	157
8	Legacy Ridge-36 units built	95	36	59	157
9	Rocky Hill 2nd -fully built out	38	38	0	0
10	Rocky Hill 1st-fully built out	22	22	0	0
11	River Crossing 3rd Addition - fully built out	7	7	0	0
TOTAL		535	113	422	1,134

2018 Housing Capacity = 422 SF Units

2018 Projected Population Capacity = 1,134

R2 (Mixed Residential) Zone:



Figure 10: 2015 Vacant Parcels Highlighted in Red.

The 2015 LQA identified a total of 49.01 vacant acres in this zone. That analysis totaled the acreage of vacant lands and assumed that 25% of the vacant lands would be used for right of way and open space, with the remainder being developed at a density of 8 units/acre. It also assumed an average of 2.62 persons per household, based upon Liberty Lake’s 2010 census average. Using these assumptions, and without regard to topography for other development limitations in the area, the 2015 LQA estimated the capacity for the vacant lands in this zone to support up to 294 new housing units, and population growth of as much as 770 persons. Except for one lot located on the south side of Mission Avenue east of Holl Road (which is of adequate size to support 1 duplex), all of the vacant land in the R2 zone is located in Rocky Hill North. Based on the preliminary plat for Rocky Hill North, there were 232 as yet unplatted lots remaining in 2015.

Following is an analysis of population build-out capacity for the areas that were vacant in this zone in 2015, as identified in Figure 10.

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - R2 ZONE

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	Housing Type	Revised 2015 Population Projected
1	48.32	Rocky Hill North Preliminary Plat = 4.8 units/acre	232	SF	623
2	0.69	Platted lot of adequate size to support 2 units	2	SF	5
TOTAL	49.01		234	SF	629

Population projections per housing unit are based upon OFM Single Family Occupancy Rate x Household Population for Liberty Lake, with no differentiation between townhomes (which have slightly lower average occupancy rates and household population):

SF = .902930 occupancy rate x 2.94948 household population = 2.686169798 persons/unit

2015 Revised Housing Capacity = 234 SF Units

2015 Revised Population Capacity = 629

Since 2015, 6 housing units have been constructed in the R-2 Zone. The table below updates the remaining residential build-out and population capacity for the R2 zone within the City of Liberty Lake as of July 1, 2018. Parcel numbers refer to those depicted on Figure 10.

2018 UPDATED POPULATION BUILD-OUT ANALYSIS – R2 ZONE

Parcel No.	Changes 2015 - 2018	Revised 2015 SF Housing Unit Capacity	Units Constructed, 2015 -2018	2018 Housing Units Capacity	Population Projected
1	Rocky Hill North -R-2 Zone	232	4	228	612
2	Fully Built Out	2	2	0	0
TOTAL		234	6	228	612

2018 Housing Capacity = 228 SF Units

2018 Projected Population Capacity =612

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - RIVER DISTRICT SAP 08-0001

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	2015 MF Housing Unit Capacity	Revised 2015 Population Projected
1		River Crossing 3 rd Addition	81	-	218
2		River Crossing North	185	-	497
3		Ohler Addition & River Crossing South	56	-	150
4		River Crossing East Preliminary Plat	589	-	1582
	11.0	River Crossing East Mixed Use Lots—Assume 50% MF@15 units/acre	-	83	122
5	38.0	Remaining Unplatted RDR Property – Assume 15% Open Space, 25% for ROW, 6 units/acre	145	-	390
6	14.0	Remaining, Unplatted RDM – Assume 25% ROW, 50% MF @ 15 units/acre	-	79	116
7		Telido Station, RD-C Zone	-	-	-
8		Unplatted RD-C Zone	-	-	-
9	3.82	BSP 76-00 – RD-R Zone – Assume 6 units/acre	23	-	62
10	40.0	Unplatted RD-C Zone	-	-	-
11	78.84	Trutina – RDR Zone – Based on preliminary plat	363	-	975
	58.95	Trutina RDM Zone—Assume 25% ROW, 50% of remaining MF @ 15/acre	-	332	490
TOTAL			1,442	494	4,603

Population projections per housing unit are based upon OFM Occupancy Rate x Household Population for Liberty Lake (Single Family or Multi-Family, as appropriate). For this analysis, no differentiation is made between Single Family and townhomes (which have slightly lower average occupancy rates and household population than Single Family):

SF = .902930 occupancy rate x 2.94948 household population = 2.686169798 persons/unit
 MF = .785752 occupancy rate x 1.882280 household population = 1.47900275 persons/unit

2015 Revised Housing Capacity = 1,442 SF Units & 493 MF Units
2015 Revised Population Capacity = 4,603

Since 2015, 282 single-family housing units have been constructed in the River District, while no multi-family units were constructed in this time frame. The table below updates the remaining residential build-out and population capacity for the River District within the City of Liberty Lake as of July 1, 2018. Area numbers refer to those depicted on Figure 10.

2018 UPDATED POPULATION BUILD-OUT ANALYSIS - RIVER DISTRICT SAP 08-0001

Area No.	Changes 2015 - 2018	2015 SF Housing Unit Capacity	2015 MF Housing Unit Capacity	Units SF Constructed, 2015 -2018	2018 Housing Units Capacity	Population Projected
1	River Crossing 3 rd Addition (SF)	81		81	0	0
2	River Crossing North	185		149	36	97
3	Ohler Addition & River Crossing South	56		23	33	89
4	River Crossing East Preliminary Plat	589		0	589	1,582
	River Crossing East Mixed Use Lots—Assume 50% MF@15 units/acre	0	83	0	0	123
5	Remaining Unplatted RDR Property – Assume 15% Open Space, 25% for ROW, 6 units/acre	145		0	145	389
6	Remaining, Unplatted RDM – Assume 25% ROW, 50% MF @ 15 units/acre	0	79	0	0	117
7	Telido Station, RD-C Zone	0		0	0	0
8	Unplatted RD-C Zone	0		0	0	0
9	BSP 76-00 – RD-R Zone – Assume 6 units/acre	23		0	23	62
10	Unplatted RD-C Zone	0		0	0	0
11	Trutina – RDR Zone – Based on preliminary plat	363		29	334	897
	Trutina RDM Zone—Assume 25% ROW, 50% of remaining MF @ 15/acre	0	332	0	0	491
TOTAL		1,442	494	282	1,160	3,848

2018 Housing Capacity = 1,160 SF Units & 494 MF Units

2018 Projected Population Capacity = 3,848

Liberty Village (Hawkstone) SAP 06-0001:



Figure 13: 2015 Vacant Parcels Highlighted in Red.

The 2015 LQA identified a total of 84.5 vacant acres in this zone. That analysis assumed build-out based on the maximum number of units (900) approved in SAP 06-0001. It also assumed an average of 2.62 persons per household, based upon Liberty Lake's 2010 census average. Using these assumptions, the 2015 LQA estimated the capacity for the vacant lands in this zone support up to 816 new housing units, and population growth of as much as 2,138 persons.

Since the time of the 2015 LQA, 38.5 acres of the vacant acreage have been platted, or have a preliminary plat approved, with a total capacity of 152 single-family or town home units. The analysis assumed the same density of development (7.8 units/ acre) for the balance of the unplatted project. Following is an analysis of population build-out capacity for properties that were vacant in this SAP in 2015, as identified in Figure 13.

REVISED 2015 POPULATION BUILD-OUT ANALYSIS - HAWKSTONE SAP 06-0001

Area No.	Acres	Land Use Assumptions	Revised 2015 Housing Unit Capacity	Housing Type	Revised 2015 Population Projected
	38.5	Platted or approved preliminary plat (vacant in 2015)	152	SF & TH	408
	46	Assume 7.8 units/acre based on existing platted/approved pre-plat	359	SF & TH	964
TOTAL	84.5		511	SF & TH	1,372

Population projections per housing unit are based upon OFM Single Family Occupancy Rate x Household Population for Liberty Lake, with no differentiation between townhomes (which have slightly lower average occupancy rates and household population):

SF = .902930 occupancy rate x 2.94948 household population = 2.686169798 persons/unit

2015 Revised Housing Capacity = 511 SF & TH Units

2015 Revised Population Capacity = 1,372

Since 2015, 95 single family and townhouse units have been constructed in the Hawkstone SAP. The table below updates the remaining residential build-out and population capacity for the Hawkstone SAP as of July 1, 2018.

2018 UPDATED POPULATION BUILD-OUT ANALYSIS - HAWKSTONE SAP 06-0001

Changes 2015 - 2018	Revised 2015 SF Housing Unit Capacity	Units Constructed, 2015 -2018	2018 Housing Units Capacity	Population Projected
Platted	152	95	57	153
Unplatted	359	0	359	964
TOTAL	511	95	416	1,117

2018 Housing Capacity = 416 SF & TH Units

2018 Projected Population Capacity =1,117

CONCLUSIONS

Based upon the foregoing analysis of the 2015 vacant lands inventory, the following table summarizes housing unit and population capacity by zone in 2015:

2015 REVISED HOUSING & POPULATION BUILD-OUT ANALYSIS				
Zone	Revised 2015 MF Unit Capacity	Revised 2015 SF Unit Capacity	Revised 2015 Total Unit Capacity	Revised 2015 Population Capacity
C1	-	-	-	-
C2	-	-	-	-
I	-	-	-	-
M1	-	-	-	-
M2	1,134	-	1,134	1,677
M3	-	-	-	-
P	-	-	-	-
O	-	-	-	-
R1	-	535	535	1,438
R2	-	234	234	629
R3	-	-	-	-
River District	493	1,442	1,935	4,603
Hawkstone	-	511	511	1,372
Total Capacity	1,627	2,722	4,349	9,719
2015 OFM Population Estimates				8,975
Liberty Lake Build-Out Population Projection				18,694

Based on units constructed from 2015 through 2018, the following table summarizes the remaining housing and population capacity by zone:

UPDATED 2018 HOUSING & POPULATION CAPACITY

Zone	Updated 2018 MF Unit Capacity	Updated 2018 SF Unit Capacity	Total Updated 2018 Housing Unit Capacity (SF + MF)	Updated 2018 Population Capacity ⁷
C1	-	-	-	-
C2	-	-	-	-
I	-	-	-	-
M1	-	-	-	-
M2	1,008	-	1,008	1,491
M3	-	-	-	-
P	-	-	-	-
O	-	-	-	-
R1	-	422	422	1,134
R2	-	228	228	612
R3	-	-	-	-
River District	494	1,160	1,654	3,848
Hawkstone	-	416	416	1,117
Total 2018 Capacity	1,502	2,226	3,728	8,202
2018 OFM Population Estimate⁸				10,390
Population Adjustment for Units Built April 1 – July 1, 2018⁹				116
Population Estimate at Build-out				18,708

⁷ Population projections calculated using OFM Population Estimation Formula

⁸ Population Estimate as of April 1, 2018

⁹ Units built in Liberty Lake from April 1, 2018 – July 1, 2018 = 43 units x 2.686169798 persons/unit

Based on historic population growth trends in the City of Liberty Lake, the City of Liberty Lake is projected to realize full build-out in or around the year 2042.

