



**Development Regulations:** City of Liberty Lake Development & Building Codes, Liberty Lake Engineering Design Standards, and the Regional 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".

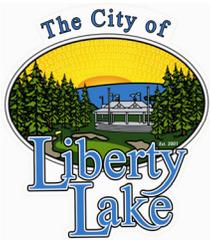
**Written Comments:** Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making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



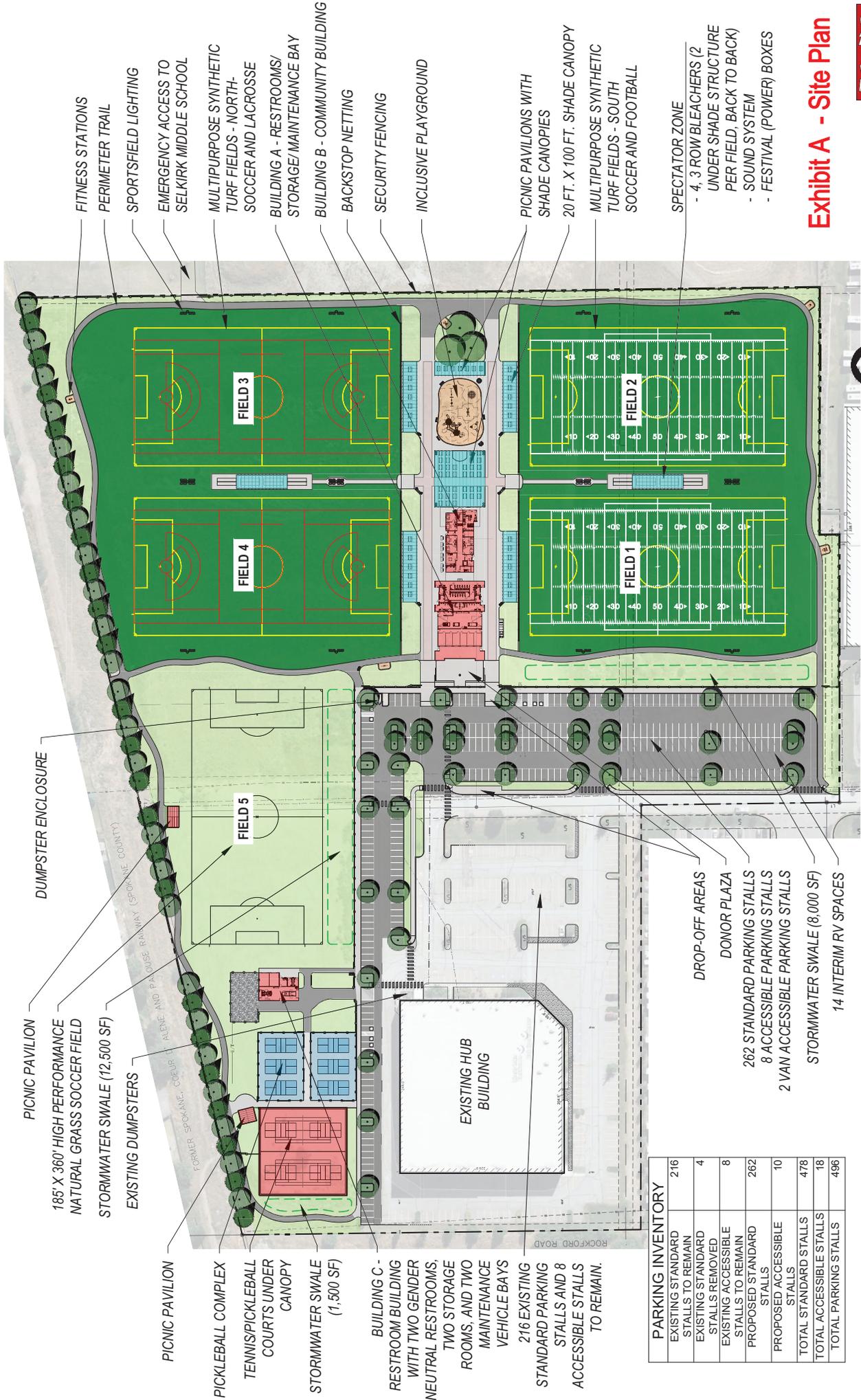
**Planning, Engineering & Building Services**

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: 06/13/2023

Signature: 



- FITNESS STATIONS
- PERIMETER TRAIL
- SPORTSFIELD LIGHTING
- EMERGENCY ACCESS TO SELKIRK MIDDLE SCHOOL
- MULTIPURPOSE SYNTHETIC TURF FIELDS - NORTH- SOCCER AND LACROSSE
- BUILDING A - RESTROOMS/ STORAGE/MAINTENANCE BAY
- BUILDING B - COMMUNITY BUILDING
- BACKSTOP NETTING
- SECURITY FENCING
- INCLUSIVE PLAYGROUND
- PICNIC PAVILIONS WITH SHADE CANOPIES
- 20 FT. X 100 FT. SHADE CANOPY
- MULTIPURPOSE SYNTHETIC TURF FIELDS - SOUTH SOCCER AND FOOTBALL
- SPECTATOR ZONE
- 4, 3 ROW BLEACHERS (2 UNDER SHADE STRUCTURE PER FIELD, BACK TO BACK)
- SOUND SYSTEM
- FESTIVAL (POWER) BOXES

- PICNIC PAVILION
- 185' X 360' HIGH PERFORMANCE NATURAL GRASS SOCCER FIELD
- STORMWATER SWALE (12,500 SF)
- EXISTING DUMPSTERS
- DUMPSTER ENCLOSURE
- FORMER SPOKANE, COEUR D'ALENE AND PAIDUSE RAINWAY (SPOKANE COUNTY)
- FIELD 5
- FIELD 4
- FIELD 3
- FIELD 2
- FIELD 1
- EXISTING HUB BUILDING
- STORMWATER SWALE (1,500 SF)
- BUILDING C - RESTROOM BUILDING WITH TWO GENDER NEUTRAL RESTROOMS, TWO STORAGE ROOMS, AND TWO MAINTENANCE VEHICLE BAYS
- 216 EXISTING STANDARD PARKING STALLS AND 8 ACCESSIBLE STALLS TO REMAIN.
- 262 STANDARD PARKING STALLS
- 8 ACCESSIBLE PARKING STALLS
- 2 VAN ACCESSIBLE PARKING STALLS
- STORMWATER SWALE (8,000 SF)
- 14 INTERIM RV SPACES
- DROP-OFF AREAS
- DONOR PLAZA
- 262 STANDARD PARKING STALLS
- 8 ACCESSIBLE PARKING STALLS
- 2 VAN ACCESSIBLE PARKING STALLS
- STORMWATER SWALE (8,000 SF)
- 14 INTERIM RV SPACES

- PICKLEBALL COMPLEX
- TENNIS/PICKLEBALL COURTS UNDER CANOPY
- PICNIC PAVILION
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PARKING INVENTORY	
EXISTING STANDARD STALLS TO REMAIN	216
EXISTING STANDARD STALLS REMOVED	4
EXISTING ACCESSIBLE STALLS TO REMAIN	8
PROPOSED STANDARD STALLS	262
PROPOSED ACCESSIBLE STALLS	10
TOTAL STANDARD STALLS	478
TOTAL ACCESSIBLE STALLS	18
TOTAL PARKING STALLS	496

**HUB Sports Complex Master Plan**

**Exhibit A - Site Plan**

Robert W. Drull Landscape Architect, P.S.  
 22007  
 February 14, 2023  
 380.456.3813





## SEPA CHECKLIST

Liberty Lake Planning, Engineering & Building Services  
22710 E. Country Vista Drive, Liberty Lake WA 99019  
Phone: (509) 755-6704 Fax: (509) 755 6713

Website: [www.libertylakewa.gov](http://www.libertylakewa.gov)  
Email: [permitcenter@libertylakewa.gov](mailto:permitcenter@libertylakewa.gov)

City Development Code Article 10-6A, Environmental Ordinance

### *PURPOSE OF CHECKLIST*

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *INSTRUCTIONS FOR APPLICANTS*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *USE OF CHECKLIST FOR NON-PROJECT PROPOSALS*

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

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

**HUB Sports Complex**

2. Name of applicant: **Phil Champlin**

3. Address and phone number of applicant:

**HUB Sports Center, LLC  
19619 East Cataldo  
Liberty Lake, WA 99016  
Ph: (509) 927-0602**

4. Name of contact person: **Bob Droll, RWD Landscape Architects**

5. Address and phone number of contact person:

**4405 7th Avenue SE  
Lacey, WA 98501  
Ph: (360) 456-3813**

6. Date checklist prepared: **June 6, 2023**

7. Agency requesting checklist: **Liberty Lake Planning, Engineering & Building Services**

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

**Initial mass grading and utilities infrastructure are expected to be complete by the end of 2023. During 2024 the fine grading, paving, concrete work and field installation for the first phase elements; two synthetic turf fields will be complete and open for use by December 2024. Additional fields, paving, and facilities will be completed in 2025 – 2026 as funds become available.**

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

**No.**

b. 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.

**The proposed uses of the two new parcels are the same as were previously reviewed for the current HUB Sports facility.**

**According to the Washington Department of Fish and Wildlife documentation, Priority Habitats and species locations are not located on, or near the site.**

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.

**No.**

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

**These approvals and permits are anticipated:**

**Site Plan Review**

## **Grading**

### **Building permits for buildings, shelters, ball netting, canopies, & display tower. Department of Ecology -Construction Stormwater Permit**

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.

**This project will expand and improve the existing HUB Sports Center from 8.74 acres to approximately 26.49 acres. See Exhibit A – Site Plan.**

**The existing HUB building with indoor sports courts and about 224 existing parking stalls will remain. This expansion project will occur on the existing site and two adjacent, vacant parcels. Development on the vacant parcels will require legal disposal of unsuitable material, grading and filling, new utility lines and connections, paving and buildings to create new and enhanced sports fields and athletic facilities focused on youth sports. The improvements include two new multiuse synthetic fields for soccer and lacrosse, two new multiuse synthetic fields for soccer and football and one high performance natural grass soccer field. The expansion project includes a 16,000-sf community building for team meetings, concessions, sports business organization offices, storage, and restrooms, 2 new picnic shelters, covered spectator areas, an inclusive play area, pedestrian walks and trails, fencing, a maintenance complex and landscaping. Two tennis courts and 6 pickleball courts will be provided with an adjacent restroom building. This project will create 273 new parking stalls, for a total of 497 parking stalls. Additional parking for tournaments and special events will be provided at Selkirk Elementary School. A ten-foot asphalt path will be installed to facilitate pedestrian and emergency vehicle access. See Exhibit A – Site Plan.**

14. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

**The address of the HUB Sports Complex is 19619 E. Cataldo Ave., in Liberty Lake, a community east of Spokane, WA. The existing site (Parcel 55171.9046; 8.74 ac.) is located north of Interstate 5, east of the Baker St. interchange, in an area zoned C-2. Survey info: NE quarter of Section 17, Township 25 N, Range 25 E W.M, City of Liberty Lake. See Exhibit B – Site Survey for full legal description and other information. The HUB Sport Center is accessed off East Cataldo Avenue. The expansion will occur on two parcels to the east: Lot 1 (Parcel 55171.1501; 9.39 ac.) and Lot 2 (Parcel 55171.1502; 8.36 ac.). Surrounding properties and land use include Appleway RV and Camping World to the south, a Caterpillar machinery parts and sales (Western States), and Selkirk Elementary School to the east, a residential community to the north, and a Central Valley School District Bus Operations Center (CVSD Bus Barn) to the west. See Exhibit C - Vicinity Map.**

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).

**Yes, the HUB Sports Complex site is within the Middle Spokane SVRP Aquifer Boundary according to the Spokane County SCOUT site.**

**This project will be connected to public sewer service provided by Spokane County.**

**B. ENVIRONMENTAL ELEMENTS:**

**1. EARTH**

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

**The site is flat with no distinctive landscape and topographical features. Historically the site had been used for agriculture but more recently is undeveloped and has been used for soil stockpiling. The two expansion parcels have a series of small piles created by disposal of fill (soils, rocks and other waste materials).**

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

**Approximately 45% slope, 6'-7' high on the sideslopes of disposal piles.**

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.

**The site is part of the Rathdrum Prairie and general soil types in the area are granular soils underlain by fine-grained soils underlain by the Rathdrum aquifer. The on-site soils were investigated by Strata Geotechnical Engineers to assess the existing subsoil conditions and prepare geotechnical recommendations. Strata reported soils varied from crushed rock and undocumented fill, and below, the native subsurface soils were described as moist, dense sand and gravel with coarseness increasing with depth. The technical description of native soils is "Glaciofluvial Deposits of Poorly Graded Gravel with silt and sand (GP-GM), Clayey Gravel with sand (GC), Well-graded Gravel with silt and sand (GW-GM)." See Exhibit D - Geotechnical Report.**

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

**No.**

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

**Mass and fine grading will be required to achieve the relatively flat surfaces and structural fill required for the paving, buildings and the sport fields. Crushed aggregate will be used to support buildings, pavements, and synthetic turf surfaces. The final design will attempt to balance cut and fill where feasible, however soils unsuitable for use (such as some Undocumented Fill, rocks and boulders and organic topsoil) may be hauled off site or stockpiled and re-used in non-critical areas on site.**

**Total approximate cut is 60,740 cubic yards. Total approximate fill is 26,550 cubic yards. See Exhibit F – Earthwork Quantities.**

**An estimated 15,135 tons of aggregates will be imported from an approved quarry site and will be used to backfill designed elements.**

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

**No. Since the site is flat, erosion control measures will be deployed, and a CESL will be managing the site, no erosion will occur.**

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

**Approximately 70% of the total site (3 parcels) will be covered with buildings, pavement, synthetic turf, and other impervious surfaces after full development.**

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

**Stormwater Best Management Practices (BMP's) will be implemented during construction. Permanent features such as biofiltration swales will be used to treat and cleanse stormwater.**

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.

**Standard emissions from construction equipment can be expected during construction. Once the HUB Sports Complex is constructed emissions from vehicles can be expected. Quantities for both are unknown.**

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

**No.**

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

**No.**

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.

**There are no permanent surface water bodies on site. The Spokane River is about .75 miles north of this site.**

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.

**Not applicable.**

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

**No.**

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

**No, per the FEMA Flood Hazard Map for Spokane County.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

b. Ground:

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

**No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other 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.

**Not applicable.**

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).

**Stormwater from impervious paving and the synthetic turf fields will be collected and treated/cleaned through biofiltration swales, and then will be directed into approximately 12 underground drywells.**

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?

**No.**

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)?

**Not applicable.**

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.

**Stormwater from impervious paving and the synthetic turf fields will be collected and treated/cleaned through biofiltration swales, and then will be directed into approximately 12 underground drywells.**

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.**

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).

**The 6” of permeable aggregate allows for stormwater storage which provides the time for stormwater to infiltrate into fields’ existing soils. Stormwater that does not infiltrate into the fields’ subgrade will be conveyed to the bioswales where it has another opportunity to infiltrate into the soils. Any stormwater that overflows the bioswales will go into drywells where it will another opportunity to infiltrate into the existing soils.**

4. PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other (1)

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: **Miscellaneous grasses and weeds.**

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

**The grasses and weed vegetation will be removed during grading operations.**

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

**Proposed landscaping will include deciduous shade trees, native and ornamental shrubs, groundcovers and turf. Disturbed areas with no proposed site improvements will be reseeded with a natural grass.**

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: maybe coyotes.

fish: bass, salmon, trout, herring, shellfish, other: not applicable.

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

**According to the Washington Department of Fish and Wildlife documentation, Priority Habitats and species locations are not located on, or near the site.**

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

**No.**

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

**Project will include shrubs and trees, especially around perimeter to help support birds and pollinators.**

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.

**The existing electric power supply will be upgraded to support the requirements for the new building, parking lot, and field lighting.**

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:

**Field and parking lot lighting will use LED light sources to reduce electrical demand.**

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.

**None anticipated.**

1) Describe special emergency services that might be required.

**None anticipated.**

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

**None.**

b. Noise

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

**There is background noise from traffic on Interstate 90 but it should not impact sports activities.**

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.

**During construction limit the contractor's hours of operation will be Mon. – Fri. 6:00 am to 5:00 pm. After construction, vehicle and spectator noise will be mostly associated with tournaments and special events.**

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

**None. Noise generated by this project will not be louder than the background noise of I-90 traffic.**

8. LAND AND SHORELINE USE

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

**The Existing HUB Sports Center site is zoned C-2/ Freeway Commercial and is programmed for community sports with an emphasis on youth sports. The two expansion parcels are currently vacant with the same zoning.**

**Adjacent properties are mostly large commercial businesses and include Appleway RV, Camping World, and a Caterpillar franchise. Selkirk Elementary School is to the east and an existing residential community is located to the north. To the west is the CVSD Bus Barn. See Exhibit C – Vicinity Map.**

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

**The site had historically been used for agriculture, but more recently was used for soil stockpiling and temporary debris storage. See Exhibit D - Geotech Report.**

c. Describe any structures on the site.

**There are no existing structures on the vacant expansion parcels. There is a single floor existing building on the existing HUB site which is approximately 57,000 square feet and houses indoor sports facilities.**

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

**No.**

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

**C-2 Freeway Commercial.**

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

**Freeway Commercial.**

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

**Not applicable.**

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

**No.**

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

**Approximate 6 full time and 3 part time employees may work on the completed project.**

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

**None.**

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

**Not applicable.**

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

**Not applicable.**

9. HOUSING

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

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

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?

**The tallest structure proposed will be the sports lighting poles with height ranging between 70' to 80' tall and is composed of galvanized steel.**

**The new community building is expected to be about 35' tall at the highest point. The final building design has not started, but materials will likely be a combination of concrete block and painted metal or Hardie-Plank siding.**

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

**No key views will be impacted.**

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

**None proposed.**

11. LIGHT AND GLARE

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

**New LED lighting fixtures for the sports fields are required to allow use of the facilities in evening hours. There will also be outdoor LED site lighting for the parking lot and pedestrian facilities. The LED Display Tower will produce light but the Landscape Buffer along the north side will eventually screen it from the residences.**

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

**The lights are not anticipated to be a safety hazard or impact key views.**

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

**None known.**

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

**The LED light fixtures will be selected and placed to focus downward oriented light on the fields to minimize light spillover and glare impacts. Downward facing LED lights will be used for parking lot and pedestrian areas to minimize light spill and glare.**

12. RECREATION

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

**There are recreational facilities (fields, courts) available at the adjacent Selkirk Middle School and other nearby public school sites. There is a playground, trails, and other public recreation facilities at River Rock Park, about ¾ miles to the north.**

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

**No, this project expands recreational opportunities.**

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

**Not applicable.**

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.

**No.**

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:

**Not applicable.**

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.

**The site is accessed from Interstate 90 by taking the Baker St interchange to the north side of the freeway, turning east on Cataldo Ave, then turning north to the access road shared with Camping World to the HUB Sports Complex. The access to the HUB Sport Center will remain. See Exhibit C - Vicinity Map.**

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

**There is limited bus service in the area, however, no existing bus route currently stops at the site. Bus Route 98 has a bus stop at the intersection of Mission Avenue and Grady Road and Bus #74 route stops on Mission Ave. and Barker Rd. Both options require a ½ mile plus walk to the project.**

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

**The completed project would have a total of 495 parking stalls. In addition, HUB Sports has an agreement with the Central Valley School District to allow HUB Sports visitors to use the parking lot at Selkirk Middle School for overflow parking on non-school days and/or times. See Exhibit G – Central Valley School District Letter.**

**There are currently a total of 228 parking stalls, and 4 of these would be removed/replaced during the project construction and site improvements. See Exhibit A - Site Plan.**

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 access road from Cataldo is private shared with the adjacent parcel(s).**

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

**The City's Comprehensive Plan calls for a future light rail route running along the abandoned RR line just north of the project site. A future rail stop near the site is possible but not yet planned.**

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

**Refer to Exhibit E - Traffic Generation & Distribution Letter.**

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

**Exhibit E - Traffic Generation and Distribution Letter concludes that the project will have a minimal impact on the transportation system and that other improvements would not be required.**

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.

**Emergency services such as fire and ambulance vehicles may be required if there are injuries to participants, spectators, and employees. Emergency services can access the site through the parking lot and trails network.**

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

**Not applicable.**

16. UTILITIES

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

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.

**Water Service: Tap into the existing 12" water line that runs east to west south of the existing HUB Sports Center building. Provider: Consolidated Irrigation District 19.**

**Sewer: Tie into the 8" sewer running south to north along the access road to HUB Sports or the 6" side sewer on the north side of the HUB building. Provider: Spokane County Public Works.**

**Electrical Service: Avista Utilities**

**Natural Gas (not needed): Avista Utilities**

**Refuse Service: Waste Management**

**Telephone: Century Link or Xfinity**

**A. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

<b>Proponent:</b> Phil Champlin	
PRINT NAME	SIGNATURE
<b>Proponent Address:</b> HUB Sports Center, LLC 19619 East Cataldo Liberty Lake, WA 99016	
STREET ADDRESS	CITY STATE ZIP
<b>Proponent Phone:</b> (509) 927-0602	<b>Proponent Fax:</b>
<b>Person completing the form:</b> Bob Droll	
<b>Phone:</b> (360) 456-3813	<b>Date:</b> June 8, 2023

**A. FOR PLANNING, ENGINEERING & BUILDING SERVICES USE ONLY**

Staff Member(s) Reviewing Checklist:

Date Checklist Reviewed:

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- B. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- C. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- D. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

**NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D**

**A. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

<b>Proponent:</b>	Phil Champlin			
	PRINT NAME	SIGNATURE		
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<b>Person completing the form:</b>	Bob Droll			
<b>Phone:</b>	(360) 456-3813	<b>Date:</b> June 8, 2023		

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D. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

**NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D**



Whipple Consulting Engineers, Inc.

March 23, 2023  
W.O. No. 2023-3446

Parcel No. 55171.9046,  
55171.1501, 55171.1502

City of Liberty Lake  
22710 E. Country Vista Drive  
Liberty Lake, WA 99019

## Exhibit E: Trip Generation & Distribution Letter

Re: **Hub Sports Center Expansion**  
**19619 E Cataldo Avenue, Liberty Lake, WA**  
**Trip Generation and Distribution Letter**

To Whom It May Concern,

This Trip Generation and Distribution Letter (TGDL) is for the Hub Sports Center Expansion. This letter will establish the anticipated trip generation and distribution for the development as shown on Figure 2, Preliminary Site Plan. This report will follow the standards for traffic letters as required by the Institute of Transportation Engineers.

### PROJECT DESCRIPTION

The project proposes to expand the existing Hub Sports Center with five (5) play fields for youth soccer, football, lacrosse fields, and other amenities, two tennis/pickleball courts under a canopy, and a pickleball complex adjacent to the tennis courts. The expansion also includes a fitness trail on the field perimeters, additional parking stalls, and a small community building. An attached letter shows an agreement between Hub Sports Center and Central Valley School District to allow the Hub Sports Center to use the parking lot at Selkirk Middle School for overflow parking. The existing building is located at 19619 E Cataldo Avenue. The project proposes to be accessed via Cataldo Avenue and Harvest Parkway. The expected build out year is 2024 or early 2025.

### VICINITY / AERIAL VIEW OF SITE

The project site is currently zoned as Freeway Commercial (C2). The surrounding area is zoned as Freeway Commercial (C2). The site lies in a portion of the NW ¼ of the NE ¼ of Section 17, T.25N., R.45E., W.M. within Liberty Lake, WA. A vicinity map is included as Figure 1 and a preliminary copy of the site plan is included as Figure 2, please see the Appendix. The parcel numbers for the site are 55171.9046, 55171.1501, and 55171.1502.

## **TRIP GENERATION AND DISTRIBUTION**

### **Trip Types**

The proposed land use for the project is recreational. ITE has developed data regarding various trip types that all developments experience. These are found in several places, however, for this analysis the *Trip Generation Manual 11<sup>th</sup> Edition* as well as the *Trip Generation Handbook* were used to develop the criteria for this analysis.

Generally, all existing and proposed developments will be made up of one or more of the following trip types: new (destination) trips, pass-by trips, diverted trips, and shared (internal trips). In order to better understand the trip types available for land access a description of each specific trip type follows.

**New (Destination) Trips** - These types of trips occur only to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the city prior to the development being constructed and occupied. This project will develop new trips.

**Pass-by Trips** - These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects and are trips of convenience. These trips, however, have an ultimate destination other than the project in question. They should be viewed as customers who stop in on their way home from work. An example would be on payday, where an individual generally drives by their bank every day without stopping, except on payday. On that day, this driver would drive into the bank, perform the prerequisite banking and then continue home. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store/latte stand and/or bank directly adjacent to their path. Pass-by trips are most always associated with commercial/retail types of development along major roadways. Therefore, for this project pass-by trips will not be considered.

**Diverted (Linked) Trips** - These trips occur when a vehicle takes a different route than normal to access a specific facility. Diverted trips are similar to pass-by trips, but diverted trips occur from roadways, which do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, because of the many different routes that can be taken to and from the site, we believe that these would be difficult to track and verify. Therefore, no diverted trips were acknowledged for this analysis.

**Shared Trips** - These are trips which occur on the site where a vehicle/consumer will stop at more than one place on the site. For example, someone destined for a certain shop at a commercial site may stop at a bank just before or after they visit the shop that they went to the site to visit. This trip type reduces the number of new trips generated on the public road system and is most used for commercial developments. Determining these trip types is more difficult to quantify and without specific guidance are usually determined by engineering judgment on a

project-by-project basis. Although some shared trips between land uses may occur with this project, there is no supporting data to justify a large, shared trip reduction. Therefore, to be conservative no shared trips were credited for this project.

**Trip Generation Characteristics for the Proposed Project**

As noted earlier, trip generation rates are determined by use of the *Trip Generation Manual, 11<sup>th</sup> Edition* published by the Institute of Transportation Engineers (ITE) to determine the number of trips generated during the PM Peak Hour. The purpose of the *Trip Generation Manual* is to compile and quantify empirical trip generation rates for specific land uses within the US, UK, and Canada.

**Proposed Land Uses**

For the five (5) proposed new fields on the property, Land Use Code (LUC) #488 Soccer Complex was used to establish the number of potential trips generated by the amenities. Based upon Section 4.4 in the Trip Generation Handbook, the fitted curve equation was used to calculate new project trips. The average rate, fitted curve equation, and anticipated number of AM and PM peak hour trips for the project are shown on Table 2.

**Table 2- Trip Generation Rates for LUC # 488 Soccer Complex**

Fields	AM Peak Hour			PM Peak Hour		
	Vol. @ 0.99 Trips/Unit	Directional Distribution		Vol. per Fitted Curve	Directional Distribution	
		61% In	39% Out		66% In	34% Out
5	5	3	2	105	69	36
<b>Average Daily Trip Ends (ADT)</b>				<b>Fitted Curve Equations:</b> PM: $T = 13.92(x) + 35.13$ $T = \text{Trips/Units} \times \text{Fields}$		
<b>Fields</b>	<b>Average Rate</b>	<b>ADT</b>				
5	71.33	357				

As shown in Table 2, the proposed land use is anticipated to generate 5 AM peak hour trips with 3 trips entering the site and 2 trips exiting the site. In the PM peak hour, the proposed land use is anticipated to generate 105 trips with 69 trips entering the site and 36 trips exiting the site. The project is anticipated to generate 357 average daily trips to/from the site.

**TRIP DISTRIBUTION**

It is anticipated that the project site is accessed via Cataldo Avenue. The roads anticipated to be used by the additional trips generated by the development are listed below.

**Cataldo Avenue** is an east/west two-way, two-lane local access road that extends approximately 1 mile east from Barker Road before terminating at a dead end. Cataldo Avenue serves commercial and industrial land uses. The speed limit on Cataldo Avenue is 35 MPH.

**Barker Road** is generally a north-south, two-way, 2-lane urban principal/minor arterial that extends south from Trent Avenue through Euclid Avenue, Mission Avenue, Interstate 90 interchange, Appleway Avenue, and Sprague Avenue before terminating at 32<sup>nd</sup> Avenue. Barker

Road generally serves residential, commercial, and industrial land uses. The posted speed limit on Barker Road within the study area is 35 MPH.

**Harvest Parkway** is a north/south, two-way, 2-lane local access road that extends north from Mission Avenue to Indiana Avenue. Harvest Parkway serves residential land uses. The speed limit on Harvest Parkway is 25 MPH.

**Mission Avenue** is generally a two-way, 2-lane east/west urban major collector road extends west as an urban major collector from Liberty Lake Road and travels through Barker Road and Flora Road as an urban minor arterial before merging into Indiana Avenue. Mission Avenue primarily serves residential land uses. The posted speed limit on Mission Avenue is 30 MPH and 20 MPH in school zones.

### **Existing Transit System**

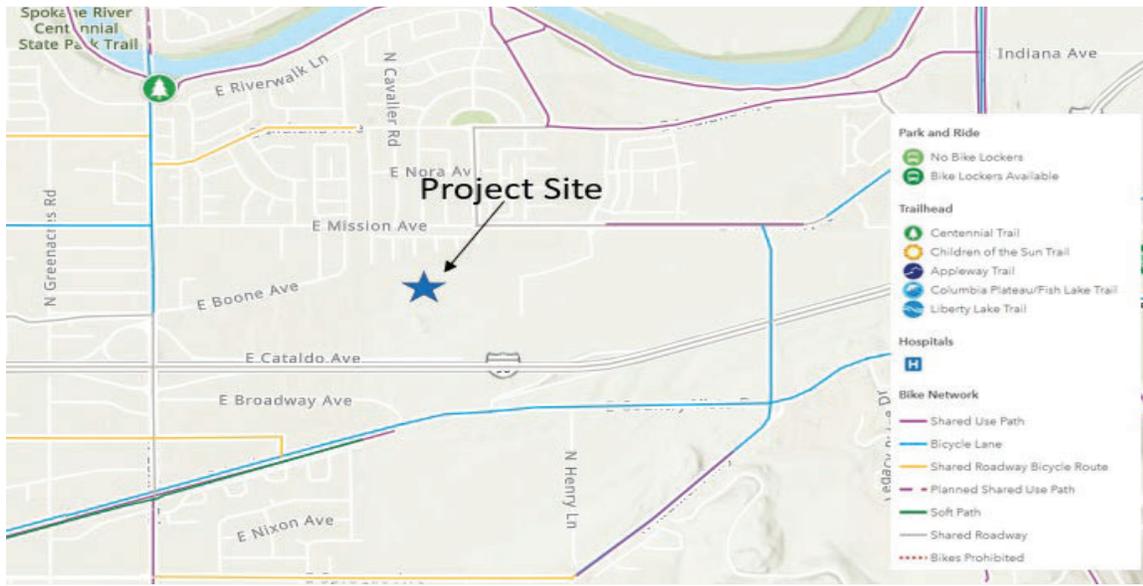
The nearest bus route is Route 98 with a bus stop at the intersection of Mission Avenue and Grady Road.



Source: Spokane Transit Authority

### **Existing Bike System**

There is a shared use path located on Mission Avenue near the project site.



Source: Spokane Regional Bike Map

Considering many factors such as the surrounding transportation facilities, typical commuting patterns, and existing development in the area, traffic for the proposed development is anticipated as follows:

AM Distribution: From Cataldo Avenue, 25% of trips are anticipated to travel to/from the north via Barker Road, 35% of trips are anticipated to travel to/from the west via I-90, 33% of trips are anticipated to travel to/from the south via Barker Road, and 7% of trips are anticipated to travel to/from the east via I-90.

PM Distribution: From Cataldo Avenue, 16% of trips are anticipated to travel to/from the north via Barker Road, 23% of trips are anticipated to travel to/from the east via I-90, 21% of trips are anticipated to travel to/from the south via Barker Road, and 40% of trips are anticipated to travel to/from the south via Liberty Lake Road to Mission Avenue near Selkirk Middle School.



Source: WSDOT Traffic Count Database System

**Conclusions and Recommendations**

It is anticipated that the project would generate 5 AM peak hour trips and 105 PM peak hour trips. Based upon the number of anticipated trips, and the distribution of those trips, we believe that the proposed project will have a minimal impact on the transportation system. Therefore, we recommend that the project complete frontage improvements on and be allowed to move forward without further traffic analysis.

Should you have any questions related to this document please do not hesitate to call at (509) 893-2617.

Sincerely,



Todd R. Whipple, P.E. 3/23/23

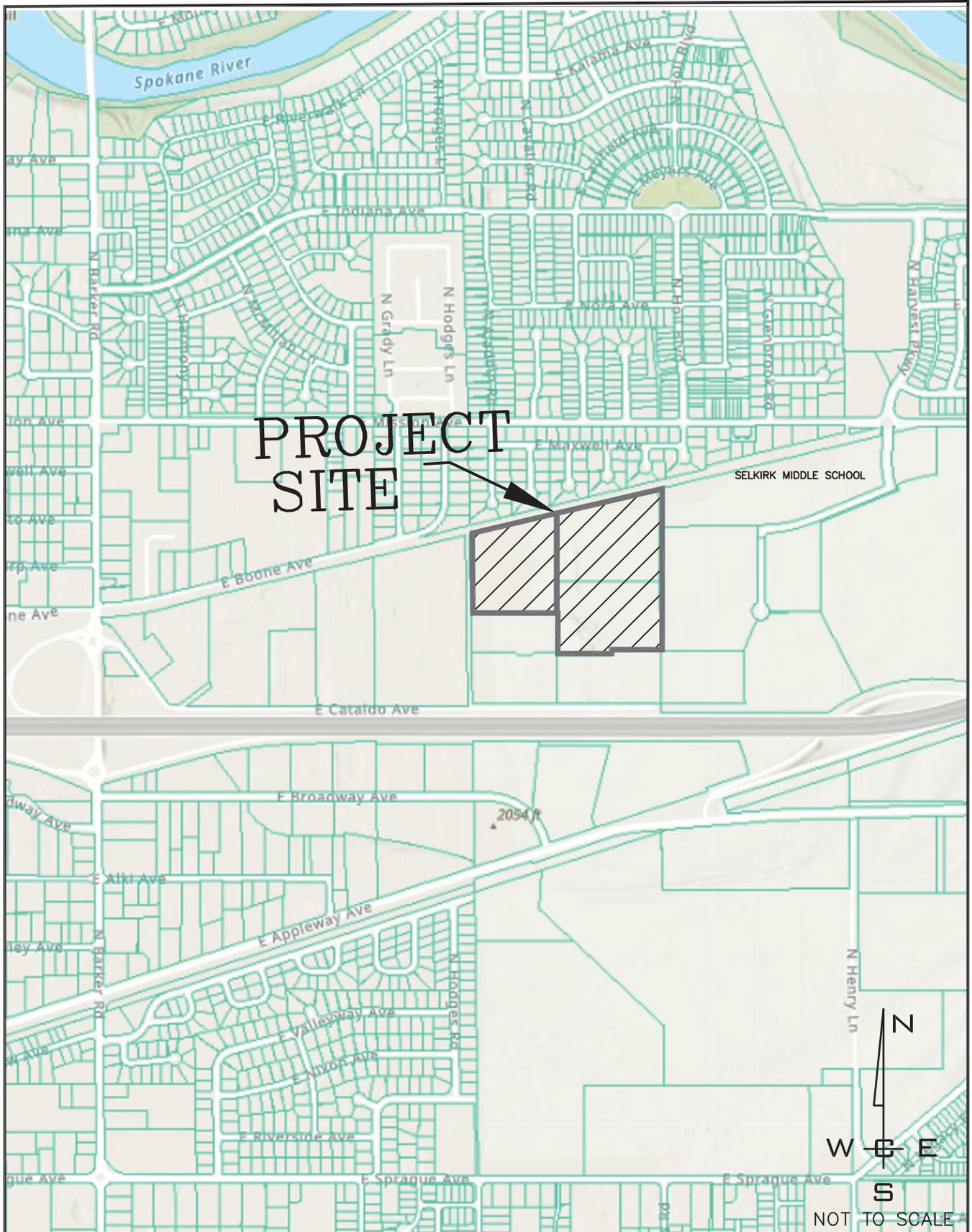
TRW/mtr

encl. Appendix (Vicinity Map, Aerial View of Site, Trip Dist %)

cc: Sponsor  
File

## *APPENDIX*

1. Vicinity Map
2. Preliminary Site Plan
3. AM Existing Trip Distribution
4. PM Existing Trip Distribution
5. Central Valley School District Agreement



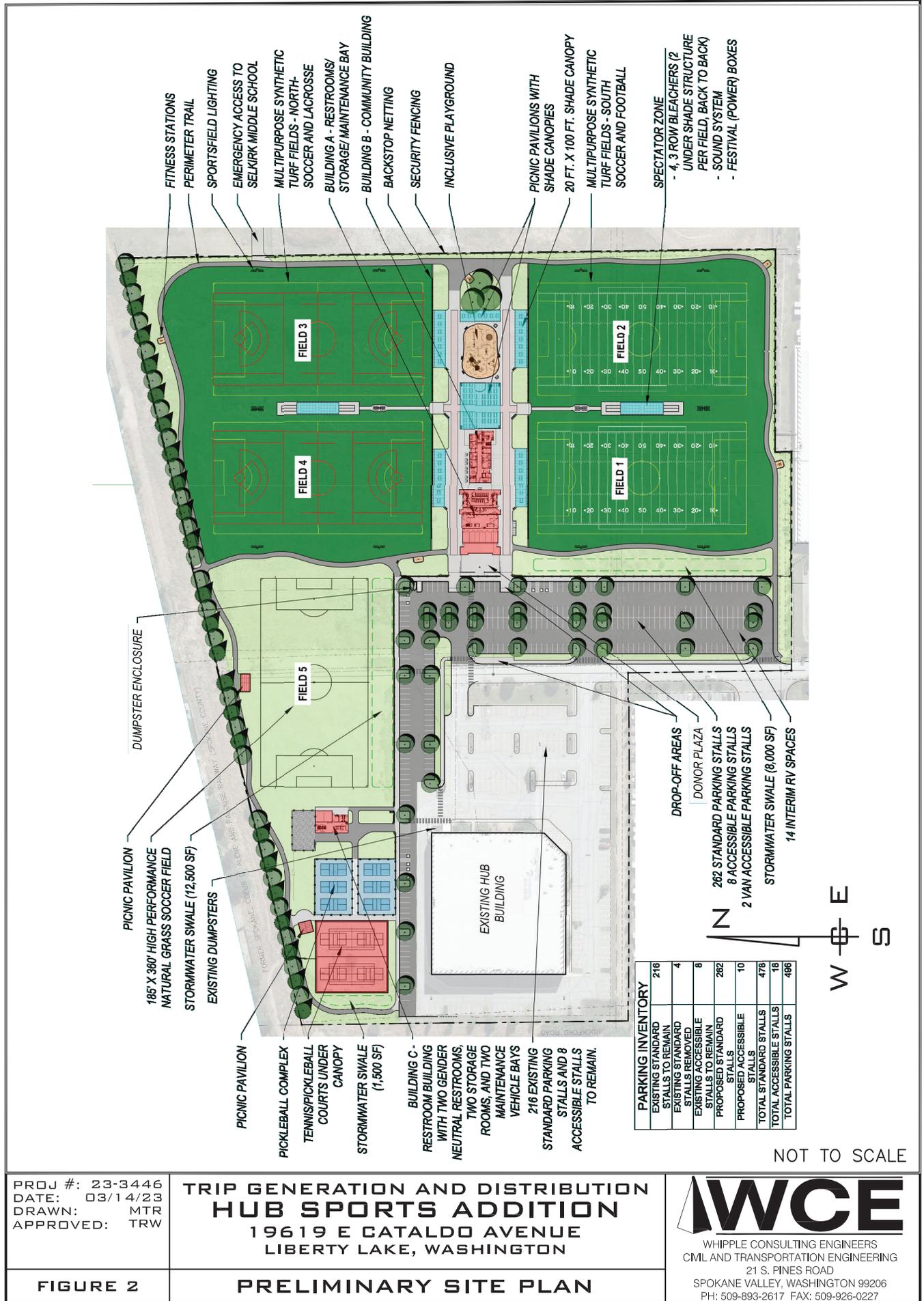
PROJ #: 23-3446  
 DATE: 03/14/23  
 DRAWN: MTR  
 APPROVED: TRW

**TRIP GENERATION AND DISTRIBUTION  
 HUB SPORTS ADDITION**  
 19619 E CATALDO AVENUE  
 LIBERTY LAKE, WASHINGTON

**WCE**  
 WHIPPLE CONSULTING ENGINEERS  
 CIVIL AND TRANSPORTATION ENGINEERING  
 21 S. PINES ROAD  
 SPOKANE VALLEY, WASHINGTON 99206  
 PH: 509-893-2617 FAX: 509-926-0227

**FIGURE 1**

**VICINITY MAP**



PROJ #: 23-3446  
 DATE: 03/14/23  
 DRAWN: MTR  
 APPROVED: TRW

**TRIP GENERATION AND DISTRIBUTION HUB SPORTS ADDITION**  
 19619 E CATALDO AVENUE  
 LIBERTY LAKE, WASHINGTON

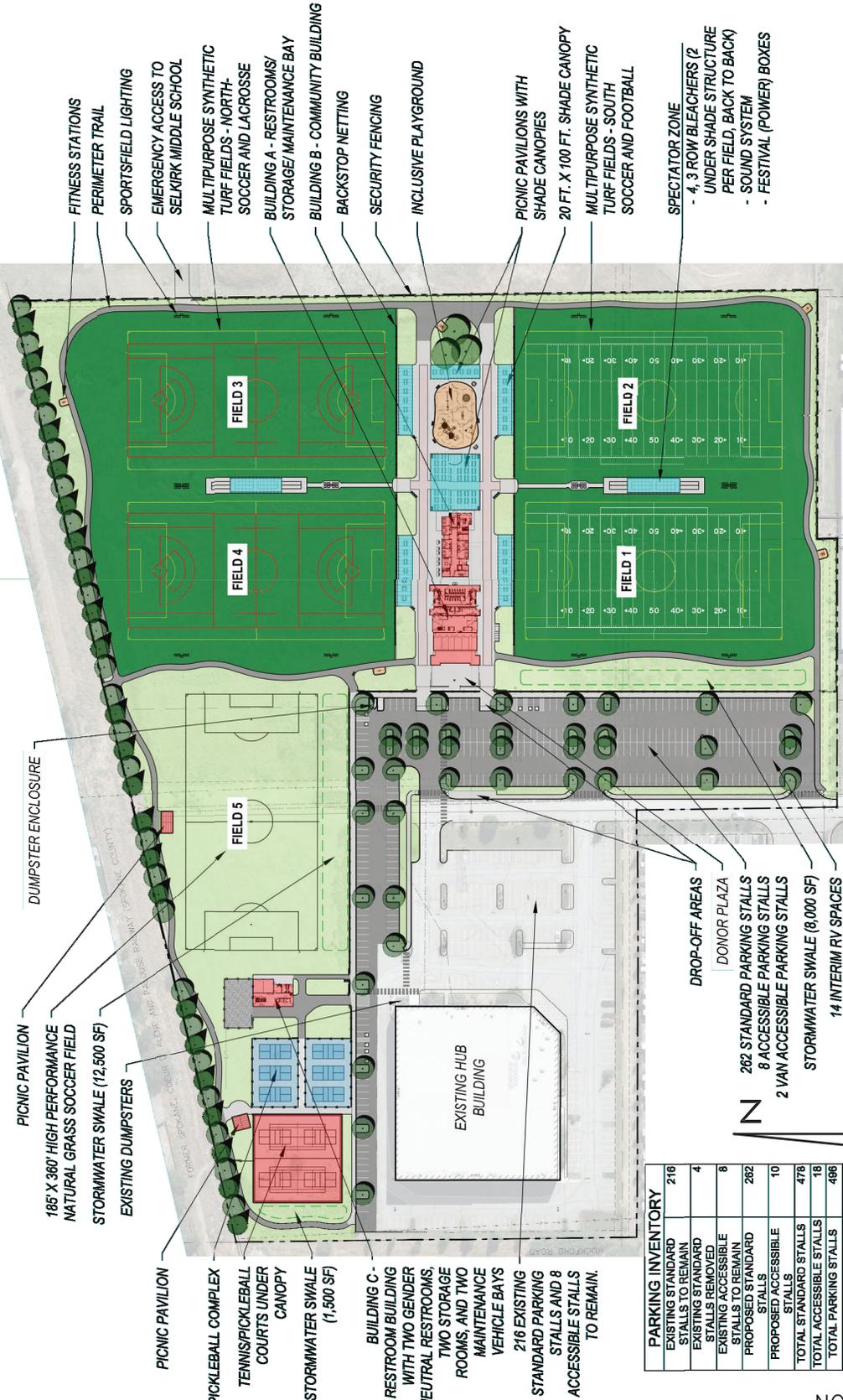
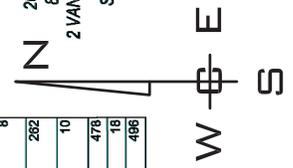
**FIGURE 2**

**PRELIMINARY SITE PLAN**

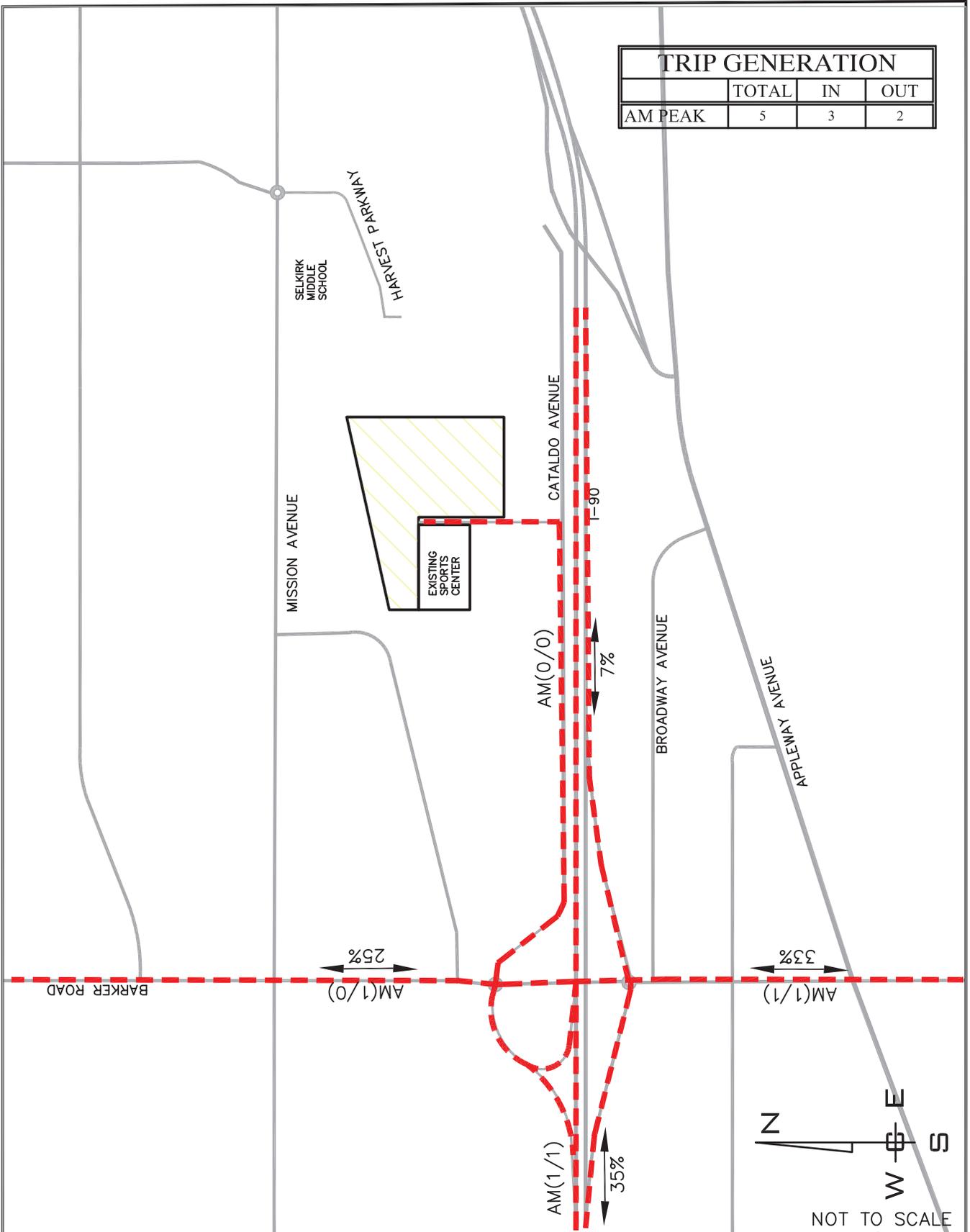
NOT TO SCALE

**PARKING INVENTORY**

EXISTING STANDARD STALLS TO REMAIN	216
EXISTING STANDARD STALLS REMOVED	4
EXISTING ACCESSIBLE STALLS TO REMAIN	6
PROPOSED STANDARD STALLS	262
PROPOSED ACCESSIBLE STALLS	10
TOTAL STANDARD STALLS	478
TOTAL ACCESSIBLE STALLS	16
TOTAL PARKING STALLS	496



TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	5	3	2



PROJ #: 23-3446  
 DATE: 03/14/23  
 DRAWN: MTR  
 APPROVED: TRW

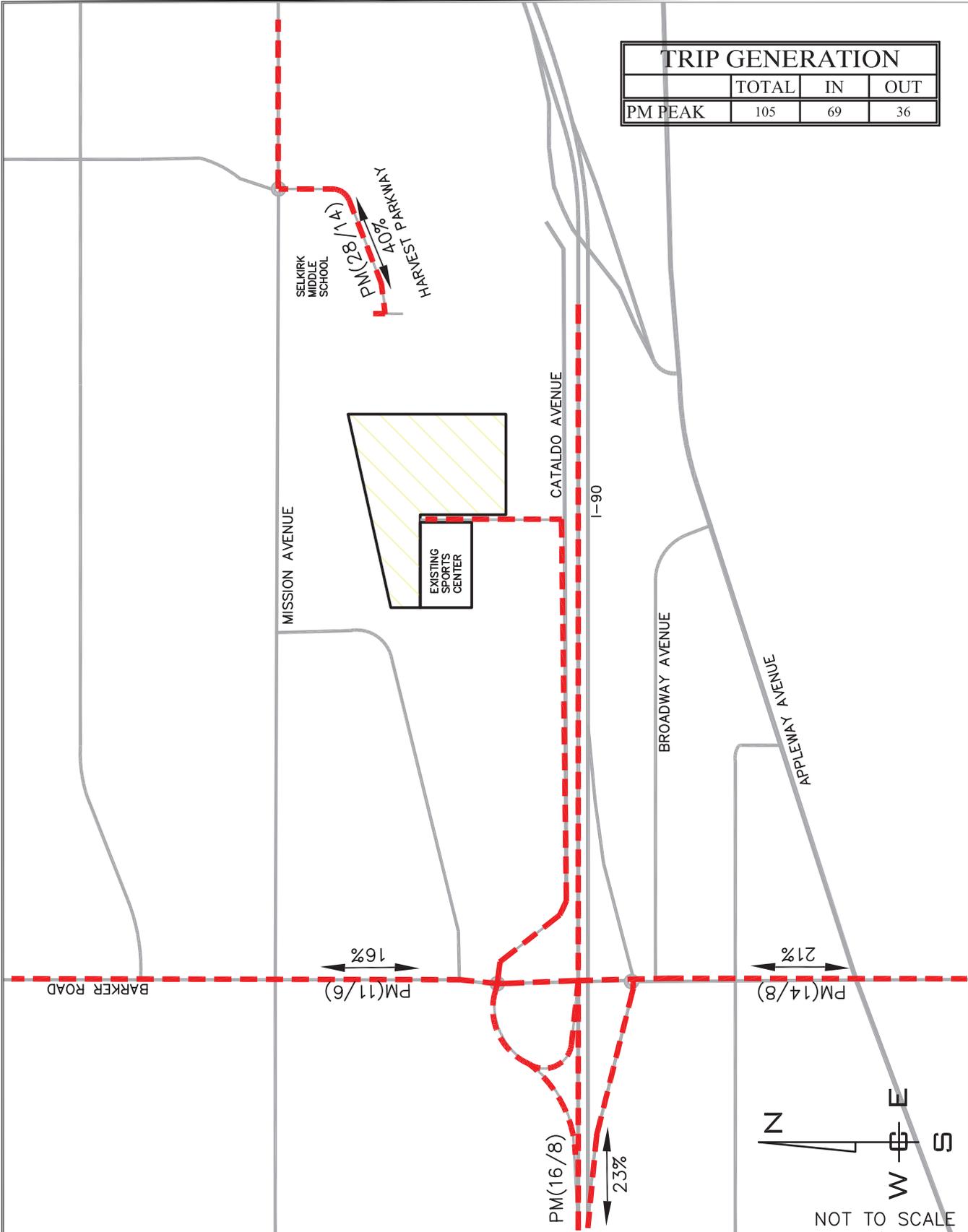
**TRIP GENERATION AND DISTRIBUTION  
 HUB SPORTS ADDITION  
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 LIBERTY LAKE, WASHINGTON**

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**FIGURE 3**

**AM TRIP DISTRIBUTION**

TRIP GENERATION			
	TOTAL	IN	OUT
PM PEAK	105	69	36



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**TRIP GENERATION AND DISTRIBUTION**  
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**FIGURE 4**

**PM TRIP DISTRIBUTION**