NOTICE OF APPLICATION

City of Liberty Lake Planning, Engineering & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: LUA2024-0021 **Zoning:** C-2 (Freeway Commercial), I (Light Industrial)

Proposal: Liberty Lake Office/Warehouse and Future Hotel

Proposal Description: The project will be in two phases. Phase 1 is the construction of a 65,000 sq ft warehouse/office building. Improvements include utility extensions, paved parking, site access, stormwater management, and landscaping. Phase 2 is the construction of a 100-room hotel. Total project area consists of approximately 4.96 acres.

Site Address: 22421 & 22415 E Appleway Avenue, Liberty Lake, WA 99019

General Location: North of Appleway Avenue, East of Liberty Lake Road, South of I-90, and West of the Liberty Lake Business Park.

Abbreviated Legal Description - **Section:** 10 **Township:** 25 **Range:** 45

Owner: Malbco Holdings, LLC **Phone:** 509-990-4645

Contact: Drew Nelson **Phone:** 509-218-3693

Application Date: 07/16/2024 **Determination of Completeness Issued:** 09/04/2024

Notice of Application Issued: 09/09/2024 **Comment Deadline:** 09/23/2024 at 4 p.m.

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

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

Required & Existing Studies: A SEPA Checklist has been completed, along with a Trip Generation & Distribution Letter.

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

Development Regulations: City of Liberty Lake Development & Building Codes, 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.

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

Date Issued: 09/09/2024

Signature: Lisa D Key

I-90 CORRIDOR

N28°46'34"E 676.41'

N55°05'01"W 275.58'

N60°03'29"E 291.35'

N14°59'52"E 192.06'

N29°39'08"W 432.89'

ACCESS ROAD TO APPLEWAY

HOME2 SUITES
5-STORY, 100 ROOMS

AREA OF GUY ANCHOR EASEMENT

LEASE SPACE 3
10,000 SF + 2ND FLOOR
100' X 100'

OPTIONAL LEASE SPACE, 2 @ 5,000 SF

HOSPITALITY ASSOCIATES
20,000 SF + 2ND FLOOR
100' X 200'

LEASE SPACE 2
10,000 SF + 2ND FLOOR
100' X 100'

OPTIONAL LEASE SPACE, 2 @ 5,000 SF

LEASE SPACE 4
10,000 SF + 2ND FLOOR
100' X 100'

OPTIONAL LEASE SPACE, 2 @ 5,000 SF

LEASE SPACE 1
10,000 SF + 2ND FLOOR
100' X 100'

OPTIONAL LEASE SPACE, 2 @ 5,000 SF

RAMP DOWN TO LOADING

RAMP DOWN TO LOADING

NOTE: ARROW INDICATES (2) 12' WIDE OVERHEAD DOORS (TYPICAL)

TRASH

TRASH

TRASH

PROJECT INFORMATION

BUILDING AREA CALCULATION:
HOTEL - 5 STORY, 100 ROOMS
INDUSTRIAL / OFFICE - 61,350 SF

PARKING:
STANDARD STALLS - 192
HANDICAP STALLS - 8
TOTAL - 200

SITE PLAN
SCALE = 1:20

NORTH

JRA
ARCHITECTURE & PLANNING

Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111

project title:
Liberty Lake
Liberty Lake, WA

project phase:
Schematic Design

sheet title:
SITE PLAN

revisions:

project no:	sheet no:
drawn: DH	A1.01
checked: DJ	
date: April 1, 2024	

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
Email: permitcenter@libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

   Liberty Lake Office/Warehouse and future Hotel

2. Name of applicant:
   Malbco Development, Inc.
3. Address and phone number of applicant and contact person:
   Attn: Drew Nelson
   16114 E. Indiana Avenue
   Spokane, WA 99216
   (509) 218-3693

4. Date checklist prepared:
   Greg Miller, Adams & Clark, Inc.

5. Agency requesting checklist:
   Liberty Lake Planning Department

6. Proposed timing or schedule (including phasing, if applicable):
   The project will be completed in 2 phases. The warehouse/office will be phase 1 and the future hotel will be phase 2. Plan approval in summer of 2024 with construction beginning in the fall of 2024 and completion in the spring of 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   None proposed

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None Known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   None Known

10. List any government approvals or permits that will be needed for your proposal, if known.
    Building Permit Application, Approval of Ste Development Plans (grading, drainage, utilities)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Phase 1 will be comprised of approximately 65,000 sq ft building which will contain office and warehouse users. Phase 2 will contain a 3 story 100 room hotel. The site will contain approximate parking as required by the zoning codes as well as parking lot landscaping and stormwater retention ponds.

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

The site is located on the north side of Appleway Avenue, west of Liberty Lake Road and east of Signal Drive in the southwest corner of Section 10 T25N, R45E, W.M. City of Liberty Lake, WA

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

The site is relatively flat with a slight slope to the west. The ground is covered with either a weed/grass ground cover or paved parking areas. There are trees sporadically located around the site

(circle one): **Flat,** rolling, hilly, steep slopes, mountainous, other _____

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

The site is relatively flat with slopes ranging between 2% and 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is this area is comprised of a silty sand/gravelly soil. The soil classification per the Spokane County soil survey is a Urban land, gravelly substratum (7105)

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

No indication of unstable soils were observed during a site visit and no history of any evidence were found.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The majority of the site will be excavated and a portion of the surface vegetation and top sol will be removed to accommodate the proposed structures and parking areas. Because the site is relatively flat the proposal is to balance the cuts and fill material on site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, because the site is relatively flat, very little runoff velocities will be generated. Temporary erosion controls will be placed during construction and permanent reseeding of disturbed areas will be performed after construction is completed

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 90% of the site will be covered with either buildings or parking access areas

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary erosion controls will be put in place during construction and permanent reseeding of disturbed areas will be performed after construction is completed

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
During construction, grading and construction equipment will emit dust and exhaust. Upon completion, the project will generate emissions from privately owned vehicles.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Interstate 90 is located directly to the north of the site and produces vehicle exhaust

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
During on-site construction, the dust will be controlled with appropriate dust abatement methods. Construction vehicles will have appropriate emission control devices installed

3. Water [help]

a. Surface Water: [help]

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.

None Known

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None, does not apply

4) Will the proposal require surface water withdrawals or diversions? Give 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, the property that s being developed under this proposal is not located within a 100-year floodplain.

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, there is no plans to have waste material discharge to surface waters

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No water will be withdrawn for the site. The proposed site will be supplied by public water. The site will discharge stormwater in to the ground after it has been treated in surface level stormwater treatment swales.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Warehouse buildings and storage buildings will not require waste discharge. The proposed office areas of the site will be connected to public sewer. Stormwater will be collected and moved to stormwater retention and infiltration ponds.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will be served with a stormwater management system, which will collect the stormwater runoff generated from the buildings and parking areas and direct it to a designed retention and infiltration system

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

No, it is unlikely with the improvements proposed

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

No, the site is an in-fill project and the surrounding developments already have drainage facilities in place. Off-site areas will not impact this site with stormwater runoff and this site

will not impact other off-site areas.

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

Stormwater will be collected in stormwater drainage facilities and treated before being discharged through an infiltration system

4. Plants [help]

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

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
__X__other types of vegetation

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

The existing ground vegetation, consisting of dryland grasses and weeds along with several existing trees will be removed with the initiation of on-site earthwork.

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

None are known

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

Aesthetic landscaping will be installed along the perimeter of the site as well as around the proposed buildings and within islands in the parking lot.

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

None known to be on-site

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk,** heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species on or near the site

c. Is the site part of a migration route? If so, explain.
Not that we are aware of

d. Proposed measures to preserve or enhance wildlife, if any:
We will incorporate measures in to the perimeter landscaping

e. List any invasive animal species known to be on or near the site.
None that we are aware of

6. Energy and Natural Resources [help]

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 site will use electric power and/or natural gas for lighting and heating. The site will be serviced with electricity and gas by Avista Utilities

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the proposed buildings are planned to be 3 stories or less.

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:
Construction practices pursuant to the Northwest UBC Energy Code Standards

7. Environmental Health [help]

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. **No, none are foreseen**

1) Describe any known or possible contamination at the site from present or past uses.
Not applicable

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no hazardous materials located in the direct vicinity of the site. There are underground gas pipelines within the right-of-way of Appleway Avenue.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Typical construction chemicals (fuel, oil, grease) will be properly stored on site during construction. No hazardous materials are anticipated in the warehouse/office buildings or future hotel.

4) Describe special emergency services that might be required.
No special emergency services are anticipated over standard services available

5) Proposed measures to reduce or control environmental health hazards, if any:
No additional measures are proposed, or anticipated to be needed, at this time

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Highway traffic noise. The site is located between Interstate 90 and Appleway Avenue and the site will be slightly affected by vehicular traffic noise.

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.
Short Term: Heavy equipment activates such as construction, grading, building activities
Long Term: Very little substantial nose is anticipated to be generated from the site.

3) Proposed measures to reduce or control noise impacts, if any:
None are proposed at this time

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site is currently a vacant lot with no existing structures. There is a baseball back stop on a portion of the site and sporadic asphalt parking areas, The surrounding properties are commercial and industrial businesses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No, the site has not been used for farming

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No, this site will not be impacted by the surrounding businesses.

c. Describe any structures on the site.
No structures are currently located on the site

d. Will any structures be demolished? If so, what?
Not Applicable as there are no existing structures

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

Industrial (I) and Commercial (C2)

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

Light Industrial and 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 a critical area by the city or county? If so, specify.

No, this site has not been classified as a critical area

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

Once full occupancy of the office/warehouse has been met, approximately 50-60 people would work there. The hotel would employee between 15-25 people and full occupancy would house 200-225 people on a temporary basis.

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

None, this is a vacant lot in an industrial/commercial area

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

None at this time

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

The proposal fits within the existing uses of the area as well as meets the current zoning guidelines

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

This is a fill in commercial/light industrial area. No agriculture or forest lands are within the near vicinity of the site so no measures to reduce impacts are currently planned.

9. Housing [help]

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

This is a commercial/light industrial project so no housing will be provided

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

This is a vacant lot so no housing will be eliminated

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

None proposed

10. Aesthetics [help]

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

The warehouse office building will be 2 story and the proposed hotel will be 3 story. Exterior material will be wood, aluminum, masonry and/or vinyl.

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

The views will change from vacant land to warehouse office. It is not anticipated that the development of the property will significantly reduce the views from the adjacent commercial/industrial properties.

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

Development will be pursuant to zoning standards with proper setbacks, height controls and landscaping of open areas.

11. Light and Glare [help]

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

On-site lighting will be a combination of interior and exterior lighting of the building entrances and parking lot lights. These lights will be during the night time hours

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

Not likely. Efforts will be made to see that on-site lighting is neither a safety hazard or will interfere with views from adjacent properties

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

Existing building exterior lighting and existing parking lot and access road street lights are in the vicinity. None of these lights will have any affect on our proposed development

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

The on-site lighting will be downward directed in an effort to reduce the potential for glare.

12. Recreation [help]

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

Trailhead Gold course is located approximately ½ mile south of this site.

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

No, this is an undeveloped vacant lot

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

None proposed at this time

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None that we are aware of

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None that we are aware of

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Conversations with the tribe to have their archeologist visit the site and do an evaluation will take place during the permitting phase

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Standard industry practices for site disturbance in areas that have potential cultural and /or historic potential will be observed at all times during the site prep work.

14. Transportation [help]

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

The site is served by Appleway Avenue, Liberty Lake Road and Interstate 90

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is served by public transportation. There is a bus route that runs on Appleway Avenue.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The parking requirements will be met per zoning code, during the design and application process. There exists areas on site that are paved parking areas. Some of these areas will need to be removed to allow for the construction of the buildings and areas that are undeveloped shall have new parking areas created.

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

The site currently has access to Appleway Avenue via an existing shared access road.

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

No, the future tenants of the office/warehouse as well as guests at the future hotel will rely on ground transportation

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The office warehouse building will generate approximately 322 weekday trips

The future hotel (100 rooms, 70% full) will generate approximately 309 weekday trips

Peaks for both uses will be morning (7am-9am) and evening peak (4pm-6pm)

Trip counts based on the ITE Manual, 11th Addition

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, this is an urban in-fill project and no farming or forestry is located within the vicinity

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

No measures are currently proposed

15. Public Services [help]

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

The proposal is for warehouse/office and future hotel so needed services would be fire and police, sanitation, street plowing. Public transportation already exists. Because no residence are planned, there would not be a need for schools, health care.

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

Increase tax revenue from the development of the property may be utilized to help offset the development impacts.

16. Utilities [help]

a. List all utilities currently available at the site: (ex: **electricity**, **natural gas**, **water**, **refuse service**, telephone, **sanitary sewer**, septic system)

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.

Avista has electricity and natural gas in the vicinity of the project. City of Liberty Lake has water in along the frontage of the site and Spokane County has sanitary sewer. There are several utility easements on-site that will aid in bringing these utilities to the project site.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Greg Miller

Name of signee GREG MILLER

Position and Agency/Organization PROJECT ENGINEER ADAMS & CLARK, INC.

Date Submitted: _____

TABLE 1 - TRIP GENERATION
H-A COMMERCE CENTER - LIBERTY LAKE
ADDENDUM - TRIP GENERATION

Time Period	Size	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Total	Pass-by %*	Pass-by Trips	Net Total
Proposed: Warehousing (ITE LUC 150; 48,400 sf)										
Weekday	48,400	1.71	50%	41	50%	41	83	--	--	--
AM peak hour	48,400	0.17	77%	6	23%	2	8	--	--	--
PM peak hour	48,400	0.18	28%	2	72%	6	9	--	--	--
Proposed: Business Hotel - General Urban/Suburban (ITE LUC 312; 100 - units)										
Weekday	100	4.02	50%	201	50%	201	402	--	--	--
AM peak hour	100	0.36	39%	14	61%	22	36	--	--	--
PM peak hour	100	0.31	55%	17	45%	14	31	--	--	--
Proposed: General Office Building (ITE LUC 710; 12,100 sf)										
Weekday	12,100	10.84	50%	66	50%	66	131	--	--	--
AM peak hour	12,100	1.52	88%	16	12%	2	18	--	--	--
PM peak hour	12,100	1.44	17%	3	83%	14	17	--	--	--
Total:										
Weekday	--	--	--	308	--	308	616	--	--	--
AM peak hour	--	--	--	37	--	26	63	--	--	--
PM peak hour	--	--	--	22	--	35	57	--	--	--

where X = units or 1,000 sf; T = Trips

* - Pass-by rates per ITE, local Agency data and Traffic Engineering Experience, there are some pass-by trips associatedwith service/delivery type trips but no adjustment is taken

Trip rates per the Institute of Transportation Engineers Trip Generation Manual **11th Edition**

Note: Due to rounding some values may not add up

Table 1 above updates the Trip Generation data contained in Trip Generation and Distribution for H-A Commerce Center dated 09.03.2024 by Adams & Clark, Inc.. The Trip Generation data in the report appears to be based on out of date ITE data.

09.09.2024

TRIP GENERATION and DISTRIBUTION

FOR

H-A COMMERCE CENTER

SECTION 10, T25N, R45E WM
CITY OF LIBERTY LAKE, WASHINGTON

Prepared For:

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09/03/24

Adams & Clark, Inc.

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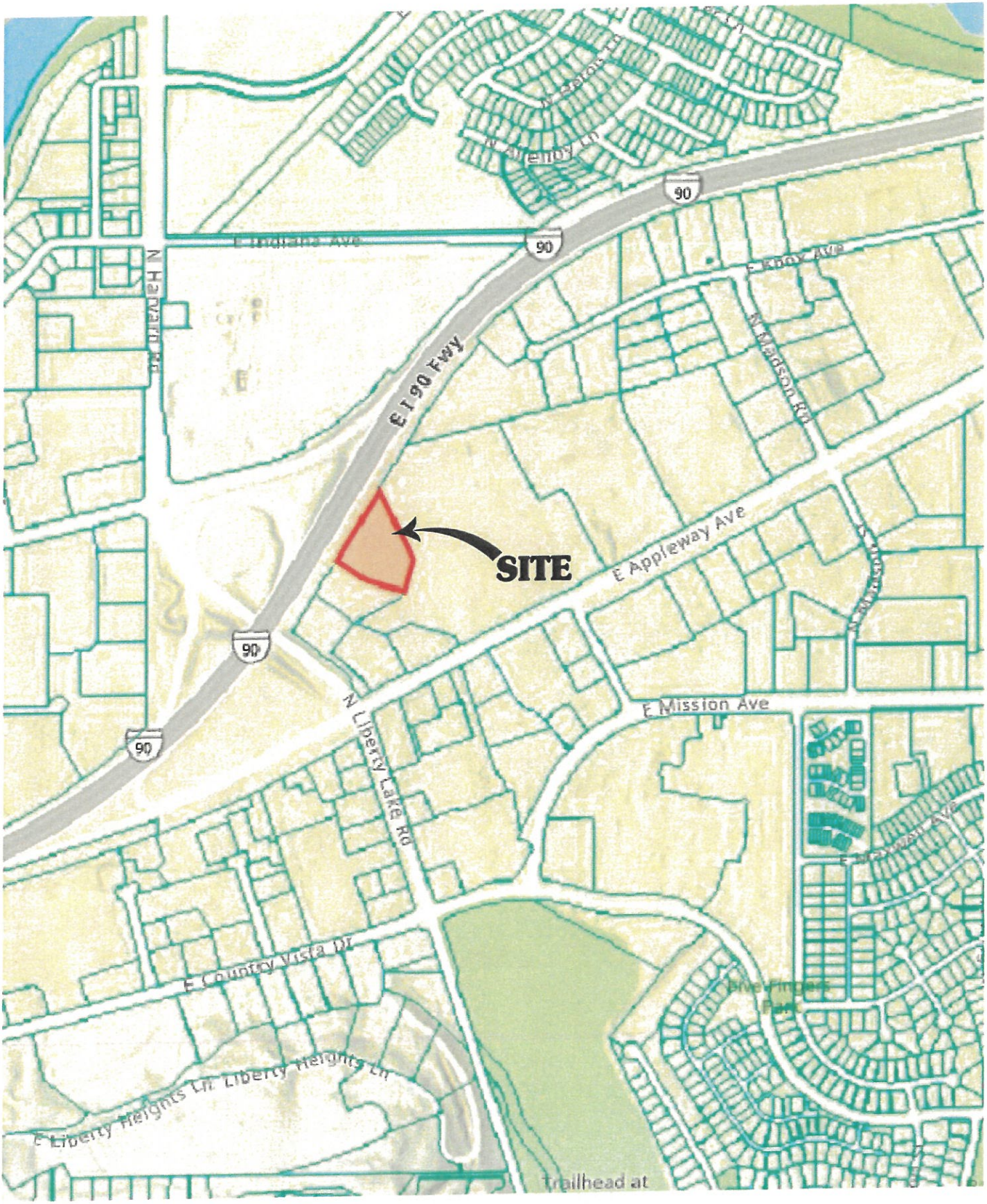
A&C Project No. 2024-01-044



VICINITY MAP

PROJECT OVERVIEW

This Trip Generation and Distribution report is being prepared as part of the submittal package for the preliminary development plans and SEPA review for H-A Commerce Center. The proposed project will allow for the construction of a 60,500 sq ft warehouse and office building, along with a 100 room hotel. The site is located on the north side of Appleway Avenue and west of Liberty Lake road in the SE1/4 of Section 10, Township 25 North, Range 45 East, W.M., in the City of Liberty Lake, Spokane County, Washington. The site is approximately 4.96 acres with existing zoning of Industrial (I) and Commercial (C2). There will be 2 phases to this project. Phase 1 will be to construct the warehouse/office building and all of the site improvements required for that use. The seconds phase will be to construct the hotel. and completion is anticipated in 2026.

EXISTING CONDITIONS

At the current time the property is undeveloped with existing commercial and industrial buildings in the vicinity. The site is located as shown on the Vicinity map.

Roadways in the area include:

Appleway Avenue – A four lane public road with a center turn lane that runs east and west and is adjacent to the project site. Improvements to this road include asphalt paving surfacing and has curbs and sidewalk on both sides.

Liberty Lake Road – A four lane public road with a center turn lane that runs north and south and is located to the west of the project site. Improvements to this road include asphalt paving surfacing and has curbs and sidewalk on both sides.

I-90 – A four lane public highway running east and west and north of the project site. Improvements to this road include asphalt paving surfacing and has no curbs or sidewalk on either side.

Molter Road – A four lane public road with a center turn lane that runs north and south and is located to the east of the project site. Improvements to this road include asphalt paving surfacing and has curbs and sidewalk on both sides.

PROPOSED IMPROVEMENTS

H-A Commerce Center proposes to develop 2 existing lots Lot 1 will have a 60,500 sq ft warehouse/office with 20% of the building used as office space and 80% of the building used as warehouse space. In addition, lot 2 will have a 100 room hotel with projected average occupancy at 70%. There is one internal private road that provides access to the site from Appleway Avenue several existing access point that serves the existing parcel. The existing road will be used to serve the developments on both lots.

TRAFFIC GENERATION

Per ITE Trip Generation Manual and industry standards, trip generation from Warehouse/Office and Hotels are as follows:

Office	
Weekday	= 11.01 trips / 1000 sq ft
Weekday AM Peak Hours	= 0.45 trips / 1000 sq ft
Weekday PM Peak Hour	= 0.51 trips / 1000 sq ft
Warehouse	
Weekday	= 5.32 trips / 1000 sq ft
Weekday AM Peak Hours	= 0.45 trips / 1000 sq ft
Weekday PM Peak Hour	= 0.51 trips / 1000 sq ft
Hotel	
Weekday	= 8.23 trips / Room
Weekday AM Peak Hours	= 0.67 trips / Room
Weekday PM Peak Hour	= 0.71 trips / Room

Base on the proposed layout of the H-A Commerce Center, the amount of increased traffic will be as follows:

Office	= 11.01 x 12.1 = 133.22 trips / weekday
Warehouse	= 4.96 x 48.4 = 240.06 trips / weekday
Hotel	= 8.23 x 100 = 823 trips / weekday
Total	= 1196.3 trips / weekday

Peak AM and PM Traffic trips

Office	
New AM Peak Traffic	= 0.48 x 12.1 = 5.8 trips / weekday
New PM Peak Traffic	= 0.46 x 12.1 = 5.6 trips / weekday
Warehouse	
New AM Peak Traffic	= 0.45 x 48.4 = 21.8 trips / weekday
New PM Peak Traffic	= 0.51 x 48.4 = 24.7 trips / weekday
Hotel	
New AM Peak Traffic	= 0.67 x 100 = 67 trips / weekday
New PM Peak Traffic	= 0.51 x 100 = 51 trips / weekday
Totals	
New AM Peak Traffic	= 94.6 trips / weekday
New PM Peak Traffic	= 81.3 trips / weekday

TRIP GENERATION

Based on the above traffic generation, AM and PM Peak Hour Traffic is:

AM Peak Hour:	70.9 trips (in)	23.7 trips (out)	94.61 trips (total)
PM Peak Hour	24.4 trips (in)	56.9 trips (out)	81.3 trips (total)

TRIP DISTRIBUTION

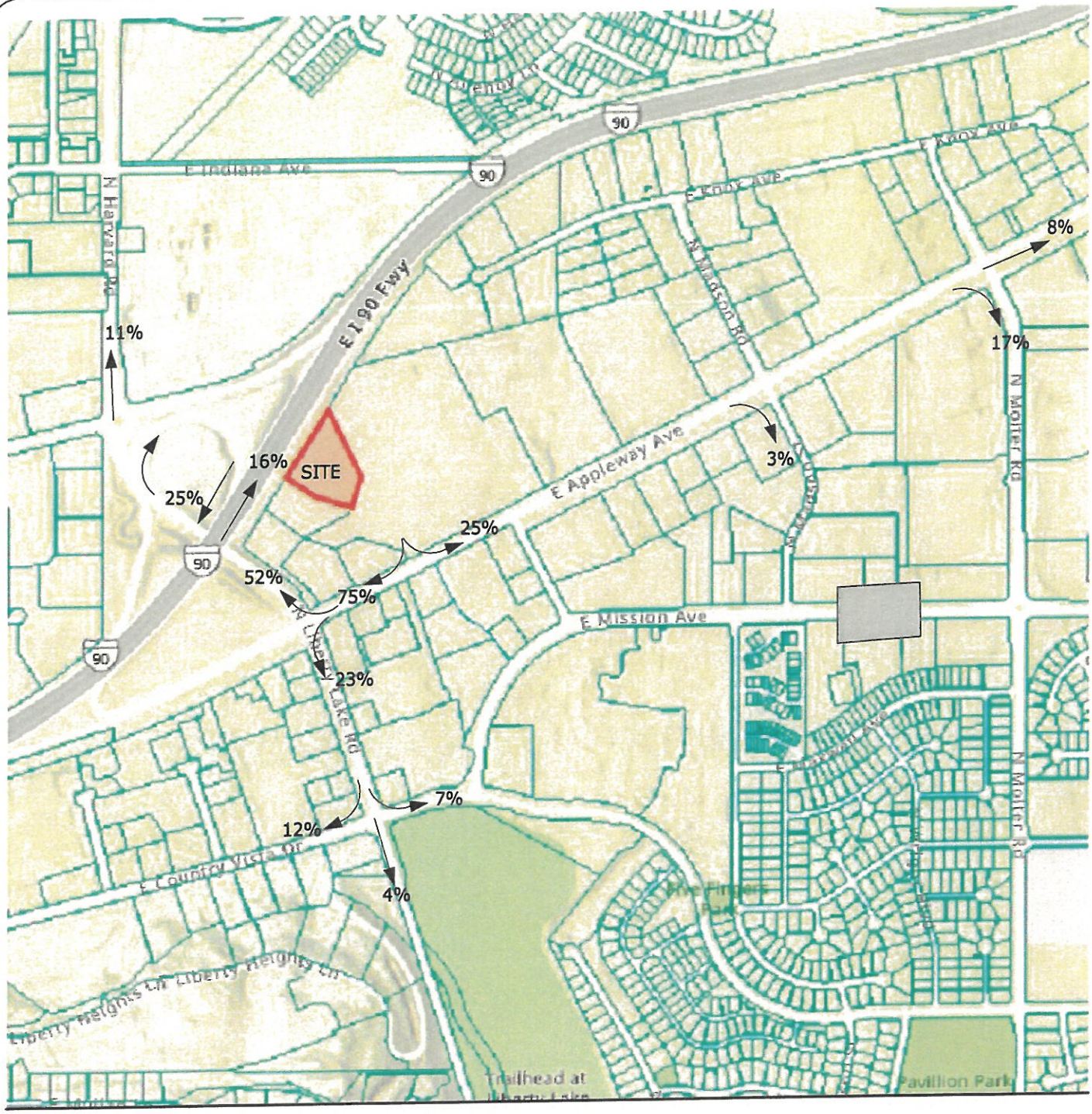
The trip distribution was determined based on existing conditions of the surrounding area and the projected uses for the lots within vicinity of the site. Overall distribution from the site is expected to be 75 percent of traffic to travel west on Appleway Avenue to Liberty Lake Road. From there, the traffic can travel south on Liberty Lake Road or north to interstate 90 where they can travel east of west. The remaining 25 percent will travel east on Appleway Avenue and then south on Molter Avenue.

FUTURE TRAFFIC VOLUME PROJECTIONS

No future traffic volumes were projected with this analysis. This development is a fill in project with no expectation for expansion.

RECOMMENDATIONS

As a result of the increase in traffic volume generated by this project, the volumes at the intersections of Appleway Avenue and Liberty Lake Road will increase slightly (less than 10%). The intersection of Appleway Avenue and Molter Road will increase less than 5% and traffic on both the east and west bound on ramps will notice a light increase. All other impacts generated by traffic from this project are negligible and no mitigations are planned.



SHEET 1 OF 1

DISTRIBUTION MAP

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