

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 #: LUA2025-0020 **Zoning:** C-2

Proposal: Ridgeline Center Binding Site Plan – Phase 1

Proposal Description: Binding Site Plan dividing 6.3 acres into 3 lots, and the development of phase 1 to include a 15,000 sq. ft. office building with parking on 2.16 acres.

Site Address: None Assigned

General Location: Northeast corner of Broadway & Appleway Avenue

Abbreviated Legal Description - Section: 17 **Township:** 25 N **Range:** 45E

Owner: Ridgeline Center, LLC **Phone:** 509-777-1777

Contact: Matt Kelly, Simpson Engineers **Phone:** 509-926-1322

Application Date: 06/02/2025 **Determination of Completeness Issued:** 06/17/2025

Notice of Application Issued: 06/17/2025 **Comment Deadline:** 07/01/2025 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: Consolidated Irrigation & Spokane County Environmental Services permits & approvals, 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 Fees and other conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, Liberty Lake Engineering Design Standards, and the Eastern Washington Regional Stormwater Management Manual are the primary City regulations applicable to the site.

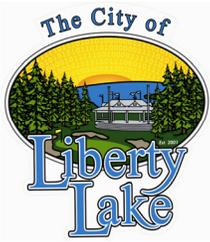
Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

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



Community Development Department

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 06/17/2025

Signature: _____

Lisa D Key



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:

Ridgeline Binding Site Plan Amendment (BSP-07-0001)

2. Name of applicant: Legacy Group Development LLC c/o Ridgeline Center LLC

3. Address and phone number of applicant and contact person:

12209 E. Mission Ave, Suite 5, Spokane Valley, WA 99206 - (509) 777.1777

4. Date checklist prepared:

7/29/2024

5. Agency requesting checklist:

City of Liberty Lake

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

Schedule is Unknown

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

This project will be a phased development. The first phase will include the development of Lot 1

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

Intermountain Materials Testing & Geotechnical has been hired to prepare a geotechnical analysis

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.

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

Final Binding Site Plan Amendment Approval, and building, water and sewer permits.

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.)

Divide 1 Parcel (Lot 1 of BSP-07-0001) 6.3 acres into seven parcels. Parcels will consist of Commercial Use

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.

South of I-90. Located on the Northeast corner of Appleway Avenue & Broadway Avenue in the City of Liberty Lake.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

The property is undeveloped and being farmed.

b. What is the steepest slope on the site (approximate percent slope)? **10%**

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.

According to the Natural Resources Conservation Service Website the site consists primarily of Opportunity very gravelly ashy loam with pockets of Lenz-Spokane complex. Intermountain Materials Testing & Geotechnical is contracted to perform a Geotechnical Study of Lot 1 of the existing Binding Site Plan.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

- 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.

Proposed grading for drive isles, building pads, stormwater and underground utilities. The overall grading will consist of removing organics in preparation of parking lot subgrade & building pads. Quantities are unknown at this time, but anticipate 20,000 CY to 30,000 CY of material onsite. No export or import is anticipated for subgrade preparation,

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

Minor erosion from wind and rain may occur during construction but would be mitigated through the use of appropriate BMPs. No erosion is anticipated upon the completion of the the development.

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

Unknown at this time. TBD upon individual site plan development.

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

Watering Trucks, Rock Construction Entrance, inlet protection, and silt fence if runoff to adjacent properties is anticipated during construction.

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.

Construction: Automobile odors and dust at unknown quantities.
Post construction: Automobile odors at unknown quantities.

- 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:

Water the disturbed soils during construction to minimize dust

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.

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 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.

- 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 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. All development will be connected to a public water system.

- 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.

None. All development will be connected to a public sewer disposal system.

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.

Onsite stormwater runoff will be disposed of per the accepted jurisdictional standards. Quantities TBD upon individual site development.

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

No.

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

No.

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

TBD upon individual site development.

All stormwater and surface drainage will be contained and treated on site per City of Liberty Lake Standards

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
- shrubs
- 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
- other types of vegetation

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

It is anticipated that all existing vegetation will be removed, but will be determined upon individual site development.

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

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

Stormwater areas will be vegetated per standards to provide treatment and street trees are required. Landscaping plans will likely be provided upon site development.

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

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 _____

Birds: Hawks & Songbirds.

Mammals: Deer

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

Unknown.

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

Unknown.

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

None.

- e. List any invasive animal species known to be on or near the site.

Unknown.

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.

Natural gas and electricity for heating, lights and general commercial use.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Not likely.

- 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:

TBD upon site development. Designs to meet current standards at time of building permit.

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. Unknown at this time. TBD upon individual site development.

- 1) Describe any known or possible contamination at the site from present or past uses.

The subject land has been used for agricultural purposes in the past. Our understanding is that normal operation and maintenance of the fields would have included the use of various agricultural chemicals, some of which may have the potential to be persistent. At this time presence of any chemical residue is unknown.

- 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.

None.

- 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.

TBD upon individual site development.

- 4) Describe special emergency services that might be required.

TBD upon individual site development.

- 5) 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)?

Road traffic from I-90, Broadway Avenue & Appleway Avenue. Additional noise from school activities from the High School southeast of the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise for approximately 8-10 hours per day during construction, and increased traffic once project is complete.

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

Construction will be restricted to hours allowed by code.

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 current site is farm fields with surrounding areas similar. CVSD High School is located to the southeast. The commercial development will add jobs for the community.

- 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?

The site has been used as working farmlands. It will likely continue to be farmed until fully built out. When all lots are fully developed it is likely that there will be no areas used as farmlands.

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:

Not likely.

c. Describe any structures on the site.

Site is currently vacant.

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

No.

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

Freeway Commercial (C2). River District Commercial (RD-C)

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

Freeway Commercial

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

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

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

Quantity is unknown at this time. Numbers vary due to the unknown users in the commercial development.

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

Zero.

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

N/A.

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

This project is designed to comply with City of Liberty Lake Land Use Codes.

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

There are no proposed measures as no impacts are anticipated.

9. Housing [\[help\]](#)

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

No housing units are proposed. This is proposed as a Commercial Business Park.

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

Zero.

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

None.

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 MAXIMUM BUILDING HEIGHT TO BE 50' AS DEFINED AHJ. MATERIALS TO INCLUDE A COMBINATION OF FIBER CEMENT, BRICK, WOOD, METAL SIDING WITH ASPHALT AND OR METAL ROOFS

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

There are no proposed measures as no impacts are anticipated.

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

Landscaping and buffering will mitigate visual impacts.

11. Light and Glare [\[help\]](#)

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

Lighting within the development required to be \leq to a BUG rating of 0-0-2, so minimal glare is expected.

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

None Anticipated

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

Lighting from the school athletic fields and traffic lights from I-90.

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

No measures at this time. Sites to likely incorporate Landscape buffering.

12. Recreation [\[help\]](#)

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

The CVSD public school, Saltese Uplands, Pavilion Park and (3) Golf Courses.

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

No.

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

None.

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 known.

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.

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.

None.

- 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.

None.

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 proposed project will have direct access to Broadway Avenue. And Additional driveway access is proposed to Appleway Avenue for the Phase 1 development.

- 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?

Nearest bus stops are located at County Vista Drive & Liberty Lake Road, approximately 1.7 miles to the east, and at Appleway Avenue & Barker Road, approximately 0.6 mile to the west. Additional bus route along Country Vista Drive will be available, with stops at the corner of Kramer Pkwy and directly in front of Ridgeline HS

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

TBD upon individual site development. No parking to be eliminated as it does not exist.

- 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).

TBD upon individual site development. Shared access will likely be proposed for connectivity.

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

None.

- f. How many vehicular trips per day would be generated by the completed project 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?

Individual Site trip generation and distribution letters will be provided at time of building permit.

- 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.

Unknown.

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

TBD at time of building permit application. Building and site will be designed and constructed to meet all current codes.

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.

Possibly additional public transportation due to job opportunities.

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

TBD at time of building permit application. Building and site will be designed and constructed to meet all current codes.

16. **Utilities** [\[help\]](#)

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

Electricity, Natural Gas, Public Water, Public Sanitary Sewer, Telephone & Cable

- 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.

TBD upon individual site development.

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: Conner DeGeest

Name of signer Conner DeGeest

Position and Agency/Organization Development manager - Legacy Group Development, LLC

Date Submitted: 5/21/2025

D. Supplemental sheet for non-project actions [\[HELP\]](#)
(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Increased impervious area will produce more stormwater, controlled with drainage ponds. Emissions to air will increase with added traffic.

Proposed measures to avoid or reduce such increases are:

N/A.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Additional traffic for the employees and energy use of a new buildings.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Design and Build to comply with all current codes.

3. How would the proposal be likely to deplete energy or natural resources?

New buildings will require additional resources for typical use.

Proposed measures to protect or conserve energy and natural resources are:

Design and Build to comply with all current codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not expected to have any impact.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Additional traffic for the employees and energy use of a new buildings.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures as no impacts are anticipated.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict anticipated.



Founded 1946

Civil Engineering, Land Surveying
& Land Planning

June 13, 2025

Lisa Key
Community Development Director
22710 East Country Vista Drive
Liberty Lake, WA 99019

Re: Trip Generation and Distribution Letter for Ridgeline Center Binding Site Plan, Phase 1

Dear Lisa:

The applicant, Legacy Group Development LLC c/o Ridgeline Center LLC, has asked me to complete a trip generation and distribution letter for the proposed Ridgeline Center Binding Site Plan, Phase 1 as required by the City of Liberty Lake. The site is located on parcel 55175.9048 at the intersection of Broadway Avenue and Appleway Avenue within Liberty Lake as shown on Exhibit 1. A total of three lots are proposed within the binding site plan; proposed use is general office. Exhibit 2 shows the layout of the individual parcels. Exhibit 3 shows the proposed improvements for Phase 1. This letter will address the anticipated trips generated by Phase 1 of the development, and the general distribution of those trips into the surrounding street network.

Current zoning for the site is Freeway Commercial (C2). Land to the west of the site is zoned Freeway Commercial (C2) and contains automobile sales specializing in ATVs, snowmobiles and personal watercraft. The boundary between the City of Liberty Lake and the City of Spokane Valley is located approximately 400 feet west of the site. Farmland is adjacent to the southwest and east. Directly to the south of the site, on the opposite side of Appleway Avenue, are sports fields associated with Ridgeline High School. Anticipated mixed-use development in the Country Vista Biding Site Plan is located approximately 800 feet to the east. Interstate-90 bounds the property to the north.

Broadway Avenue and Appleway Avenue are identified as arterials on the 2025 City Roads Map, Exhibit 4. Appleway Avenue provides primary east-west access to the site for trips originating to the east, west and south of the project. Trips originating to the north of I-90 will likely utilize Broadway Avenue for access, which provides the most direct access to I-90 ramps and bridging across the interstate to the north via Barker Road. To the north on Barker is I-90, Mission Avenue, Euclid Avenue and Trent Avenue. To the south on Barker is Sprague Avenue.

STA operates bus service to and from Liberty Lake. Route 98 provides transit access along Appleway Avenue with the nearest stop being at Michigan Street and Appleway Avenue approximately 0.3 miles to the west. Bicycle lanes are provided on both sides of Appleway Avenue, and a shared use path has been constructed along the south side of Appleway Avenue west of Broadway.

At present, the 6.3-acre site to be developed is cultivated farmland. Each of the three proposed parcels is anticipated to be used for general office. Phase 1 improvements will include the construction of a 15,000-square foot office building, frontage improvements, paved parking

areas, landscaping and stormwater facilities as shown in Exhibit 3. Two access points will be provided into the site: a relocated driveway approach along Appleway Avenue and new approach on the west side accessing Broadway Avenue. These two points of access are intended to also serve the future phases. Construction of Phase 1 is anticipated to begin in the Summer of 2025. There is currently no timeline for the construction of future phases.

The trip generation characteristics of the proposed uses are found in the “Institute of Transportation Engineers Manual, Trip Generation Manual, 11th Edition”. Land Use Code *LU-710 General Office Building*. Gross Floor Area units was selected as the independent variable for estimating trip volumes. New trips anticipated from the proposed development are shown in Table 1.

Table 1 – Estimated Trip Generation Volumes for LU-710, General Office Building

1,000 sf Gross Floor Area	A.M. Peak Hour Adjacent Street		P.M. Peak Hour Adjacent Street		ADT		
	Volume at $\text{Ln}(T) = 0.86$ $\text{Ln}(X) + 1.16$	Directional Distribution		Volume at $\text{Ln}(T) = 0.83$ $\text{Ln}(X) + 1.29$	Directional Distribution		Volume at $\text{Ln}(T) = 0.87$ $\text{Ln}(X) + 3.05$
		88% In	12% Out		17% In	83% Out	
15	33	29	4	34	6	28	223

Distribution pattern analysis began with a review of multiple recent studies conducted in the near vicinity including the Liberty Lake Network Analysis Update, September 3, 2020 completed by Parametrix; Country Vistas Binding Site Plan Traffic Impact Analysis, and Liberty Lake Corporate Park Expanded TG&D Analysis both completed by Ardurra; and the draft Spokane Valley Subarea Transportation Plan prepared by Fehr and Peers. It is expected that the impacts to nearby intersections resulting from the development of Ridgeline Center will be included within the larger scope of the current subarea study and this letter is therefore intended to provide additional support to that ongoing study. Overall distribution from the site is expected to be 30% west along Appleway towards Barker, 35% east along Appleway towards Liberty Lake and 35% west along Broadway towards Barker. Anticipated trip distribution is provided in Exhibit 5.

Level of service (LOS) was studied at the intersections of Appleway/Broadway and Barker/Broadway as part of the draft Spokane Valley Subarea Transportation Plan. The existing condition of Appleway/Broadway has an AM Peak LOS of “C” with a delay of 15 seconds and a PM Peak LOS of “B” with a delay of 15 seconds. This meets or exceeds the current regulatory LOS of “E”. The intersection of Barker/Broadway has an AM Peak LOS of “C” and a delay of 16 seconds and a PM Peak LOS of “B” with a delay of 14 seconds. At the 2050 horizon year utilizing the Spokane Regional Transportation Council’s Travel Demand Model, the intersection of Appleway/Broadway is expected to have an AM LOS of “C” with a 23 second delay, and a PM Peak LOS of “C” with a 25 second delay. The intersection of Barker/Broadway is expected to be improved with a roundabout, which must meet a volume to capacity ration (v/c) of 0.90 or less. 2050 projections are an AM Peak v/c of 0.71 and a PM Peak v/c of 0.67. The addition of 22 peak hour trips at the intersection of Broadway/Appleway resulting from the development of Ridgeline Center, Phase 1 is not likely to result in a significant impact to the level of service.

Founded 1946
Simpson Engineers, Inc.
Civil Engineering, Land Surveying
& Land Planning

If there are any concerns, please feel free to contact me.

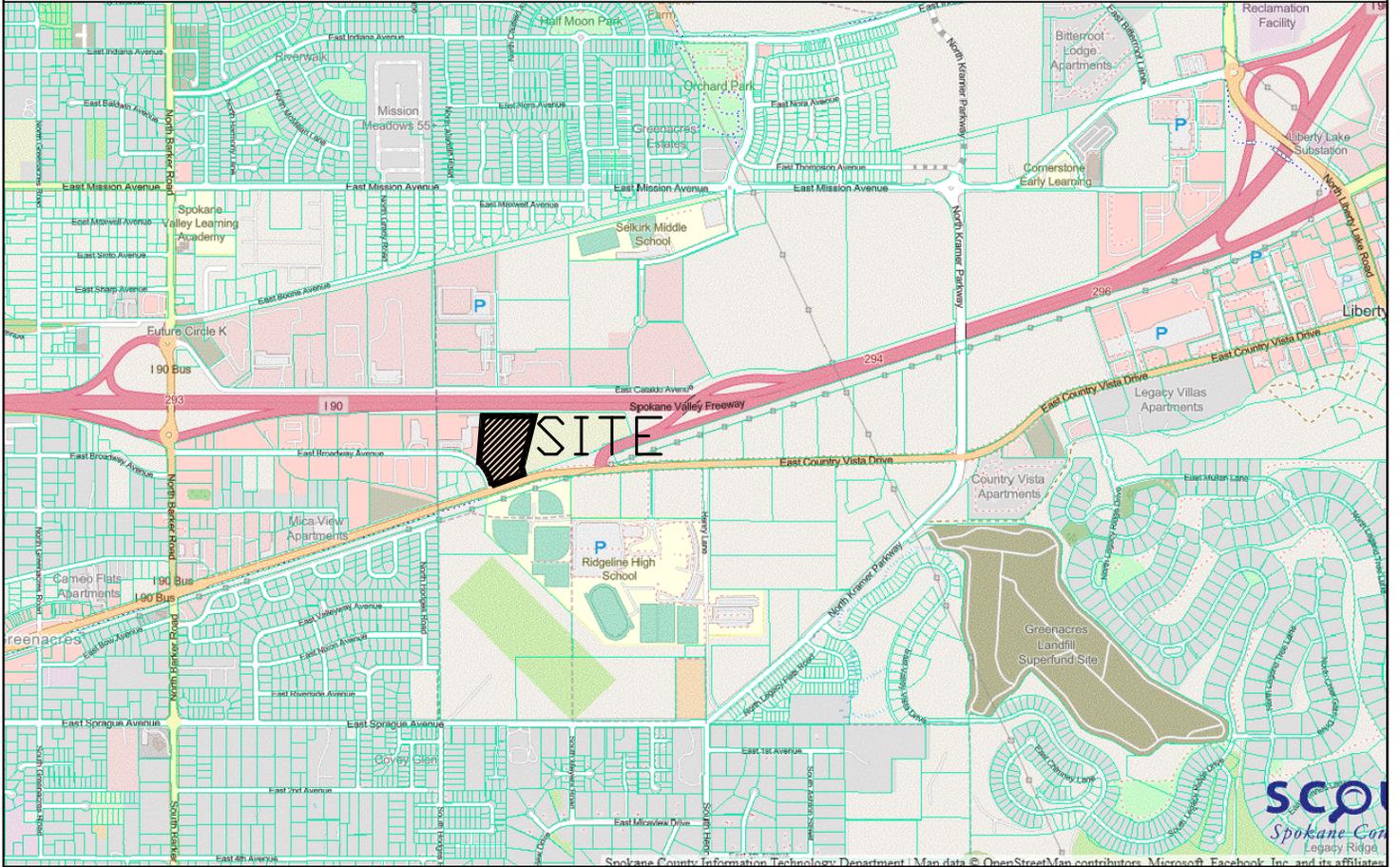
Sincerely,



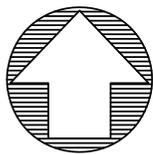
Aaron Simpson, P.E.



909 N. Argonne Rd., Spokane Valley, WA
Phone: (509) 926-1322 | Fax: (509) 926-132
Email: aaron@simpsonengineers.com



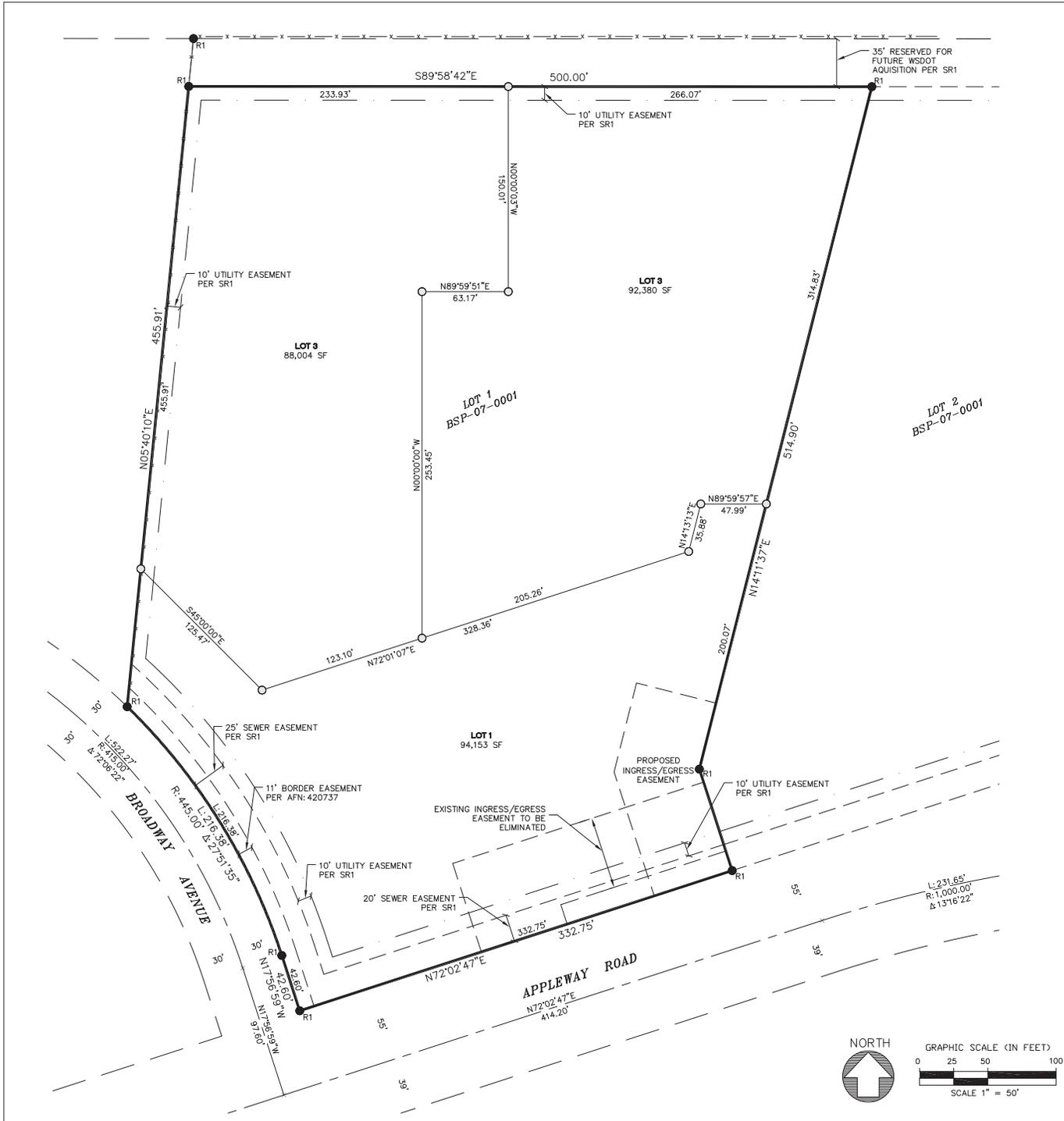
VICINITY MAP
FIGURE 1



RIDGELINE CENTER

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323



AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2025, AT _____ M. IN BOOK _____ OF SURVEYS ON PAGE _____ AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

BASIS OF BEARING

THE BEARING OF S89°58'42"E ALONG THE NORTH LINE OF LOT 1 OF BSP-07-0001, PER SR1, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

RELATIVE ACCURACY STATEMENT

THE RELATIVE ACCURACY OF THE SURVEYED MONUMENTS AND PROPERTY CORNERS IN THIS SUBDIVISION MEETS OR EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE ACCURACY PER WAC 332-130-085

SURVEYOR'S NOTE

1. THE PURPOSE OF THIS SURVEY WAS TO DEPICT THE NEW PARCEL BOUNDARIES.
2. PARCELS AS SHOWN ARE NOT CREATED BY THIS SURVEY. BLA APPLICATION PROCESS THROUGH THE CITY OF SPOKANE VALLEY AND CITY REQUIREMENTS ARE TO BE COMPLETED.

REFERENCES

- SR1 BINDING SITE PLAN 07-0001
- BOOK 3 OF BINDING SITE PLANS, PAGE 24

LEGEND

- = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- = FOUND AS NOTED
- × = CALCULATED POINT, NOTHING SET
- R1 = FOUND #5 REBAR LS #34150
- x - = EXISTING FENCE

SURVEYOR'S CERTIFICATE

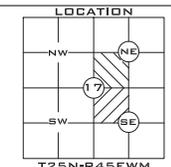
I, STEVEN W. TRIPP, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RIDGELINE CENTER, LLC.



STEVEN W. TRIPP P.L.S. #34151
PROFESSIONAL LAND SURVEYOR

**RIDGELINE CENTER, LLC
BSP-07-0001-R0S**

RECORD OF SURVEY IN THE
SW 1/4 OF NE 1/4 SECTION 17, T25N., R45 E.W.M.
NW 1/4 OF SE 1/4 SECTION 17, T25N., R45 E.W.M.
SPOKANE VALLEY, WASHINGTON

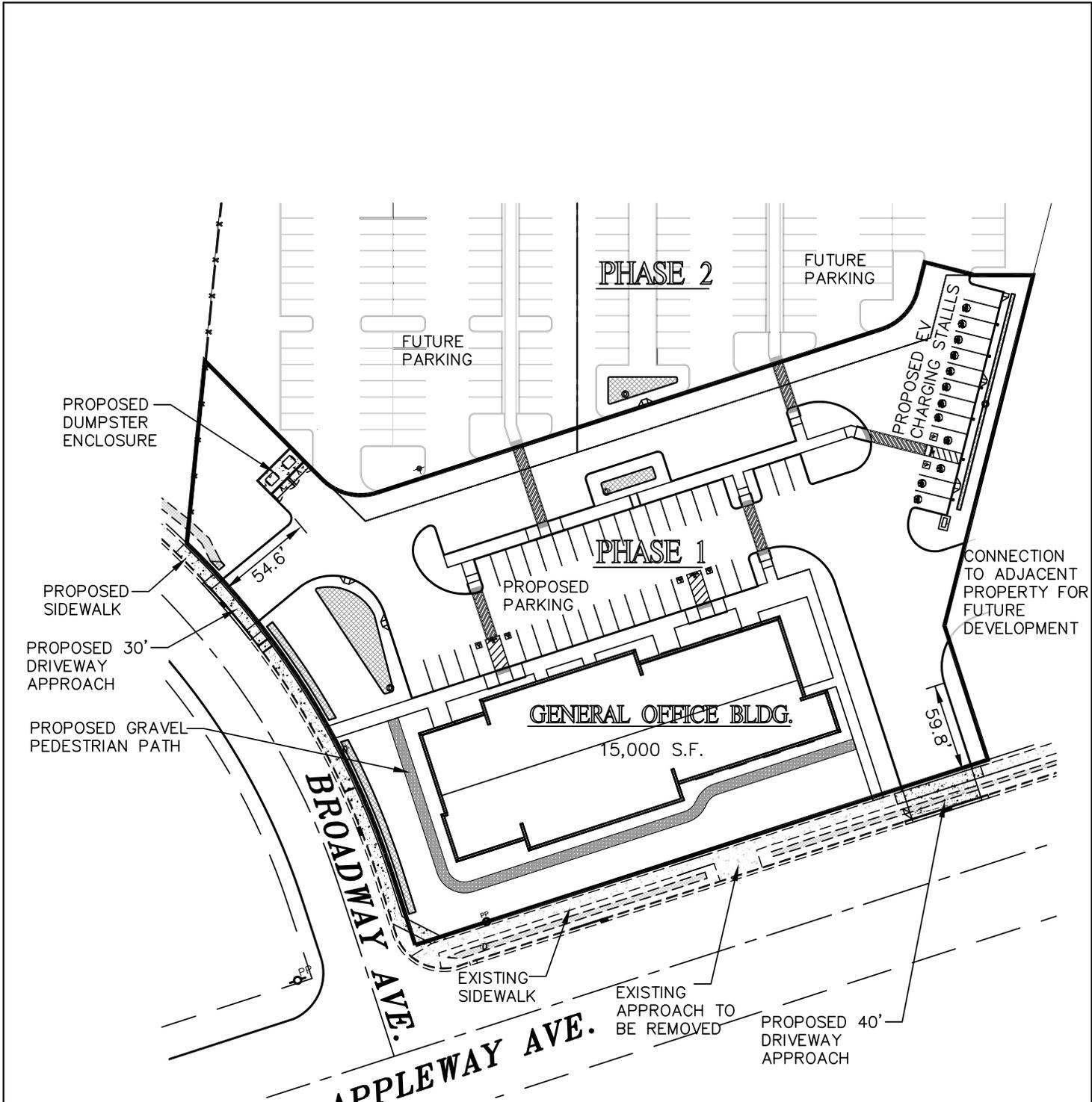


909 N. ARGONNE RD
SPOKANE VALLEY, WA
509-926-1322

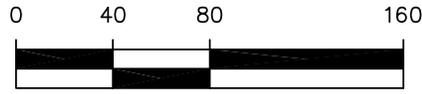
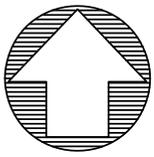
SIMPSON ENGINEERS, INC.

DRAWN BY	MJK	DATE	5/02/2025	PROJECT NO.	17660	DRAWING NO.	1 OF 1
CHECKED BY	SWT	DATE	5/02/2025				

P:\Projects\17501-18000\17660-Ridgeline BSP.dwg 5/2/2025 1:56:06 PM PDT



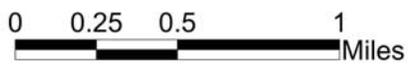
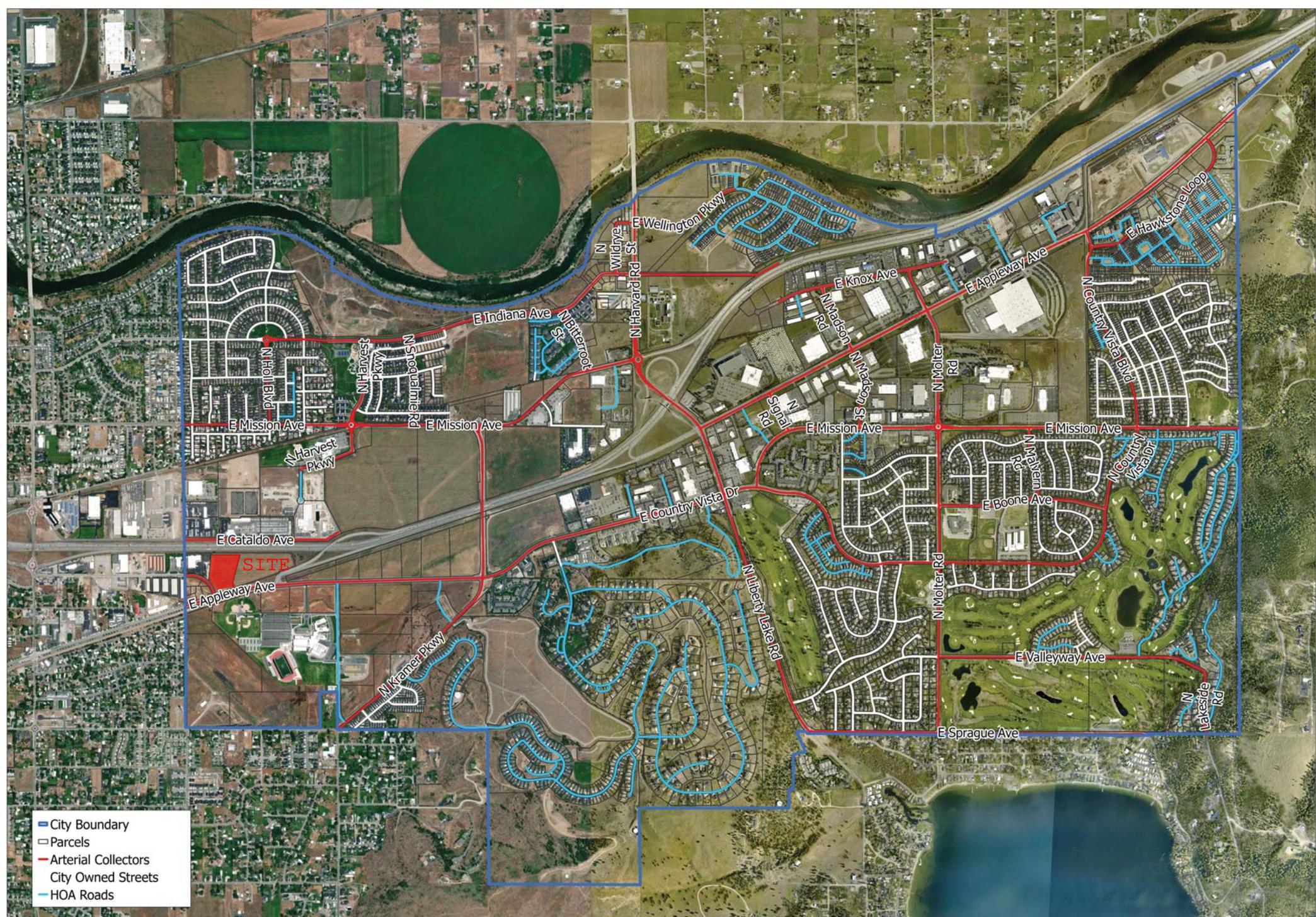
SITE PLAN
FIGURE 3



RIDGELINE CENTER

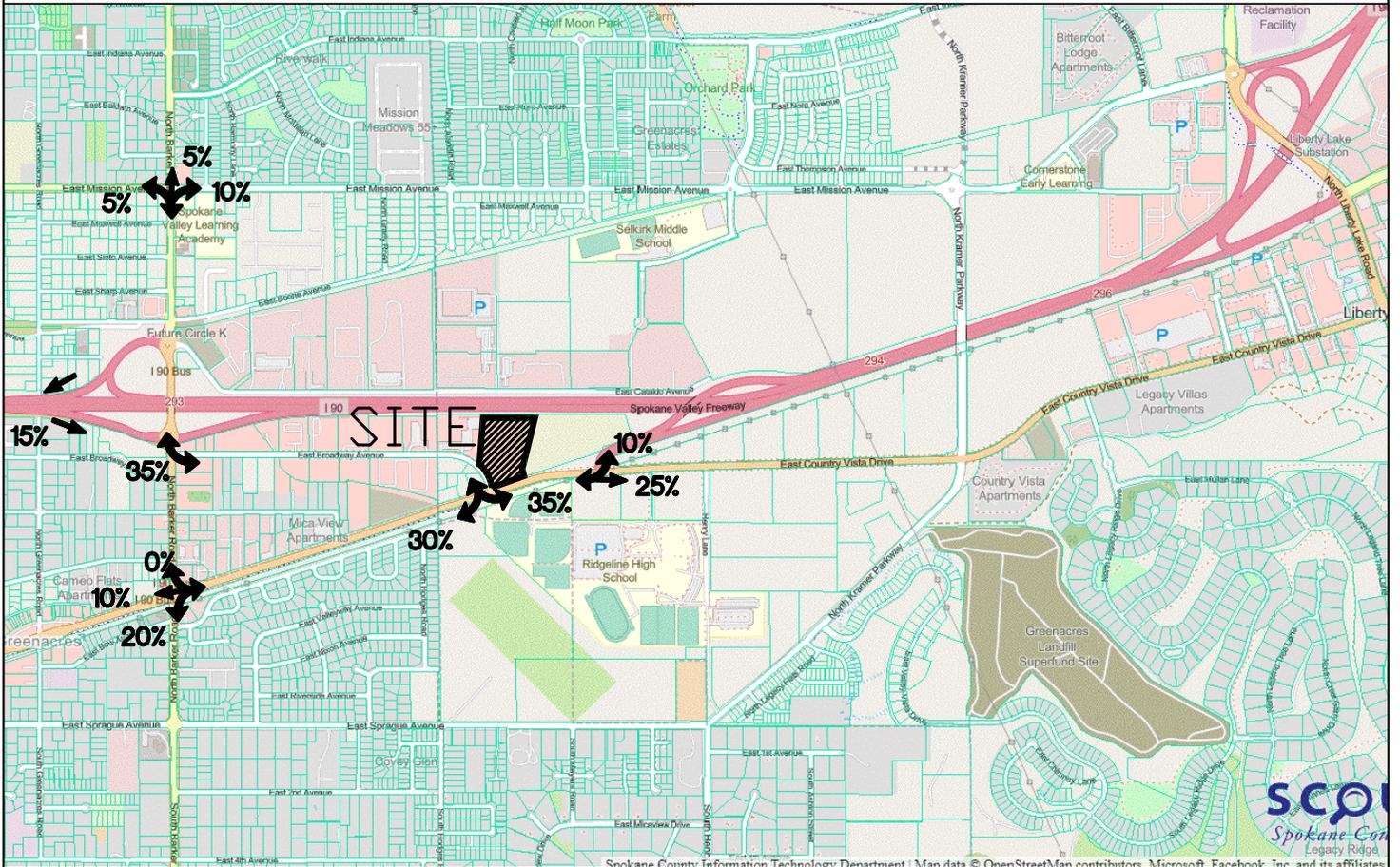
Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

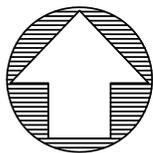


2025 City Roads Map





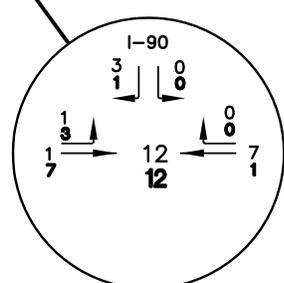
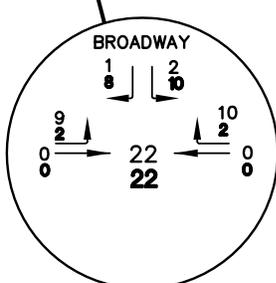
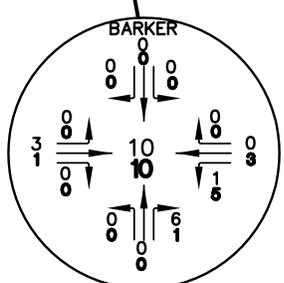
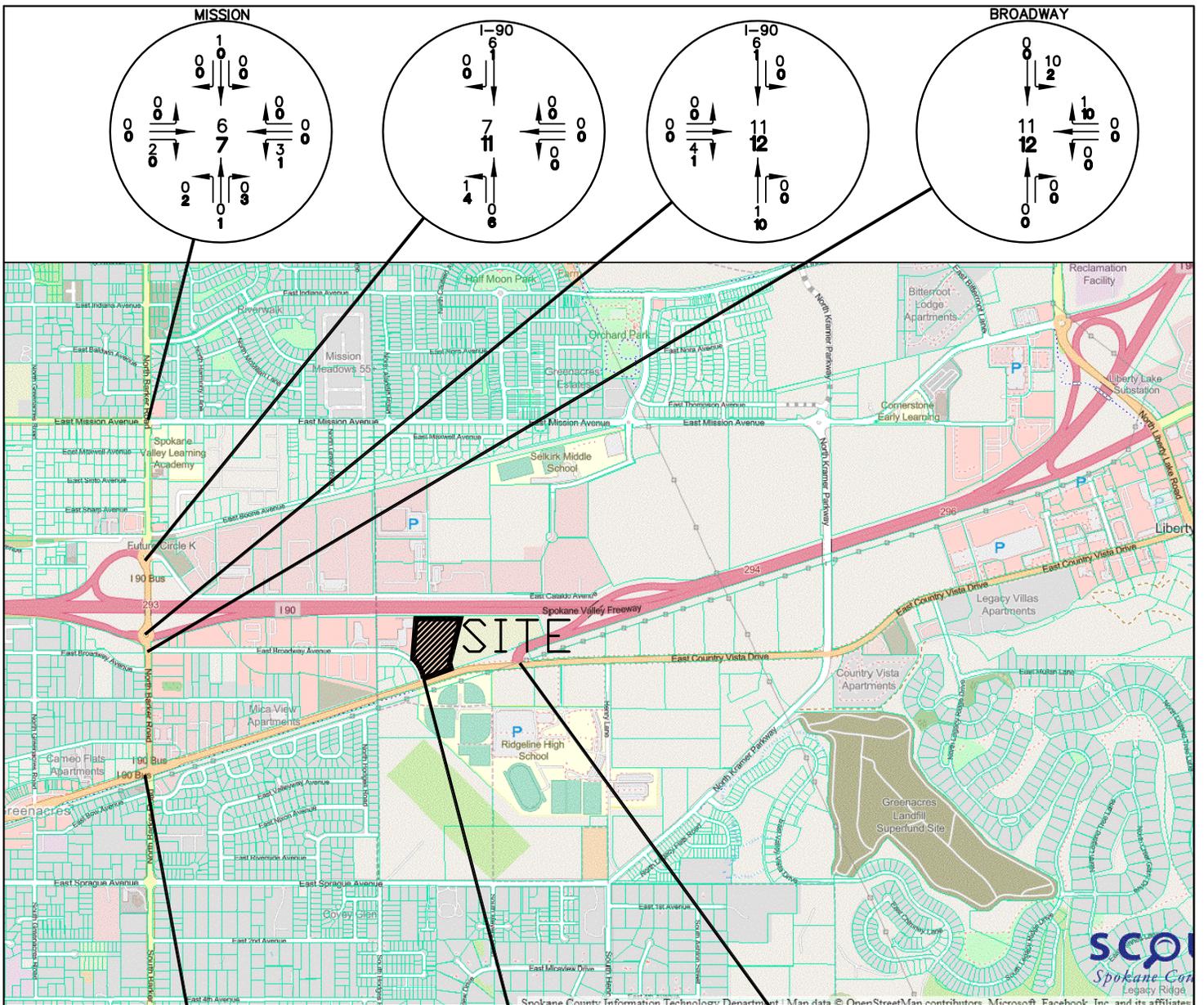
DISTRIBUTION MAP
FIGURE 5



RIDGELINE CENTER

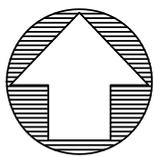
Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323



LEGEND
 122 = AM TRIPS
 81 = PM TRIPS

TRIP DISTRIBUTION INTERSECTION COUNTS
 FIGURE 6



RIDGELINE CENTER

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
 N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
 PHONE (509) 926-1322 FAX (509) 926-1323