



2026 -2031

Capital Facilities Plan

Adopted

December 16, 2025

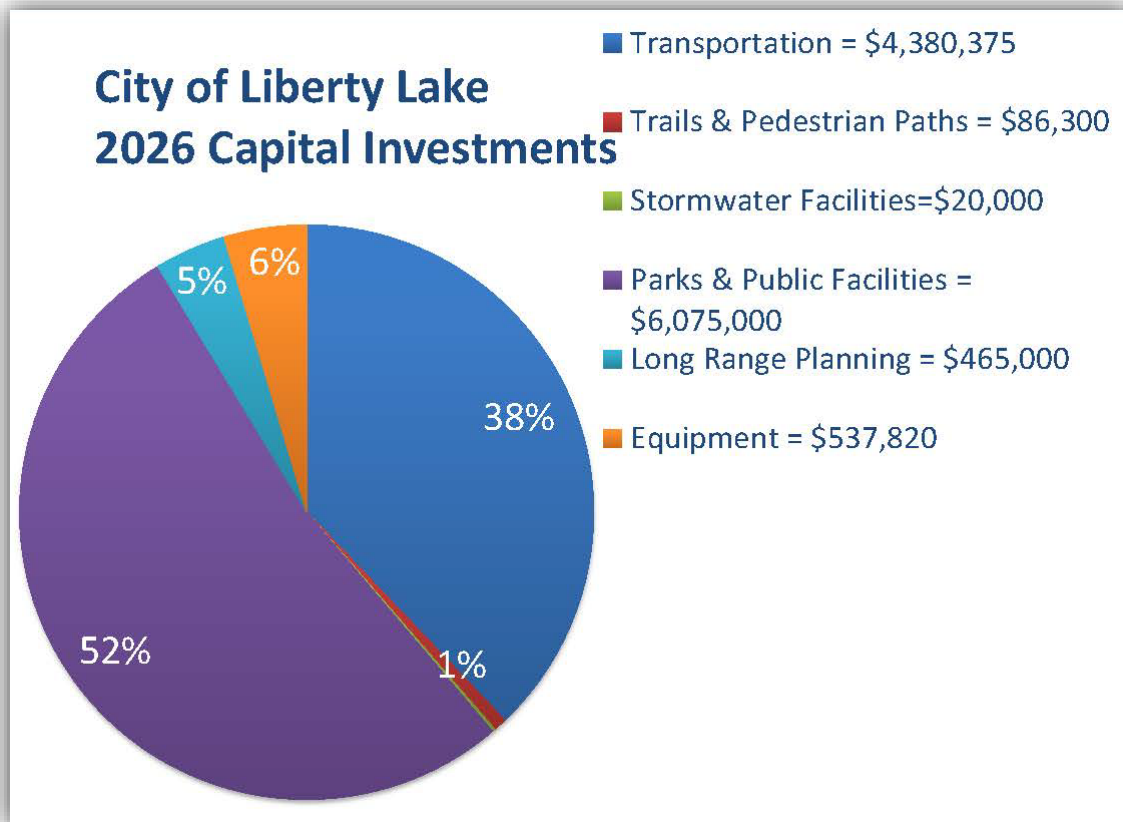
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2026 – 2031 CAPITAL FACILITIES PLAN EXECUTIVE SUMMARY

The City of Liberty Lake Capital Facilities Plan is a planning document that is adopted annually and appended to the City of Liberty Lake Comprehensive Plan by reference. The document reflects the plan for the City of Liberty Lake's capital investments, including both new projects and asset management investments, envisioned to be implemented over the next 6 years. 2026 proposed capital investments are reflected in the City of Liberty Lake Proposed 2026 Budget, which is being reviewed and will be adopted concurrently with the Capital Facilities Plan. Any amendments made by City Council to the Capital Facilities Plan for year 2026 will also need to be amended in the City of Liberty Lake Proposed 2026 Budget. The chart below summarizes the areas of proposed capital investment for Liberty Lake in 2026:



All cost estimates within this proposed CFP reflect the full cost of design, ROW acquisition (where applicable), construction, inspection, and contingency. This CFP was developed utilizing the adopted 2025-2030 Capital Facilities Plan, with modifications as based upon the Council-adopted 2026-2031 Transportation Improvement Plan, and updated cost information. Portions of some projects funded in 2025 were either deferred or a portion is carried over to 2025. Given the Master Facility Plan (PF-1) and Parks & Recreation Master Plan (PF-19) occurring in 2025 in preparation for the 2026 Comprehensive Plan Update, previously identified facility enhancement projects were identified as "to be determined",

pending the outcome of those planning efforts, with the exception of the New Library Facility Upgrade, and several smaller projects representing operational improvements and code compliance requirements. Maintenance Projects for Parks & Public Facilities reflect funding for specific projects identified in the asset management software, with prioritized maintenance projects reflected in the 2026 budget to protect the City's existing investments. The maintenance projects identified in the CFP include design and engineering costs, equipment, taxes, and contingency where applicable. Utilities and Transportation Capital Projects by Others were updated, based upon input from Liberty Lake Water & Sewer District, Spokane Transit, Centennial Properties and Greenstone

Funding investments for 2026 in the proposed 2026-2031 Capital Facilities Plan (CFP) are summarized below:

2026 Proposed Capital Investments	
Transportation Capacity & Preservation Projects ³	
• Country Vista Rebuild/Operational Improvements (design)	\$196,000
• Mission Ave Frontage Improvements in River District ²	\$1,493,975
• Mission Overlay, Country Vista to Molter (construction) ^{1,2}	\$1,368,400
• Mission Avenue Overlay (Storage Facility to Harvard Road) ²	\$1,030,000
• Molter Grind & Overlay, Mission to Appleway (design)	\$142,000
• Street Tree Replacement	\$20,000
• Roundabout/Median Beautification	\$30,000
• Street Repair Allocation	\$100,000
Pedestrian Projects	
• Pedestrian Crossing Allocation	\$56,600
• Sidewalk Master Plan	\$30,000
Stormwater Facility Improvements	
• Irrigation System Replacement Allocation	\$20,000
Parks & Public Facilities	
• Public Works Yard Development	\$200,000
• Police Improvement Plan	\$75,000
• Future City Hall Renovations	\$4,600,000
• Public Art ¹	\$317,000
• Rocky Hill Asset Maintenance	\$11,000
• Trailhead Facility Improvements	\$20,000
• Trash Enclosure – Ball Fields	\$28,000
• Maintenance Garage Expansion	\$50,000
• Orchard Park Improvements	\$280,000
• Security Cameras for Parks	\$85,000
• Parking Lot Restoration Allocation	\$35,000
Essential Equipment (New & Replacement):	\$537,820
Comprehensive Plan & Development Code Amendments ^{1,2}	\$465,000
TOTAL CAPITAL INVESTMENT, 2026³	\$11,190,495

¹Projects underway in 2024; \$ reflect remaining project funds anticipated to be expended in 2026.

²Projects with grant funding secured

³Excluding "Projects by Others".

Of the proposed investment, the City has secured nearly \$2.4 million in grant funding for fiscal year 2026.

GLOSSARY of FUNDING ACRONYMS

ABBREVIATION	FUNDING SOURCE
AP	Aquifer Protection Fund
ARP	American Rescue Plan
Commerce	Washington State Department of Commerce
CW	Connecting Washington
GF	General Fund
GOLF	Golf Enterprise Fund
HRM	Harvard Road Mitigation Fund
LIB CAP	Library Capital Fund
LIFT	Local Improvement Financing Tool
OTR	Funding By Others
REET	Real Estate Excise Tax
SRTC	Spokane Regional Transportation Council
STREETS	Street Fund
SW	Stormwater Fund
TBD	Transportation Benefit District
TIB	Transportation Improvement Board Grant
TIF	Tax Increment Financing
UGU	Underground Utility Fund
UT	Utility Tax - Streets Capital
WSDOT	Washington State Department of Transportation

SIX YEAR TRANSPORTATION CAPITAL FACILITIES PLAN, 2026 -2031													
Roadway Projects													
LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	CURRENT 2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	NOTES:
TP-1	Enhancement/ New Construction	Harvard Rd Bridge /Kramer Overpass & Rd Ext	Between Country Vista & Mission	CW/TIF/LIFT/TBD		TBD							
TP-2	Preservation/ Enhancement	Country Vista Rebuild/ Operational Improvements	W City Limits to Liberty Lake Rd	REET2		\$ 4,416,000	\$ 196,000	\$ 2,008,000	\$ 2,212,000				
TP+A7:N 32-3	Enhancement	Appleway Frontage Improvements	Fairway to E City Limits	REET/TBD		\$ 4,281,726					\$ 335,386	\$ 3,946,340	
TP-4	Enhancement	Mission Ave Frontage Improvements	W City Limits east to Glenbrook (southside)	REET2/COMMERCE	\$ 200,025	\$ 1,493,975	\$ 1,493,975						Commerce Grant = \$999,100
TP-5	Enhancement	Upgrade Molter /Appleway Signal	Molter/Appleway		\$ 57,000	\$ -							
TP-6	Enhancement	Smart Signal Control	Multiple Locations	HRM		\$ 51,000			\$ 51,000				
TP-7	Preservation	Mission Ave Overlay	Country Vista to Molter	SRTC/REET/TBD		\$ 1,368,400	\$ 1,368,400						
TP-8	Preservation	Sprague Avenue Rebuild	Liberty Lake Road to Gage	REET/TBD		\$ 3,029,371			\$ 204,194	\$ 1,359,530	\$ 1,465,647.40		
TP-9	Plan/Report	Pavement Condition Study/ Preservation Master Plan	Citywide	TBD	\$ 75,000	\$ -							
TP-10	Preservation	Mission Ave Grind & Overlay (North)	Storage Facility to Harvard	REET2/TIB		\$ 1,030,000	\$ 1,030,000						Moved to 2026; adjusted for inflation
TP-11	Preservation	Molter Grind & Overlay, North Segment	Mission to Appleway	REET2/SRTC		\$ 1,622,000	\$ 142,000	\$ 1,480,000					Local match=\$370,000, SRTC Grant =\$1,110,000
TP-12	Preservation	Country Vista Drive Grind & Overlay	Mission Avenue to Molter	REET/TBD		\$ 2,014,299		\$ 141,603	\$ 1,872,696				
TP-13	Plan/Report	Network Analysis	City-wide	HRM/PUG	\$ 97,930	\$ -							
TP-14	Preservation	Street Tree Replacement	City-wide	TBD		\$ 138,806	\$ 20,000	\$ 21,160.00	\$ 22,387.28	\$ 23,685.74	\$ 25,059.52	\$ 26,512.97	Removal and periodic replacement of damaged street trees
TP-15	Preservation	Roundabout/ Median Beautification	City-wide	TBD		\$ 208,208	\$ 30,000	\$ 31,740.00	\$ 33,580.92	\$ 35,528.61	\$ 37,589.27	\$ 39,769.45	Periodic replacement of damaged or missing landscaping or hardscape
TP-16	Preservation	Street Repair Allocation	City-wide	TBD		\$ 694,028	\$ 100,000	\$ 105,800.00	\$ 111,936.40	\$ 118,428.71	\$ 125,297.58	\$ 132,564.84	Small pavement repairs not included in other CFP pavement preservation projects
TP-17	Enhancement	Intersection Improvement	N Liberty Lake Rd/ E Country Vista Drive	HRM/TIB		\$ -		TBD					Dual EBL turn lane; to be constructed with TP-2
TP-18	Preservation	Molter Grind & Overlay, Center Segment	Mission to Country Vista	REET/TBD/TIB		\$ 1,754,166				\$ 1,754,166.07			
TP-19	Preservation	Molter Grind & Overlay, South Segment	Country Vista to Sprague	REET/TBD/TIB		\$ 2,121,037					\$ 2,121,037.37		
TOTAL, ROADWAY PROJECTS					\$ 429,955	\$ 24,055,111	\$ 4,380,375	\$ 3,788,303	\$ 4,339,890	\$ 3,291,339	\$ 4,110,017	\$ 4,145,187	

LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	CURRENT 2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	NOTES:
Pedestrian Projects													
TP-20	Enhancement	Pedestrian Crossing Allocation	Multiple Locations	REET1	\$ 53,500	\$ 390,737	\$ 56,300	\$ 59,565	\$ 63,020	\$ 66,675	\$ 70,543	\$ 74,634	Adjusted for inflation
TP-21	Enhancement	Sidewalk Improvements	Madson, Mission to Appleway	GF, REET		\$ 461,095					\$ 461,095		Moved from 2026 to 2030, and adjusted for inflation
TP-22	Plan/Report	Sidewalk Master Plan	Multiple Locations	REET1	\$ 24,000	\$ 30,000	\$ 30,000						Start in 2025, complete in 2026; cost spread over the two fiscal years
TP-23	Enhancement	Appleway Trail Extension	West City Limits to Kramer Parkway	REET2/TBD		\$ 830,530			\$ 830,530				Moved to 2028 (adjusted for inflation); to be constructed as part of TP2
TP-24	Enhancement	Sidewalk Improvements	Mission, MTC to Simpson Road	GF, REET		\$ 396,750				\$ 396,750			Moved to 2028 and adjusted for inflation.
TOTAL, PEDESTRIAN PROJECTS					\$ 77,500	\$ 2,118,479	\$ 86,300	\$ 59,565	\$ 893,550	\$ 463,425	\$ 531,638	\$ 84,000	
Stormwater Projects													Stormwater Project Numbers have changed due to completion of
SW-1	Enhancement	Sprague Avenue	Sprague, from Molter to Overlook	SWAP		\$ 612,869				\$ 612,869			Moved from 2025 to 2028, to be constructed as part of TP-8
SW-2	Enhancement	Neyland Avenue	Intersection of Gage/Neyland/Sprague	SWAP	\$ 383,000	\$ -							Planning on constructing in 2025; potential that it will need to be flipped to 2026
SW-3	Enhancement	E Country Vista North Swale	Country Vista Drive near Kramer Pkwy	SWAP		\$ 292,000		\$ 292,000					
SW-4	Enhancement	Sprague/Molter Road Intersection	Sprague/Molter Rd	SWAP		\$ 699,000				\$ 699,000			
SW-5	Preservation	Irrigation System Replacement Allocation	Swales City-wide	SWAP	\$ -	\$ 138,806	\$ 20,000	\$ 21,160	\$ 22,387	\$ 23,686	\$ 25,060	\$ 26,513	
TOTAL, STORMWATER PROJECTS					\$ 383,000	\$ 1,742,674	\$ 20,000	\$ 313,160	\$ 22,387	\$ 1,335,554	\$ 25,060	\$ 26,513	
TOTAL, ROADWAY, PEDESTRIAN & STORMWATER PROJECTS COMBINED					\$ 890,455	\$ 27,916,264	\$ 4,486,675	\$ 4,161,028	\$ 5,255,827	\$ 5,090,319	\$ 4,666,714	\$ 4,255,700	

Assumed Construction Cost Annual Inflation = 5.8%

2026 -2031 CAPITAL FACILITIES PLAN
TRANSPORTATION/PEDESTRIAN/STORMWATER PROJECT DESCRIPTIONS

Transportation Projects

TP-1 - Harvard Rd Bridge Widening/ Kramer Parkway Overpass: Combines Harvard & Kramer Parkway, as state funding is intertwined, and depends on credits for ROW, etc. For the Harvard Road bridge widening and ramp improvements, construction has been completed. Kramer Parkway Overpass and Roadway construction is complete. Awaiting final closeout by WSDOT.

TP-2 - Country Vista Rebuild/Operational Improvements: Improvement costs to include design, construction, inspection, and contingency for pavement replacement and operational corridor improvements to include landscape islands, pedestrian crossings, as may be identified in Network Analysis and Corridor Study, from Liberty Lake Road west to the City limits. Design will be undertaken in 2026, with construction currently planned for 2027 and 2028.

TP-3 - Appleway Improvements - Fairway to E City Limits: Improvement costs to include design, construction, inspection and contingency, for road widening, sidewalks, swales, and street trees along frontages not subject to developer improvements, and the addition of medians consistent with Appleway Avenue's aesthetic corridor designation. Design is programmed for 2030 to allow for grant applications to be pursued, with construction programmed for 2031. There is the potential for at least a portion of this work to be completed as a requirement of development.

TP-4 - Mission Ave Frontage Improvements - Southside, City Limits east to Glenbrook: Acquisition of right-of-way, and design, construction, inspection and contingency for road widening, curbs, swales, street trees and sidewalks along the south side of Mission Avenue, from City limits east to Glenbrook. Funding for design programmed for 2025 with construction anticipated in 2026. Commerce grant in the amount of \$999,100 has been awarded with grant contracting underway.

TP-5 – Upgrade of Molter Rd/Appleway Avenue Traffic Signal – The upgrade the Molter Rd/Appleway Rd Traffic Signal to allow that signal to communicate with the other signals in our network was completed in 2025.

TP-6 - Smart Signal Control: To provide signal coordination on Appleway and Liberty Lake /Harvard Road. Cost includes signal communication consultant, controller communication, installation and cloud storage. Funding for this project has been deferred to 2028, with timing for deployment to be evaluated as part of the Transportation Network Analysis (TP-13).

TP-7 - Mission Avenue Overlay– Country Vista to Molter Rd: This maintenance project is under contract, with construction anticipated to be completed in the fall of 2025. An SRTC Preservation Grant is funding 75% of the cost of this project (not to exceed \$1,110,000).

TP-8- Sprague Avenue Rebuild: Originally planned as a grind and overlay preservation project, based on the Geotech analysis, this project is now being planned as full-depth pavement reconstruction project. Design will be completed in 2028. Phase 1 of this project will be Molter Road to Gage Road, to be constructed in 2029, with phase 2 of the project, Molter Road to Liberty Lake Rd, being planned for construction in 2030. Stormwater improvements captures in SW-1 (Sprague Storm water Improvements)

will be completed concurrently with this project.

TP-9 - Pavement Condition Study/ Preservation Master Plan: This a City-wide pavement condition study is currently in process, with final results to be available in the fall of 2025. The study will enable the City to develop a data-driven street preservation master plan to identify and prioritize needed roadway preservation projects as the City's infrastructure ages. Funding for annual updates to the pavement condition survey in future years will be programmed in the Public Works operating budget.

TP-10 – Mission Avenue Grind & Overlay (North): Grind and overlay preservation project between Storage Facility and Harvard, was added based upon roadway condition. This project is proposed to be completed in the Fall of 2026, and will likely be bid together with TP-4.

TP-11– Molter Road Grind & Overlay, North Segment: Grind and overlay preservation project on Molter Road between Mission Avenue and Appleway Avenue, will be designed in 2026 and constructed in 2027. SRTC Grant funding for this project has been secured in the amount of \$1,110,000, with a local match of \$370,000.

TP-12 – Country Vista Drive Grind & Overlay: Grind and overlay preservation project between Mission Avenue and Molter Road, was added based upon roadway condition. Programmed for design in 2026, with construction in 2027, the timing for this project may change based upon the outcome of the pavement condition assessment in the Pavement Master Plan (TP-9).

TP-13 - Network Analysis Update: Update of Network Analysis, based upon changes in land use and housing in the periodic Comp Plan update. Project will be completed in fall of 2025. Results will be inputs into the 20-year Capital Facilities Plan (CFP) to be included in the Comprehensive Plan Periodic Update.

TP-14 – Street Tree Replacement: Annual allocation to allow for the replacement of damaged and dying street trees.

TP-15 – Roundabout/Median Beautification: Annual allocation to allow for the replacement of damaged landscaping or hardscape.

TP-16 - Street Repair: Annual allocation for small pavement repair projects not included in other CFP projects.

TP-17 – Liberty Lake Road/ Country Vista Drive Intersection Improvement: Addition of dual east-bound left turn lanes in 2027, based upon the Short-Term Level of Service Analysis completed as part of the Network Analysis (TP-13). To be constructed with Country Vista Rebuild/Operational Improvements (TP-2). Because this is a capacity improvement, it is eligible for Harvard Road Mitigation funding and possible TIB funding.

TP-18 – Molter Grind & Overlay, Center Section: Grind and overlay preservation project on Molter Road between Mission Avenue and Country Vista Drive, to be constructed in 2029. Project is potentially grant fundable through TIB or SRTC Preservation funding. The timing for this project may change based upon the outcome of the pavement condition assessment in the Pavement Master Plan (TP-9).

TP-19 – Molter Grind and Overlay, South Segment: Grind and overlay preservation project on Molter Road between Country Vista Drive and Sprague, to be constructed in 2030. Project is potentially grant

fundable through TIB or SRTC Preservation funding. The timing for this project may change based upon the outcome of the pavement condition assessment in the Pavement Master Plan (TP-9).

Pedestrian Projects

TP-20 - Annual Pedestrian Crossing Allocation: Funding for pedestrian crossing improvements, sidewalks, and flashing beacons. Projects to be prioritized based upon the outcome of the sidewalk master plan (TP-22).

TP-21 - Sidewalk Improvements on Madson, from Mission to Appleway: Proposed construction of missing sidewalks on either side of Madson, south of Appleway in 2030. Timing of the project may shift due to prioritization in the Sidewalk Master Plan (TP-22).

TP-22 - Sidewalk Master Plan: Sidewalk condition inventory was completed in the summer of 2025. Inventory will serve as a foundation for the Master Plan to begin in fall of 2025 with completion anticipated in early 2026. the master plan to identify and prioritize pedestrian projects.

TP-23– Appleway Trail Extension: Construction of a 10 ft.-wide, multimodal path on the south side of Appleway/Country Vista, from the City’s western border to Kramer Parkway. To be constructed with TP-2, Country Vista Rebuild/ Operational Improvements, unless grant funding becomes available sooner.

TP-24 – Sidewalk Improvements, Mission Ave, MTC to Simpson Road: Complete the sidewalk gaps between the eastern property boundary for Meadowwood Technology Campus & the Simpson Road ROW on Mission Avenue, west of Rocky Hill subdivision. This project was moved to 2028 to better balance capital funding. Timing of the project may shift due to prioritization in the Sidewalk Master Plan (TP-22).

Stormwater Projects:

SW-1 – Sprague Avenue Stormwater: In order to mitigate the lack of existing stormwater infrastructure on Sprague Avenue, and due to right-of-way and topographic constraints, this project will require sheet-flowing stormwater to the north side of Sprague Avenue and installing standard swales on the north side of the roadway. Because of the change in design, this project will need to be constructed in concert with Phase 1 of TP-8.

SW-2 – Neyland Avenue Stormwater: This project will install curb and gutter on the southside of E Sprague Avenue from 24516 E Sprague to the street’s intersection with E Gage Street, to collect and convey stormwater to treatment structure and drywell. This infrastructure is proposed to be installed to treat stormwater runoff from the City ROW, but the project will require coordination and permitting with through Spokane County because of the location of the infrastructure. This project is anticipated to be completed by late fall of 2025, to reduce flooding potential south of E Gage St. & Neyland Ave.

SW-3– E Country North Swale: This project, proposed for funding in 2027 in conjunction with Country Vista Rebuild (TP-2), includes the rehabilitation of a stormwater swale and installation of a replacement drywell on the northside of E Country Vista Drive, east of Kramer Parkway, at a natural low point in the roadway where roadway flooding occurs during peak storm events.

SW-4– Sprague/Molter Rd Intersection: This project proposes to install catch basins at the SW, SE, and NE corners of the Sprague Ave/Molter Rd intersection to convey and collect stormwater to a drywell system for infiltration within the City limits. Existing stormwater flows originating from E Sprague currently travel south along Molter Road into Spokane County. Funding is proposed for construction in 2029, to be completed in concert with the Sprague Avenue Rebuild project (TP-8).

6-YEAR PARKS & PUBLIC FACILITIES PLAN, 2026 -2031													NOTES:
LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	
PF-1	Plan	Master Facilities Plan	Public Works Yard	MFPA	\$ 55,000	\$ -							
PF-2	New Construction	Public Works Yard Development	Public Works Yard	REET 2	\$ 150,000	\$ 200,000	\$ 200,000						Install 1200 SF Facilities Building next to existing PW building
PF-3	Enhancement	Police Improvement Plan	Police Station	GF	\$ 100,000	\$ 520,521	\$ 75,000	\$ 79,350	\$ 83,952	\$ 88,822	\$ 93,973	\$ 99,424	Facility Improvements to maintain Accreditation Standards
PF-4	Enhancement	Future City Hall Facility Upgrade	23129 E Mission Ave	MFPA/GF/ REET	\$ 400,000	\$ 5,600,000	\$ 4,600,000	\$ 1,000,000					Cost shown are fully loaded cost for design in 2025, with construction in two phases (2026 & 2027) including soft cost, tax & inflationary adjustment.
PF-5	Enhancement	Public Art	TBD	GF	\$ 8,020	\$ 540,500	\$ 317,000	\$ 113,500	\$ 110,000	TBD	TBD	TBD	Based on Parks & Arts Commission Budget Request
PF-6	Maintenance	Pavillion Park Improvements	Pavilion Park	GF	\$ 306,273	\$ 1,210,000		\$ 374,000	\$ 378,000	\$ 16,000	\$ 442,000		2026 improvements moved to 2027, all others were pushed out a year. 2027= Replace main playground; seal coat and restripe parking lot , paint Pavillion , plus \$20K for fence
PF-7	Maintenance	Rocky Hill Park Improvements	Rocky Hill Park	GF	\$ 256,422	\$ 441,200	\$ 11,000			\$ 35,200		\$ 395,000	Replace inground sprinkler system; Seal coat and restripe parking lot
PF-8	Maintenance	Trailhead Improvements	Trailhead	Golf Ops		\$ 20,000	\$ 20,000						New benches for golf course
PF-9	Maintenance	Town Square Improvements	Town Square	GF/REET	\$ 2,200	\$ 60,500				\$ 60,500			Cost based upon Town Square Master Plan
PF-10	Maintenance	City Hall Building Asset Management	City Hall	GF		\$ 1,363,000			\$ 375,000	\$ 516,000	\$ 207,000	\$ 265,000	Replace Roof; Resurface Parking Lot
PF-11	Maintenance	Library Building /Police Station Asset Management	Library / Police Station	GF	\$ 75,000	\$ 1,229,300			\$ 2,800	\$ 66,500	\$ 550,000	\$ 610,000	
PF-12	Enhancement	Current City Hall Renovations	City Hall	GF	\$ 2,200	\$ 500,000			\$ 500,000				Convert City hall to Parks and Recreation Main facility; interior renovations and bldg system updates
PF-13	Plan/Report	Town Square Master Plan	Town Square	REET		TBD							TBD, pending completion of the Parks & Recreation Master Plan & Facilities Master Plan
PF-14	Enhancement	Renovation of Old Library Space for Police Department	Current Library	MFMP	\$ 2,200	\$ 2,000,000						\$ 2,000,000	Add'l \$2M in 2032; Phase 1 of Public Safety Facility Expansion into existing Library. May include Municipal Court construction
PF-15	New Construction	Trash Receptacle Enclosures	Orchard Park (2025); Ball Fields (2026)	REET1	\$ 24,000	\$ 28,000	\$ 28,000						Ballfield trash enclosure install; shifted enclosure for ballfields to 2026 due to increased material costs

LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	
PF-16	Enhancement	Maintenance Garage Expansion	City Hall	REET1	\$ 2,200	\$ 200,000	\$ 50,000	\$ 150,000					(2026) Upgrade facility electric and install insulation; (2027) Install 3200 SF covered storage building
PF-17	Plan /Report	Parks Master Plan	GF/City-wide	MFMP	\$ 200,000	\$ -							
PF-18	Preservation	Orchard Park Improvements	Orchard Park	GF		\$ 280,000	\$ 280,000						Tennis Court Resurfacing, concrete parking pad for maintenance building, fencing along south side of basketball court in 2026.
PF-19	Enhancement	Security Cameras for Parks	Orchard, Rocky Hill, Pavillion, Town Square	GF	\$ -	\$ 85,000	\$ 85,000						Upgrade of camera system in all City Parks . Includes 16-20 state-of-the art dome and multi-sensor cameras, with 5-year licensing plus full installation.
PF-20	Preservation	Parking Lot Restoration Allotment	City-wide	REET1	\$ -	\$ 242,910	\$ 35,000	\$ 37,030	\$ 39,178	\$ 41,450	\$ 43,854	\$ 46,398	
YEARLY TOTAL							\$ 5,701,000	\$ 1,753,880	\$ 1,488,930	\$ 824,472	\$ 1,336,827	\$ 3,415,821	

Assumed Construction Cost Annual Inflation = 5.8%

2026 -2031 CAPITAL FACILITIES PLAN PROJECT DESCRIPTIONS

PARKS & PUBLIC FACILITIES PROJECT DESCRIPTIONS

PF-1 – Master Facilities Plan: Funded through a dedicated REET reserve fund, this Master Facilities Plan will provide a plan for facilities needed to serve the City at build out. Called for as part of the Liberty Lake Strategic Plan, this Buildout Master Plan will also inform the 20-year CFP. 2025 funding represents the balance of the Turner, Townsend & Heery contract.

PF-2 - Public Works Yard Development: \$150,000 was budgeted in 2025 for shop equipment, salt storage, fuel tank & security cameras. Funding in 2026 is proposed to allow the addition of a 1,200 sq. ft. building next to existing Public works building.

PF-3 – Police Improvement Plan: Annual facility improvements proposed for facility enhancements necessary to meet and maintain accreditation standards.

PF-4 – New City Hall Facility Upgrade: Funding for conversion of Legacy Church building to new City Hall. Cost shown are fully loaded cost for design in 2025, with construction in two phases (2026 & 2027) including soft cost, tax & inflationary adjustment.

PF-5 - Public Art: Funding request based upon the Parks & Art Commission requests for 2026-2029. Note that 2026 budget reflects the carryover of \$77,500 in funding in 2025.

PF-6- Pavillion Park Improvements: Proposed improvements for 2026 moved to 2027 include replacing the playground equipment; seal coating and restriping the parking lot; painting the Pavilion, plus \$20,000 for fence replacement.

PF-7 – Rocky Hill Park Improvements: Improvements include replacing inground sprinkler system, seal coating and restriping the parking lot.

PF-8 – Trailhead Improvements: New golf course benches proposed for 2026.

PF-9 - Town Square Improvements: Funding for maintenance of existing assets, as identified in the asset management software, is reflected in 2025 and 2029. Funding requests in 2027 and 2028 are to be determined, pending the outcome of the Town Square Master Plan (PF-18).

PF-10 - City Hall Building Asset Management: City Hall campus includes the main building, little house, maintenance shop and site. Deferral of City Hall asset management projects until 2028 to allow for completion of Facilities Master Plan in 2025 and completion of the Library project in 2025 & 2026.

PF-11 - Library / PD Site: HVAC Rooftop Unit upgrade in 2025. Asset Management maintenance activities for 2027 through 2030. Note that 2029 Asset maintenance projects were spread over 2029 and 2030. Note: Asset maintenance planned for 2029 spread over 2029 and 2030.

PF-12 – City Hall Renovations: Conversion of City Hall to Parks and Recreation main facility; interior renovations and building system updates following completion of the New City Hall Facility at Legacy Church (PF-4).

PF-13 – Town Square Master Plan: Master planning for the undeveloped portion of Town Square Park, with budget, timing and approach to be determined, as based on the outcome of the Parks Master Plan (PF-19), New Library/Community Center design (PF-20).

PF-14 – Renovation of Old Library Space for Police Department: \$2 million in 2031 for Phase 1 of Public Safety Facility Expansion into existing Library, with and additional \$2 million in 2032 for Phase 2. May include Municipal Court construction.

PF-15 – Installation of Trash Receptacle Enclosures: Construction of trash receptacle enclosure at Orchard Park in 2025, and the Ball Fields in 2026 to improve efficiency of Parks operation. Enclosure to be designed & constructed consistent with City Development Code standards (6 ft tall solid fence or masonry block enclosure, with fully sight-obscuring gates).

PF-16 – Maintenance Garage Expansion: Upgrade facility electric and add insulation in 2026. Install a 3,200 sq ft storage building in 2027.

PF-17 – Parks Master Plan: This Parks Master Plan is intended to provide a plan for parks facilities needed to serve the City at build out. This Parks Master Plan will be incorporated into the Periodic Comprehensive Plan Update and will serve as a basis for Parks funding in the 20-year Capital Facilities Plan to be included in the Comprehensive Plan Update.

PF-18- Orchard Park Improvements: Orchard Park Improvements in 2026 include tennis court resurfacing, installation of 20' x 20' concrete parking pad at the maintenance building, and adding fencing on the south side of the basketball court.

PF-19 – Security Cameras for the Parks: Replacement of security cameras in all City-owned parks. Includes 16-20 new, state-of-the art dome and multi-sensor cameras, with 5-year licensing plus full installation.

PF-20 – Parking Lot Restoration: Annual allocation for parking lot maintenance, seal coating and striping at City Facilities.

2026-2031 LONG RANGE PLANNING CAPITAL PROJECTS												
LINE NO.	PROJECT NAME	FUNDING SOURCE	GRANT FUNDING	2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	
LR-1	SIGN CODE AMENDMENT	GF	N/A	\$ 90,000	\$ -							
LR-2	MISCELLANEOUS COMP PLAN ELEMENTS & MAPPING	COMMERCE	\$ 125,000	\$ 75,000	\$ 50,000	\$ 50,000						
LR-3	CLIMATE RESILIENCY CHAPTER- COMP PLAN	COMMERCE	\$ 500,000	\$ 120,000	\$ 350,000	\$ 350,000						
LR-4	DEVELOPMENT CODE CODIFICATION	GF	N/A				TBD					Dependant on number of pages in new development code.
LR-5	SOLID WASTE MANAGEMENT PLAN UPDATE	GF	N/A	\$ -	\$ 65,000	\$ 65,000						
LR-6	HARVARD ROAD MITIGATION FEE UPDATE	HRM	N/A	\$ -	\$ -	\$ -	\$ 135,000					
LR-7	ENGINEERING DESIGN STANDARDS UPDATE	GF	N/A	\$ -	\$ -		\$ 85,000					
LR-8	COMPREHENSIVE EMERGENCY MANAGEMENT PLAN FOR LIBERTY LAKE	GF	TBD	\$ -	\$ -	\$ -	\$ 200,000					
TOTAL			\$ 625,000	\$ 285,000	\$ 465,000	\$ 465,000	\$ 420,000	\$ -	\$ -	\$ -	\$ -	
GRANT CASH FLOW PROJECTION												
PROJECT NAME		FUNDING SOURCE	GRANT FUNDING	2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	
Periodic Comprehensive Plan Update Grant		Commerce	\$ 125,000	\$ 87,500	\$ 37,500	\$ 37,500						
Climate Resiliency Grant		Commerce	\$ 500,000	\$ 255,000	\$ 245,000	\$ 245,000						

2026 -2031 CAPITAL FACILITIES PLAN PROJECT DESCRIPTIONS

LONG RANGE PLANNING

LR-1 – Sign Code Amendment: Funding for a consultant contract to amend COLL Sign Code Ordinance to address requirements for content neutrality. Consultant work on the Sign Code Amendment is anticipated to be completed in 2025, with staff completing the engagement and adoption process in 2026.

LR-2 – Miscellaneous Comp Plan Elements & Mapping: Use of on-call Planning Services to assist with miscellaneous Comp Plan tasks, including but not limited to Critical area Ordinance checklist, mapping, assistance with public engagement materials, policy analyses, in support of the Periodic Comprehensive Plan Update. Cost for this project will be funded through the Comp Plan Periodic Update Grant from Washington Department of Commerce.

LR-3 – Climate Resiliency Chapter of the Comp Plan Periodic Update: Consultant contract spanning 2024 through the first half of 2026 to assist in the development of the Climate Element required as part of the Comp Plan Periodic update, as mandated by legislature. Cost for the consultant portion of the project is funded through a \$500,000 grant from Washington Department of Commerce for Climate Resiliency that has been spread over two biennia.

LR-4 – Codification of the Development Code: Following the completion of Development Code Update in late 2026, funding is proposed to codify the Development Code within Liberty Lake Municipal Code.

LR-5 – Solid Waste Management Plan Update: Update to the Liberty Lake Solid Waste Management Plan, as mandated by the Washington State Department of Ecology. Project funding is proposed for 2026.

LR-6 – Harvard Road Mitigation Fee Update: Following completion of the Periodic Comprehensive Plan Update, with its updated Transportation Element and 20-year Capital Facilities Plan, it will be necessary to update the Harvard Road Mitigation Fee Study. Funding for the update is proposed in 2027.

LR-7 – Engineering Design Standards Update: Following the adoption of the Development Code in 2026, it will be necessary to update our Engineering Design Standards. Funding for this project anticipates utilizing a consultant to update the standards drawings in 2027.

2026-2031 EQUIPMENT CAPITAL PURCHASES													
LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	2025	PROJECT TOTAL (2026-2031)	2026	2027	2028	2029	2030	2031	NOTES:
ET-1	Leased Equipment	12M Grader lease	Public Works Yard	TBD	\$ 46,740	\$ 321,737	\$ 46,727	\$ 46,727	\$ 54,728	\$ 54,728	\$ 54,728	\$ 64,099	3 year lease starting in 2021. Assumes new lease every 3 years.
ET-2	Leased Equipment	926M Loader X2	Public Works Yard	TBD	\$ 35,500	\$ 309,396	\$ 45,093	\$ 45,093	\$ 52,649	\$ 52,649	\$ 52,649	\$ 61,262	3 year lease starting in 2021. Assumes new lease every 3 years.
ET-3	Leased Equipment	903 Mini Loader	Public Works Yard	TBD	\$ 18,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		Annual lease.
ET-4	New Equipment	Asphalt Roller	Public Works Yard	TBD	\$ -	\$ 50,000		\$ 50,000					
ET-5	Replacement	Pickup 1 Ton- Mechanic	Maintenance Shop	PARKS,GF		\$ 78,000	\$ 78,000						
ET-6	New Equipment	JCB Mini Excavator	Public Works Yard	TBD		\$ 120,000				\$ 120,000			Upgrading size to cover operational requirements
ET-7	New Equipment	Dump Trailer	Public Works Yard	TBD	\$ 12,000	\$ -							
ET-8	Replacement	Zero Turn Mower	Public Works Yard	GF/TBD		\$ 20,000	\$ 20,000						
ET-9	Replacement	Eng Tech Vehicle	PW Yard	TBD	\$ 50,000	\$ -							
ET-10	Replacement	Kubota 60 in Mower	PW Yard	TBD			\$ 30,000						End of Service Life Replacement
ET-11	New Equipment	Ford Maverick (Gardener Vehicle)	PW Yard	GF/TBD			\$ 35,000						City Gardener Vehicle
ET-12	New Equipment	Vermeer Vacuum Excavator Trailer	PW Yard	GF/TBD/GOLF			\$ 45,000						Sprinkler Repair, Leaf Cleanup
ET-13	Replacement	Scissor Lift	PW Yard	TBD/GOLF			\$ 15,000						End of Service Life Replacement
ET-14	New Equipment	Skid/Steer W/Planer	PW Yard	TBD					\$ 120,000				Needed if In-house sidewalk repairs
ET-15	Replacement	UTV	Maintenance Shop	GF			\$ 47,000.00						Kubota UTV is at 2820 hours - Rocky Hill
ET-16	Replacement	Zero Turn	Maintenance Shop	GF			\$ 20,000.00						This mover is at 1528 for hours - Parks
ET-17	New Equipment	Events Trailer	Maintenance Shop	GF			\$ 16,000.00						This is a new trailer for rec to haul and store bounce houses
ET-18	Replacement	Reel Sharpener	Maintenance Shop	GOLF			\$ 80,000.00						Parts are no longer available
ET-19	Replacement	Greens Mower	Maintenance Shop	GOLF			\$ 60,000.00						over the next two years we will be changing out all Triplexs
YEARLY TOTAL, FLEET					\$ 162,573	\$ 899,133	\$ 537,820	\$ 141,820	\$ 227,377	\$ 227,377	\$ 107,377	\$ 125,361	

Federal Reserve 6 -Year Avg. PPI for Machinery & Equipment = 5.3%

FACILITY, UTILITIES & TRANSPORTATION CAPITAL PROJECTS BY OTHERS ¹													NOTES:
Facility & Utility Projects by Others													
LINE NO.	PROJECT TYPE	PROJECT NAME	LOCATION	FUNDING SOURCE	Current 2025	PROJECT TOTAL (2025-2030)	2026	2027	2028	2029	2030	2031	
OT-1	Enhancement	Underground Utility Program (Liberty Lake Rd., Molter Rd., Mission Ave.)	Location TBD	GF	\$ 25,000	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	
OT-2	New Construction	Harvard Road Trailhead Improvements	Centennial Trailhead @ Wellington & Harvard	OTR/TIF/LIFT	\$ 400,000	\$ -							
OT-3	Enhancement	HUB Facility Soccer Field & Parking Expansion	19619 E Cataldo Ave	OTR/TIF/LIFT	\$2,500,000	\$ 2,500,000			\$2,500,000				
OT-4	New Construction	North Liberty Lake Plaza	Northside of Indiana, across from Courtyard East Apartments	OTR/TIF/LIFT		\$ 1,600,000	\$ 1,600,000						
YEARLY TOTAL, FACILITY & UTILITY PROJECTS BY OTHERS							\$ 1,625,000	\$ 25,000	\$ 2,525,000	\$ 25,000	\$ 25,000	\$ 25,000	
Transportation Projects by Others													
OT-5	Enhancement	Harvard Road & Wellington Roundabout	Harvard Rd & Wellington Intersection	OTR/TIF/LIFT		\$ 958,000		\$ 958,000					
OT-6	New Construction	Transit Parking	Country Vista Dr, between Broadway & the Green Acres Flyover	OTR/TIF/LIFT		\$ 3,300,960			\$ 3,300,960				Moved out to 2028 per STA plan and adjusted for inflation
OT-7	New Construction	Cataldo Extension & Connection - Phase II	Western States Boundary to Mission Ave & Kramer	OTR/TIF/LIFT		\$ 4,802,000	\$ 4,802,000						Not likely to seek reimbursement until 2026
OT-8	New Construction	Kramer Parkway Construction	North of Mission	OTR/TIF/LIFT		\$ 1,400,000	\$ 1,400,000						Not likely to seek reimbursement until 2026
OT-9	New Construction	Indiana Extension	East of LLSWD	OTR/TIF/LIFT		\$ 400,000	\$ 400,000						Not likely to seek reimbursement until 2026
OT-10	New Construction	Harvest Parkway Extension	South of Mission	OTR/TIF/LIFT		\$ 2,344,000	\$ 2,344,000						Not likely to seek reimbursement until 2026
YEARLY TOTAL, TRANSPORTATION PROJECTS BY OTHERS COMBINED							\$ 8,946,000	\$ 958,000	\$ 3,300,960	\$ -		\$ -	
TOTAL, FACILITY, UTILITY & TRANSPORTATION PROJECTS BY OTHERS COMBINED							\$10,571,000	\$ 983,000	\$ 5,825,960	\$ 25,000		\$ 25,000	

¹Projects eligible for TIF/LIFT Reimbursement

Assumed Construction Cost Annual Inflation = 5.8%

2026-2031 CAPITAL FACILITIES PLAN PROJECT DESCRIPTIONS

UTILITY & TRANSPORTATION PROJECTS BY OTHERS

Facility & Utility-Capital Projects by Others:

The following utility projects are developer-driven and will be constructed by others. They are included in the City's CFP, however, because they are eligible for reimbursement through TIF/LIFT.

OT-1 - Underground Utility Program: Fund in support of burial of utility lines as part of a developer driven project along Liberty Lake Rd., Molter Rd., Mission Ave. Funds accrue over time in support of such projects. The burial of utility lines as part of the Trailhead Clubhouse were accomplished utilizing the funds accrued from prior years.

OT-2 - Harvard Road Trailhead Improvements: These improvements, slated for the Centennial Trailhead at Wellington & Harvard, are being completed by Greenstone. Originally funded for 2024, they have been approved, and while the project will get underway in 2026.

OT-3 - Hub Facility Soccer Field & Parking Lot Expansion: The first phase of the HUB expansion (19619 E Cataldo Ave) has been constructed, with subsequent phases currently planned for 2028. Developer anticipates applying for full reimbursement for Phase 1 in 2025.

OT-4 - North Liberty Lake Plaza: To be located on the north side of Indiana Avenue, across from Courtyard East Apartments, this plaza and public gathering place is proposed by Greenstone to be constructed in 2025.

Transportation Capital Projects by Others:

The following transportation capital projects are developer driven and will be constructed by others. They are included in the City's CFP, however, because they are eligible for reimbursement through TIF/LIFT.

OT-5 - Harvard Road & Wellington Roundabout: Greenstone proposes construction of a roundabout at this intersection in 2027 to manage traffic generated from development in the NOLL District, as well as in Trutina.

OT-6 - Transit Parking: Spokane Transit Authority (STA) is proposing a new park & ride location in Liberty Lake as part of their planned High-Performance Transit Corridor along I-90 from West Plains to the State line, and eventually to Coeur d'Alene. STA has identified land acquisition in 2026, with build out in 2030.

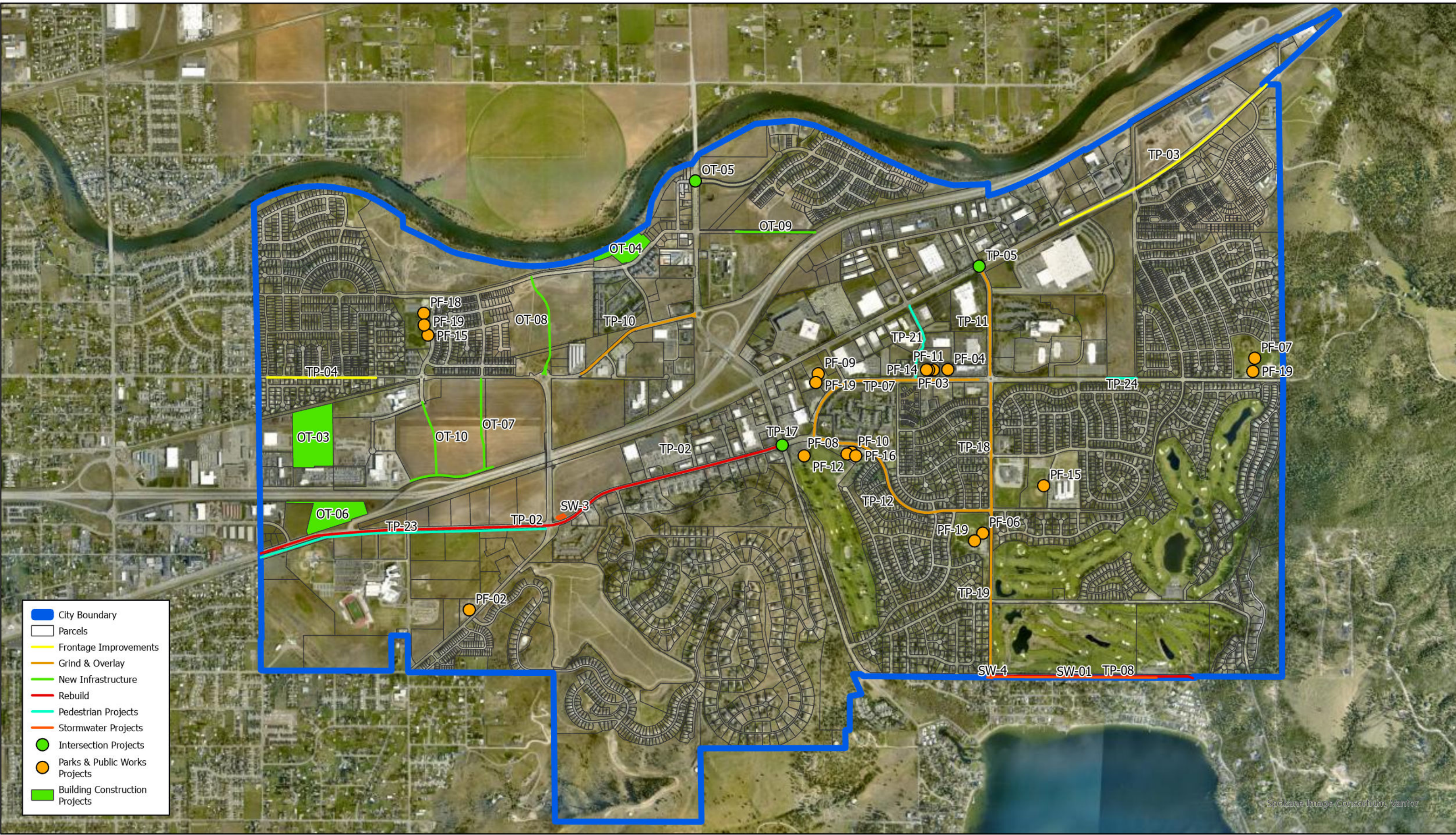
OT-7 - Cataldo Extension & Connection, Phase II: The extension of Cataldo Avenue from the eastern edge of Western States property to connect to Mission Ave and Kramer Parkway is currently in design and will be constructed in 2025 as part of a planned Centennial Properties Binding Site Plan north of I-90, with requested reimbursement from TIF/LIFT anticipated in 2026.

OT-8 - Kramer Parkway Construction: The construction of Kramer Parkway north from Mission Ave to Indiana Ave is planned for construction in 2025, as part of required infrastructure improvements for River Crossing East and River Crossing 2020. Requested reimbursement from TIF/LIFT is anticipated in 2026.

OT-9 - Indiana Ave Extension: The extension of Indiana Avenue, east of LLSWD was constructed in 2025, as part of required infrastructure improvements for Trutina. Reimbursement is anticipated in 2026.

OT-10 – Harvest Parkway Extension: As part of the planned Binding Site Plan north of I-90, Centennial Properties is planning to extend Harvest Parkway south from the knuckle located southeast of Selkirk Middle School, to connect with Cataldo Avenue. That project is anticipated to be constructed in 2025, with reimbursement anticipated to be requested in 2026.

Potential Future Projects List					
Line No.	Project Type	Description	Location	Fund	Amount
UF-1	New Construction	Community/Senior Center	TBD	GF, REET	TBD
UF-2	New Construction	Dog Park	TBD	GF, REET	TBD
UF-3	Enhancement	Fallen Heroes Circuit Course	Orchard Park	GF, REET	TBD
UF-4	Enhancement	Community Gardens	Orchard Park	GF, REET	TBD
UF-5	Enhancement	Parking Lot Expansion	Rocky Hill Park	GF, REET	TBD
UF-6	Enhancement	Splash Pad	Rocky Hill Park	GF, REET	TBD
UF-7	Enhancement	Park Expansion	Town Square	GF, REET	TBD
UF-8	Enhancement	Protected Bike Lanes	TBD	GF, REET	TBD
UF-9	New Construction	Disc Golf Course	TBD	GF	TBD
UF-10	Enhancement	Restroom Facilities	Arboretum	GF	TBD
UF-11	Enhancements	Gazebos	Arboretum	GF	TBD
UF-12	New Construction	New Baseball Fields	TBD	GF	TBD
UF-13	Siting Study	Community Pool	TBD	GF	\$150,000



0 0.25 0.5 1 Miles
Date Created: December 17th, 2025

2026-2031 Capital Facilities Plan

