



L I B E R T Y L A K E

RIVER DISTRICT

SPECIFIC AREA PLAN

SAP-08-0001

CITY OF LIBERTY LAKE

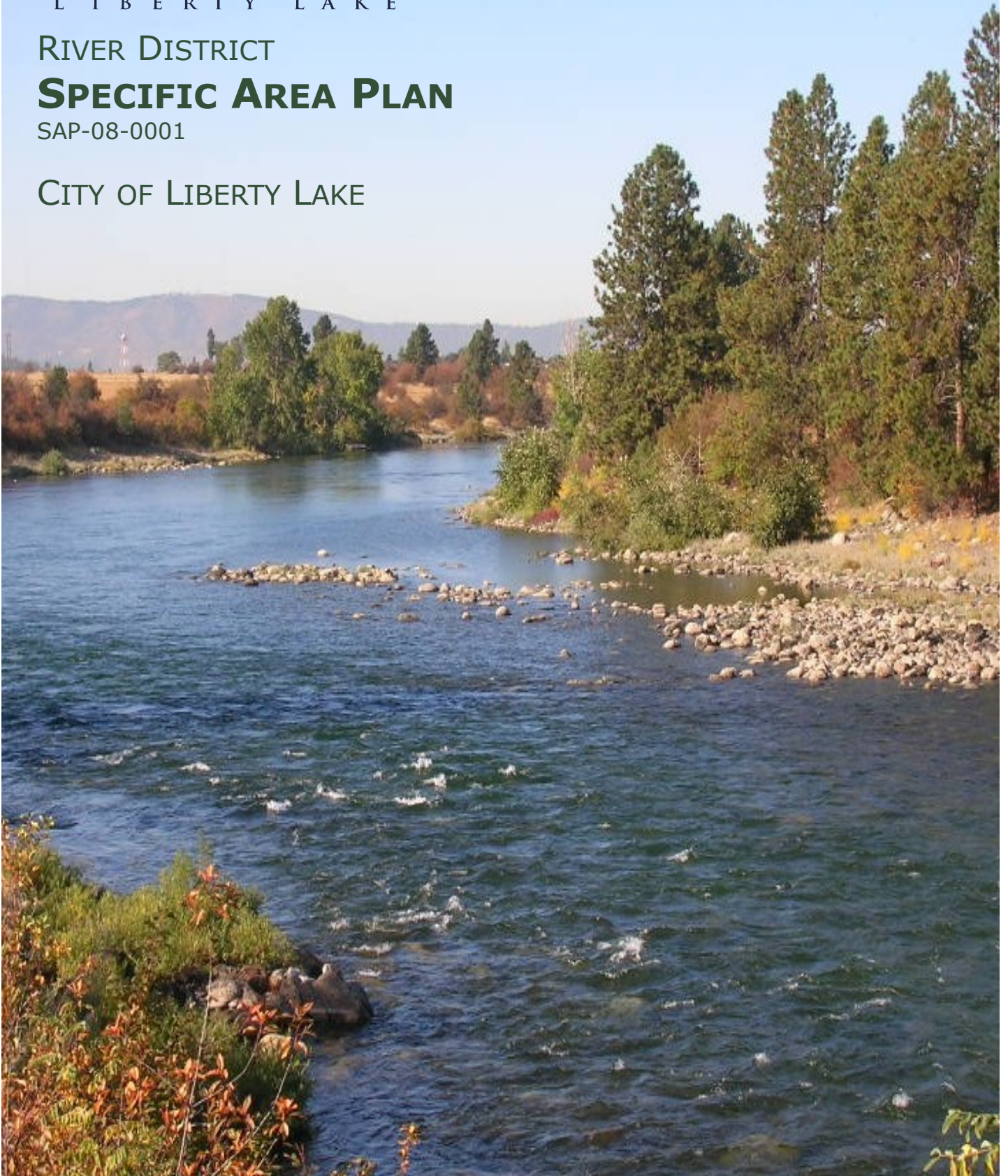




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Section 1

City of Liberty Lake Specific Area Plan Application

1.1 River District Specific Area Plan Application

**Refer to Original Proposed River District Specific Area Plan
Overlay Submittal - July 2008, for Application**



Section 2

Project Overview

2.1 Project Overview

Development and Implementation Principles for the River District Specific Area Plan (SAP)

2.2 River District Specific Area Master Plan



2.1 Project Overview

Development and Implementation Principles for the River District Specific Area Plan (SAP)

Introduction to the River District Specific Area Plan

The best loved neighborhoods all have a special quality. A 'sense of place' that is created when the tangible elements of a place are interwoven with those intangibles of family, friends and experiences. Together they become the social fabric of community. This social fabric becomes stronger as more threads are added. Great communities have a fabric that is woven with threads of housing, retail, commercial, office, parks, public art, trails, walkable neighborhoods and interconnected uses. Creating a great community takes planning, attention to detail and patience. Too often communities do not achieve their potential when a key component is forgotten or not fully developed.

River District Goals:

1. River District is designed as a "Compact, Complete Community"

Traditional neighborhood developments are compact and complete. Compact development patterns (for both residential and commercial uses), can promote a more efficient use of land and lower the costs of providing public infrastructure and services.

This type of development also means the development is designed for the human scale. The human scale is defined as the relationship between the dimensions of the human body and the proportion of the spaces which people use. This includes paying attention to walking distances, the height of buildings, the design of street lights and signs, sidewalks, and other features.

A development that is compact and complete can also promote social interaction by including civic spaces such as parks and public buildings. It also means residential, commercial, and civic buildings are interconnected and within close proximity of each other in order to encourage people to walk between the various uses.

River District Compact Development Objectives:

- The River District will contain housing, shops, workplaces, parks and civic facilities essential to the daily life of the



residents and connected by a system of sidewalks and pathways

- The River District community has a center focus that combines commercial, civic, cultural and recreational uses where civic buildings and squares reinforce the identity of the neighborhood
- The River District contains an integrated system of parks and open spaces in the form of greenways and parks designed for frequent and multiple use.
- An economically diverse variety of housing types (single family homes, alley homes, townhomes, condominium homes and apartment homes) and a broad range of commercial and civic uses.

River District Compact Development Implementation Principles:

- Neighborhoods that can be walked from the neighborhood edge to a mixed-use center in five to ten minutes
- Parks/open space that are accessible by walking from all residential areas within five minutes
- Sidewalks at least 6 feet wide in residential areas and 6 to 12 feet in mixed-use and commercial areas. Parkway strips of 5 to 10 feet that buffer pedestrians from traffic and allow tree planting.
- Street and block patterns that form an interconnected grid with block faces that are generally between 300 and 900 feet with an average of 500 feet in length.
- Mixed use development forms, including "Residential Urban Villages" with higher density development (up to 30 du/acre) and commercial mixed use (up to 75,000 square feet); and small scale "Neighborhood Villages" with commercial uses (up to



5000 square feet) integrated into mixed-use neighborhood centers within lower density residential areas.

2. River District should incorporate a “Mixed Use Design” focus.

River District is designed to include a broad mixture of uses. Mixing uses, or allowing residential, retail, commercial and civic uses in one neighborhood, contributes to the vitality and viability of neighborhoods and is a principal goal of the River District plan.

River District Mixed Use Objectives:

- Create a balance between jobs and housing to create a healthy close-knit neighborhood where residents have a greater opportunity to take care of their daily needs without having to leave the community.
- Create a pedestrian friendly environment in mixed use retail areas by introducing street level retail, service or office.
- Design vertically mixed uses in multi-story buildings that are primarily residential but could include office uses in order to foster a village center that has round the clock street activity.
- Design mixed use areas that have short blocks with wide sidewalks, street furniture and awnings to create a pedestrian -friendly environment.

River District Mixed Use Implementation Principles:

- Mixed use ‘Village Center’ and ‘Neighborhood Retail Clusters’ shall incorporate a combination of single story and multi-story construction.
- Street level uses in mixed use areas will be primarily retail, service or office with ground floor entrances and display windows. Corner buildings should incorporate a corner entrance and other detail to establish the character of the critical street corners in the mixed use areas.
- Upper floor uses in mixed use areas shall be primarily residential in order to contribute to the 24 hour dynamic of the mixed use center. Office uses will be allowed on a limited basis.
- Parking in mixed use areas will be shared to the greatest



extent possible with provisions for parking based on peak hours of adjacent uses. On site parking shall be located behind buildings, incorporated into the building design or in structured garages.

3. River District's streets, sidewalks and trails will provide for multiple modes of transportation and make the community as pedestrian and bicycle friendly as possible.



River District will provide for multi-modal community access with an interconnected network of circulation systems that facilitate walking, bicycling, and driving. Streets are designed to promote the safe and efficient use of different transportation modes. The interconnected street pattern is meant to limit the use of isolated cul-de-sacs that force the major circulation pattern of a community onto a few major roads.

River District Multi-Modal Transportation Objectives:

- Reduce excessive street widths in order to calm traffic, minimize impervious surface and establish a more pedestrian and bicycle friendly environment.
- Create an interconnected transportation network that disperses vehicular traffic and provides multiple options for drivers, pedestrians and bicyclists.
- Create a pedestrian friendly environment with a network of carefully planned sidewalks, paths and trails that connect neighborhoods to retail, commercial, office and recreational areas.
- Develop the sidewalk, path and trail network to be fully integrated with a system of 'greenways'. These greenways would include parks playgrounds and protected lands.



River District Multi-Modal Transportation Principles:

- Street sections are designed to meet the level of traffic anticipated for each street. Streets will be narrower than typical sections in order to minimize excessive impervious surface and calm traffic.
- Neighborhoods, parks, neighborhood retail clusters, village centers, commercial, retail and offices will be interconnected with a continuous paved system of sidewalks, paths and trails.

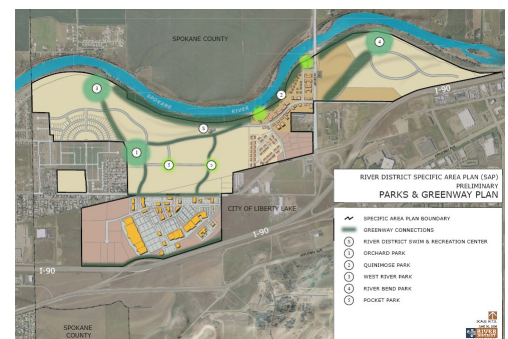
- Provide on-street parking on the majority of streets with bulb outs for pedestrian crossings.
- Develop a park and ride lot in River District in conjunction with Spokane Transit Authority.

4. River District's 'Greenway' corridors of functionally connected parks, open spaces and Spokane River access will be responsive to the cultural and environmental context of the region.

The River District "greenways" are a network of parks, open space and protected lands that will be managed for multiple uses including: nature protection, biodiversity management, water resources, recreation, and cultural/historic resource protection. Greenway systems, such as that proposed for the River District include linear corridors and larger areas of open space and parks that are physically and functionally connected. Greenways are strategic and spatially efficient for protecting and managing land because greenway resources are not randomly distributed but rather are concentrated in corridors.

River District Greenways Objectives:

- Identification and preservation of valuable cultural and natural resources.
- Restoration of sections of the river ecosystem that have been damaged by adverse impacts of human activity.
- Protect and improve the Spokane River's water quality.
- Plan and design recreation to allow all people some appropriate access to experience the Spokane River in a safe, meaningful, and responsible manner.
- Incorporate education to increase understanding of the Spokane River Corridor's resources and importance to people's quality of life.



Section 3

Specific Area Plan Text

3.1 River District Specific Area Plan Purpose

3.2 Implementation

3.3 Overview of Architectural Standards

3.4 Land Use and Development Standards

Chapter 1 - Introduction

Chapter 2

RD-R (Mixed Residential)

RD-M (Neighborhood Center Mixed Use)

RD-C (Freeway Commercial)

Chapter 3 - River District Design Standards

Chapter 4 - Applications & Review Procedures

Chapter 5 - Exceptions to Code Standards

Chapter 6 - Environment

3.5 Setbacks, Lot Dimensions, Coverage and Density

3.6 Land Use Analysis

Density

Open Space

Section 3

Specific Area Plan Text

3.1 River District Specific Area Plan Purpose

The River District Specific Area Plan overlay district ("RDSAP") describes in more detail the type of development planned for Liberty Lake's River District than is currently found in the City of Liberty Lake's comprehensive plan, zone map and development code. The area covered by the River District Specific Area Plan includes multiple parcels and land owners.

The district standards are based on the following principles:

1. River District is designed as a "Compact, Complete Community".
2. River District should incorporate a "Mixed Use Design" focus.
3. River District's streets, sidewalks and trails will provide for multiple modes of transportation and make the community as pedestrian and bicycle friendly as possible.
4. River District's 'Greenway' corridors of functionally connected parks, open spaces and Spokane River access will be responsive to the cultural and environmental context of the region.



3.2 Implementation

The implementation of the River District SAP will generally utilize the land use application process that is described in the City Development Code. Minor changes to Chapter 4 of the City Development code have been proposed that will provide a consistent and clear application review process for specific development projects within the SAP. The specific changes that are proposed to Chapter 4 of the City Development Code are outlined in Appendices, and generally include the following:

1. Subdivision and planned unit development projects that are consistent with the River District SAP Plan Zoning Map will be process as a Type II permit, requiring Hearing Examiner Approval rather than a Type III permit which would require City Council Approval. The City Council would remain as the appeal body for a Type II permit.
2. Zone classification changes will still be processed as a Type III permit.
3. Site Design Review remains as described in Chapter 4 but is limited to Commercial and Industrial buildings.
4. A revised process for Binding Site Plan (BSP) approval for commercial developments is provided as a Type I permit, the same as the current code. The revised BSP process is more consistent with the intent of State statute and is consistent with the procedure used by Spokane County by providing greater flexibility in the approval of preliminary and final binding site plans for commercial development.
5. The requirement for the bonding of subdivision improvements is eliminated. Assurance to the city for completion of subdivision improvements can be made through the building permit process. This process is used by the Liberty Lake Sewer and Water District and many other municipalities.

3.3

Overview of Architectural and Design Standards

The River District Specific Area Plan includes design standards that are unique to the project and community and are intended to achieve the vision and goals that are established in River District Development and Implementation Principles.

Our goals for the River District are to achieve a more compact community design; an integration of different residential products and land uses on a finer scale; and a more walkable and pedestrian friendly community. This is a pattern of development that varies from that anticipated under the current City Development Code, which tends to regulate land uses within discrete zoned areas.

The following areas summarize key elements contained in the River District Design Standards.

Street Standards: The River District standards will generally allow narrower roadway sections which are intended to calm traffic and provide a safer pedestrian environment.

Sidewalk Width: The SAP provides for sidewalk (or pathway) widths that vary from 6 feet to 10 feet depending upon the roadway section, street location, and anticipated pedestrian traffic volumes. Wider sidewalks are called for as expected pedestrian volumes increase. This will provide for a more effective pedestrian system and one that is more resource efficient. This is in lieu of the single sidewalk standard of 6 feet in the City Development Code.

Storm Drainage: The River District standards will require that storm water be retained and treated in systems that are located outside of the established roadway planting strip. This will allow the uniform development of street trees along all public roads and will eliminate the practice of allowing storm water control in swales between the curb and the sidewalk.

Parking: The SAP standards reduce and in some cases eliminate the minimum standards for on-site parking. Walkable communities have a lowered requirement for on-site parking. In addition on street parking can meet some



of the need for on-site parking in mixed-use zone classifications.

Signage: The SAP allows some relation of signage standards for residential marketing and community identification to allow visitors and guests to more easily navigate the community. In general the strict signage standards of the City Development Code are retained with minor adjustments.

Landscaping: The landscape requirements are generally more effective and substantial in the SAP standards. As noted above, require street side planning strips cannot be used for storm water control (as currently allowed). The same is true for required landscaping that is located in the parking areas of commercial projects.



3.4 Land Use and Development Standards

Summary of Development Code Changes

The following chapters of the Liberty Lake Development Code have been modified or replaced as noted. Chapters that have been modified follow in this section. Details of modifications follow in the appendices.

Chapter 1 - Introduction

The following provides a general overview of modifications.
General:

1. Modifications to the text to reflect 'River District Specific Area Plan'
2. Modifications to a number of definitions to be consistent with River District-Residential, River District-Commercial and River District-Mixed Use land use districts.

Specific:

1. Clarification of street definitions.
2. Definition of Neighborhood Retail Cluster

Chapter 2—Zoning Districts

Article 10-2E-RD-R (Mixed Residential) District

The following provides a general overview of modifications.
General:

1. Modifications to the text to reflect 'River District Specific Area Plan'
2. Modifications/Additions to the following requirements:
 - Home Occupation Limited Uses requirements.
 - Child day-care center requirements.
 - Athletic club/exercise facility/gym requirements
 - Neighborhood Retail Cluster
 - General Retail
 - Grocery Store

- Pharmacy
- Restaurant café, or ice cream parlor
- Winery / Microbrew
- Artisan/Craftsman Live Work
- Office
- Bed and breakfast inn
- Public utility local distribution facility

Specific:

1. Development Setbacks
2. Residential Density
3. Architectural Guidelines and Special Standards

Article 10-2E-RD-M
(Neighborhood Center Mixed Use) District

The following provides a general overview of modifications.

General:

1. Modifications to the text to reflect 'River District Specific Area Plan'
2. Modifications/Additions to the following requirements:
 - Home Occupation Limited Uses requirements.
 - Parking Structure
 - Tower, private
 - Animal health services/veterinarian—domestic animals.
 - Accessory Dwelling Units
 - Dwelling, multi-family
 - Bed and breakfast inn
 - Wireless communication antenna array.

Specific:

1. Development Setbacks
2. Lot area, Dimensions and Density
3. Parking
4. Architectural Guidelines and Special Standards

Article 10-2E-RD-C
(Freeway Commercial) District

The following provides a general overview of modifications.
General:

1. Modifications to the text to reflect 'River District Specific Area Plan'
2. Modifications/Additions to the following requirements:
 - Agricultural product / craft sales stand.
 - Animal health services/veterinarian-domestic animals.
 - Wireless communication antenna array.

Specific:

1. Landscape Buffering.
2. Neighborhood Access.
3. Lot Area, Dimensions and coverage.
4. Building orientation

Chapter 3 Design and Maintenance Standards-Replaced

The changes to Chapter 3 were substantial enough to warrant the replacement of Liberty Lake's Chapter 3 of the development code with the River District Design Standards. Important highlights of the River District Design Standards include:

General:

1. Incorporation of 'River District Specific Area Plan' as governing document.
2. Access and circulation changes.
3. Parking area landscaping.
4. Vehicle and bicycle parking requirements.
5. Signage standards.
6. Transportation improvements.
7. Relationship of requirements to the Liberty Lake Mitigation Plan.
8. Future street plan and extension of Streets.
9. Dedication requirements for Public Use Areas.

Specific:

1. New road sections and classifications to meet the River District goals and objectives.
2. Stormwater management and required landscaping clarification of incorporation.
3. Clarification of landscaping with shared driveways.
4. Alternative parking lot tree installation requirement to meet shading requirement of 50% for parking lots.
5. I-90 landscape buffer.
6. Fencing requirements/restrictions.
7. Restriction of stormwater facilities to areas outside the required landscape planter strip and landscape areas.
8. Construction Plan Approval and Assurances

Chapter 4 Applications and Review Procedures

The following provides an overview of modifications made to Chapter 4. Important highlights of the River District Design Specific Area Plan include:

General:

1. Review of Type I, II, III Projects.
2. Site Design Review for commercial and industrial buildings.
3. Modifications and extensions to preliminary plats, BSP or short plats.

Specific:

1. Modifications to Performance Guarantees.
2. Modifications to Temporary Sales Office or Model Home requirements.

3.4 Land Use and Development Standards

Additional Information

1. Accessory Structures, See:
 - 10-2C-RD-R, 10-2C-5
 - 10-2E-RD-M, 10-2E-3, 5
 - 10-2I-RD-C, 10-2I-3, 5
2. Development Setbacks, See:
 - 10-2C-RD-R, 10-2C-6
 - 10-2E-RD-M, 10-2E-6
 - 10-2I-RD-C, 10-2I-6
3. Lot areas, Dimensions, Coverage and Residential Density, See:
 - 10-2C-RD-R, 10-2C-7
 - 10-2E-RD-M, 10-2E-7
 - 10-2I-RD-C, 10-2I-7
4. Building Height Regulations, See:
 - 10-2C-RD-R, 10-2C-8
 - 10-2E-RD-M, 10-2E-8
 - 10-2I-RD-C, 10-2I-8
5. Building Orientation, See:
 - 10-2C-RD-R, 10-2C-9
 - 10-2E-RD-M, 10-2E-9
 - 10-2I-RD-C
6. Architectural Guidelines and Special Standards, See:
 - 10-2C-RD-R, 10-2C-10
 - 10-2E-RD-M, 10-2E-10
 - 10-2I-RD-C
7. Pedestrian and Transit Amenities, See:
 - River District Design Standards, Article 2, 2.2J.
8. Critical Area Changes: None noted.

Section 3.4

Chapter 5 - Exceptions

Chapter 6 - Environment

Refer to the City Development Code Chapters 5 & 6

3.5

Overview of setbacks, lot areas, dimensional standards, building heights; and building orientation.

The development setbacks; lot area and dimensional standards; building heights; and building orientation standards are set out for each of the River District SAP zone classifications in the attached appendices.

In the **RD-R** zone these standards are designed to accommodate somewhat higher residential density (from a low of 4 du/acre to a high of 18 du/acre) that will be achieved through the use of smaller lot sizes and zero lot line development patterns. The River District will accommodate alley homes (garage at the rear rather than front of the lot), townhomes, and cottage homes as well as standard single family homes on larger lots. Where garage access is from the rear, front yard setbacks will be reduced allowing the home and front porch to have a more intimate relationship with the street.

In the **RD-M** mixed use zone classification flexibility is very important in dealing with a variety of land use types and densities. The standards in the zone classification allow a wider range of residential products in higher density configurations that will support the service elements of the "town center".

In the **RD-C** commercial zone classification the building dimensional standards are very similar to those in the City Development Code. This classification, however, imposes significant landscape buffer and setback requirements along both the I-90 freeway and Mission Street corridors.



3.5

Summary of Zoning District Setbacks, Lot Areas, Lot Dimensions and Density

	RD-R	RD-M	RD-C
Front Yard	Min: 5 ft (alley) Min: 18 ft (front)	Min: None Max: 25 ft	Min: 10 ft Max: None
Side Yard	Min: None (15 ft on flanking streets)	Min: None Max: None	Min: None (per building code, 15 ft on flanking streets)
Rear Yard	Min: None (alley) Max: 5 ft (front)	Min: None Max: None	Min: 5 ft Max: None
Lot Area	Min: None Max: None	Min: None Max: None	Min: None Max: None
Lot Width	Min: None Max: None	Min: None Max: None	Min: 50 ft. Max: None
Lot Coverage	Max: None	Max: None	Max: 60%
Density	Min: 4 du/acre Max: 18 du/acre	Min: 6 du/acre Max: None	Min: None Max: None



3.6 Land Use Analysis—Dwelling Units

River District SAP Dwelling Unit Analysis

Pre-SAP Dwelling Units						
Zones	Gross Acres	Net Residential Acres ¹	Density Calcs		Projected Buildout Densities	Total Dwelling Units
			Min	Max		
R-1	303.16	212.21	4	6	5	1061
R-2	6.14	4.30	6	12	10	43
M-2	166.90	58.42 ²	6	15 ³	15	876
C-2	171.88		0	0	0	0
Pre-SAP Dwelling			1,225	2,201		1,980

Post-SAP Dwelling Units						
Zones	Gross Acres	Net Residential Acres ¹	Density Calcs		Projected Buildout Densities	Total Dwelling Units
			Min	Max		
RD-R	378.91	265.24	4	18	7.5	1,989
RD-M	101.04	35.36 ²	None	None	12	424
RD-C	168.13	12.68 ⁴	None	None	12	152
Post-SAP Dwelling						2,566

Assumptions:

- 1/ 30% of gross acreage in open space and road right-of-way.
- 2/ 50% of Mixed Use Zone will be residential.
- 3/ Maximum density of 15 dwelling units per acre in Mixed Use Zone.
- 4/ 25% of C Zone will be in roads, driveways and open space with 10% of net acreage reserved for residential uses.

**A Maximum of 3000 Dwelling Units is
Permitted in the River District SAP**

3.6 Land Use Analysis—Open Space



	ACRES
TOTAL SAP AREA (LEGAL DESCRIPTION)	648.08
TOTAL ASSESSOR PARCEL AREA	619.27
TOTAL ROAD R.O.W. AREA	28.81
PARKS	
Orchard Park	10
Quinimose Park	10
West River Park	5
River Bend Park	7
Pocket Park #1	0.5
Pocket Park #2	0.5
River District Swim and Recreation Center	2.5
Parks Subtotal	35.5
GREENWAYS	
Spokane River Habitat Greenway	15.50
Powerline Trail Greenway	3.00
Commercial Opens Space Greenway	3.50
Trail Greenways	9.50
Greenways Subtotal	31.50
RIVER DISTRICT PRIVATELY OWNED OPEN SPACE	
Privately Owned Open Space Subtotal	30.00
TOTAL PARKS AND GREENWAYS	67
TOTAL PRIVATE AND PUBLIC OPEN SPACE	97
% OPEN SPACE (BY ASSESSOR PARCEL AREA)	15.7%



Section 4

River District Zoning Matrix

4.1 River District Zoning Matrix

Section 5

Specific Area Plan Maps

- 5.1 River District Land Use Description**
- 5.2 River District Specific Area Plan Boundary Map**
- 5.3 River District Specific Area Zoning District Map**
- 5.4 Liberty Lake Existing Zoning and Comprehensive Plan Maps**

5.1 River District Land Use Description

The River District Specific Area Plan is limited to three zone classifications. None of the zone classifications are consistent with the classifications in Chapter 2 of the City Development Code. For the purpose the River District SAP three new zone classifications have been created that will meet the special needs and purpose of the River District SAP Plan.

River District Residential (RD-R): This zone classification is a mixed residential zone that will allow a range of residential uses that can be integrated on a smaller and finer scale that is generally allowed by the current zone classifications of the City Development Code. The finer integration of residential uses will allow a broader range of housing product and price ranges. It will also avoid large single product-single price point neighborhoods. The density of this zone will be similar to that of the current R-2 zone and will be mostly single family in character. This zone will allow small mixed use clusters as a conditional use to allow some services to be within walking distance of neighborhoods.

River District Mixed Use (RD-M): This zone classification is a true mixed use district that is intended to guide development in the River District “town center”. This mixed use zone allows a range of retail, commercial, office and residential uses that are consistent with the River District walkable “town center” concept. It provides for a larger range of residential uses than are allowed in the mixed-use classifications in the City Development Code. More intensive uses, not suitable for a walkable town center, have also been restricted.

River District Commercial (RD-C): This zone classification is an intensive commercial zone that will allow a range of automobile oriented regional uses that will allow strong economic development potential and sales tax base development in the Interstate 90 corridor. This classification is directed more to regional uses and includes development regulations that place an emphasis on landscape buffers and streetscape design over building architecture.

5.4 Liberty Lake Existing Zoning and Comprehensive Plan Maps

**Refer to Original Proposed River District Specific Area Plan
Overlay Submittal - July 2008, for Existing Zoning &
Comprehensive Plan Maps**

or Contact the City of Liberty Lake for Current Maps

Section 6

Conceptual Development Plan

6.1 Conceptual Development Plan

6.2 Transportation Plan

6.2.1 Street Sections

- 6.2.1a Residential Access Street with Parking**
- 6.2.1b Residential Access Street without Parking**
- 6.2.1c Residential Alley**
- 6.2.1d Urban Collector without Parking**
- 6.2.1e Urban Collector with Parking**
- 6.2.1f Urban Collector Boulevard with Parking**
- 6.2.1g Commercial Access Street with Parking**
- 6.2.1h Commercial Access Street without Parking**
- 6.2.1i Village Center Collector**
- 6.2.1j Residential / Commercial Boulevard with Parking**
- 6.2.1k Residential / Commercial Boulevard without Parking**

6.3 Grading Analysis

6.4 Water Master Plan

6.5 Sewer Master Plan

6.6 Waste Water Reuse Master Plan

6.7 Park and Greenway Master Plan

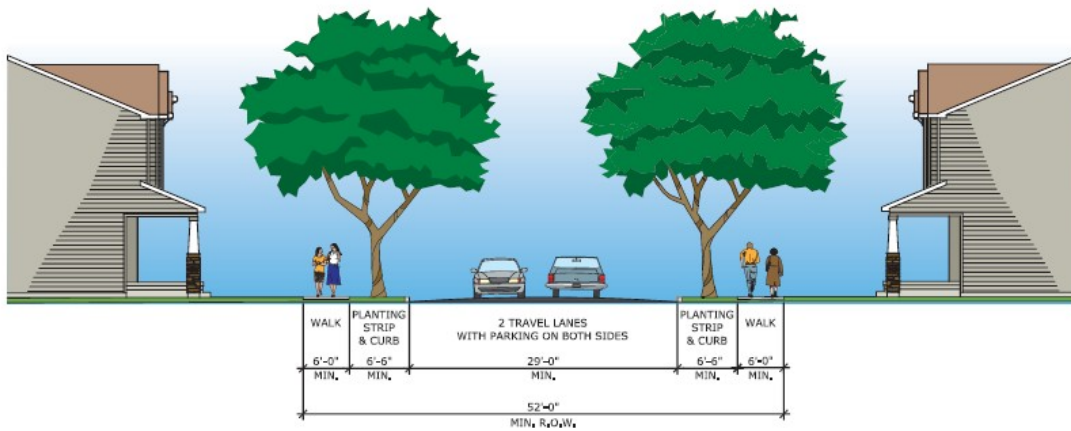
6.8 Trail Master Plan

6.9 Community and Cultural Resource Plan

6.1 Conceptual Development Plan

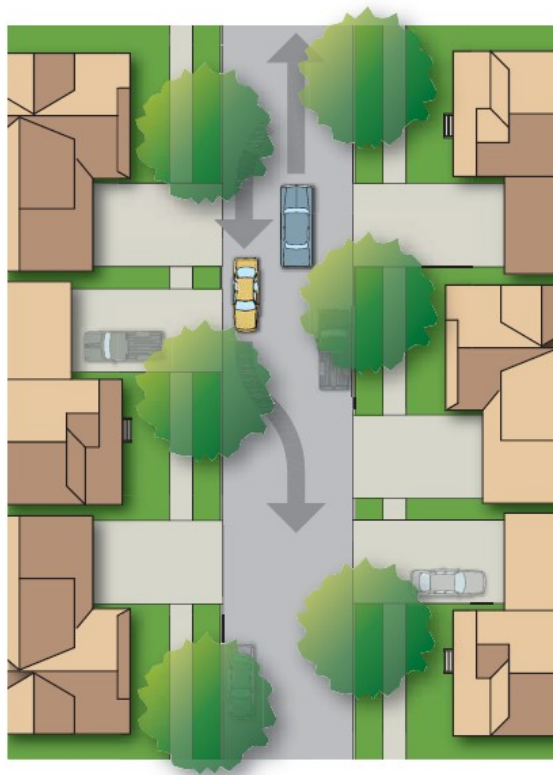
This Section provides the Conceptual Development Plan and includes:

1. Blocks. The Transportation Master Plan illustrates the general layout of major streets within River District.
2. Residential Land Use. A map and table with proposed residential densities, permitted housing types, and general lot patterns. Specific lot patterns will be defined during land division approval.
3. Transportation Plan. A Transportation Master Plan that indicates future street connections to existing streets and connections within the River District. A separate Trails Master Plan is included.
4. Preliminary Grading and Utilities Plans.
 - Water Plan
 - Sewer Plan
 - Waste Water Reuse Plan



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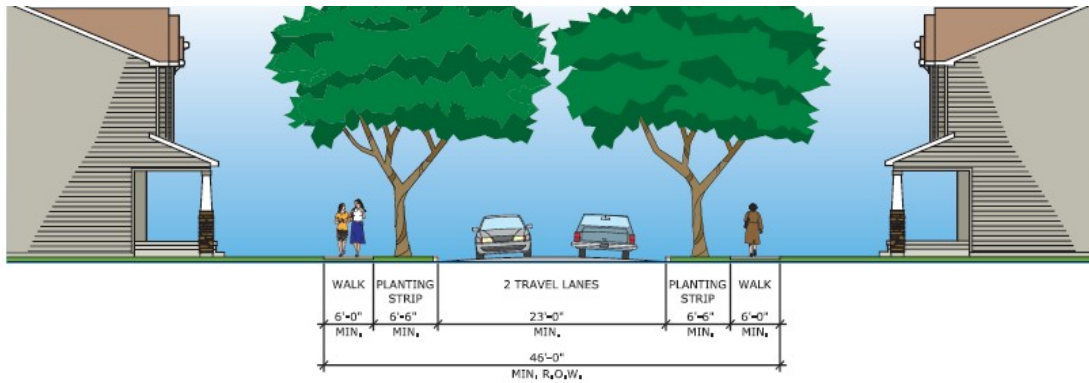
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PLAN

LOCAL ACCESS RESIDENTIAL WITH PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1a

OCTOBER 20, 2009



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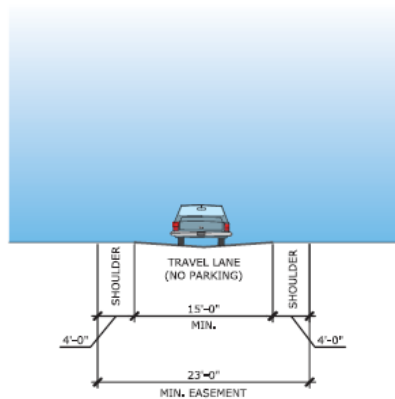
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PLAN

LOCAL ACCESS RESIDENTIAL WITHOUT PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1b

OCTOBER 20, 2009



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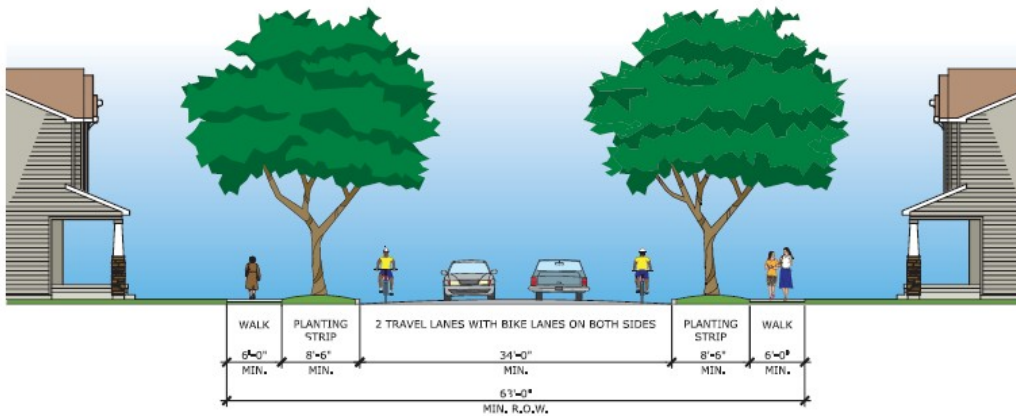
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PLAN

ALLEY RESIDENTIAL

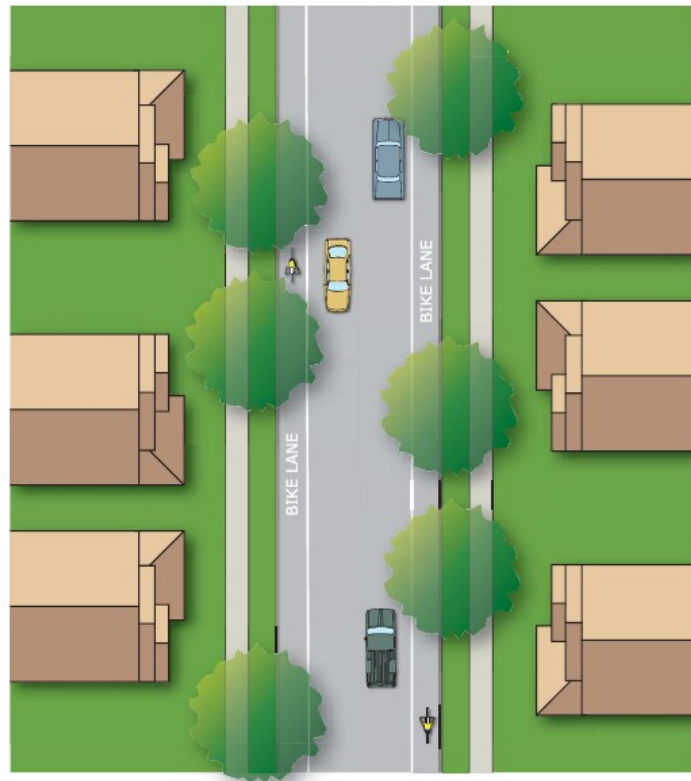
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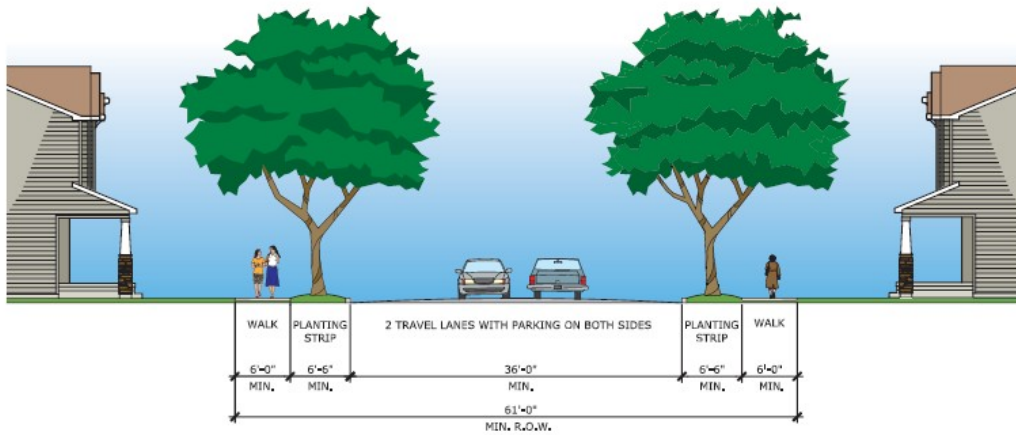
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PLAN

URBAN COLLECTOR WITHOUT PARKING - WITH BIKE LANES

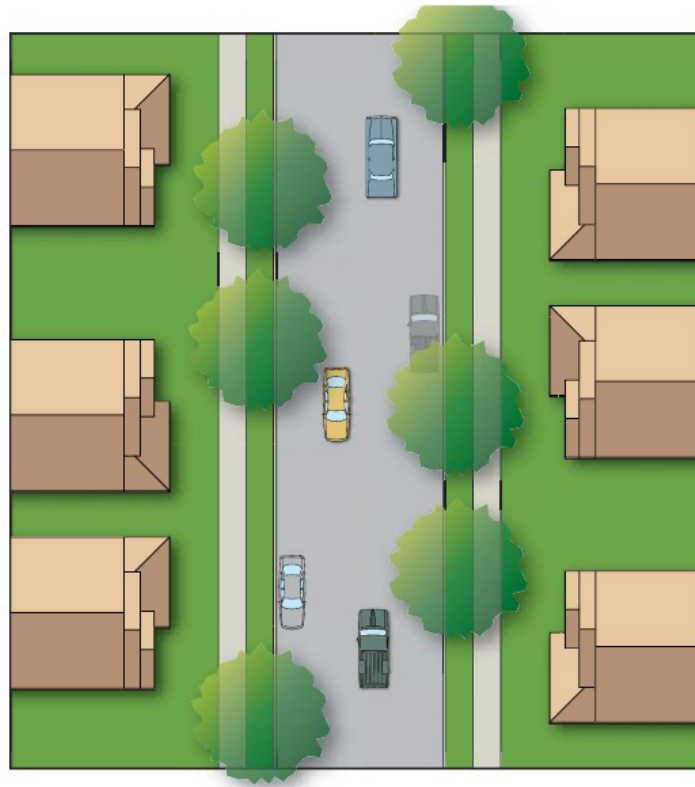
RIVER DISTRICT SAP EXHIBIT 6.2.1d

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



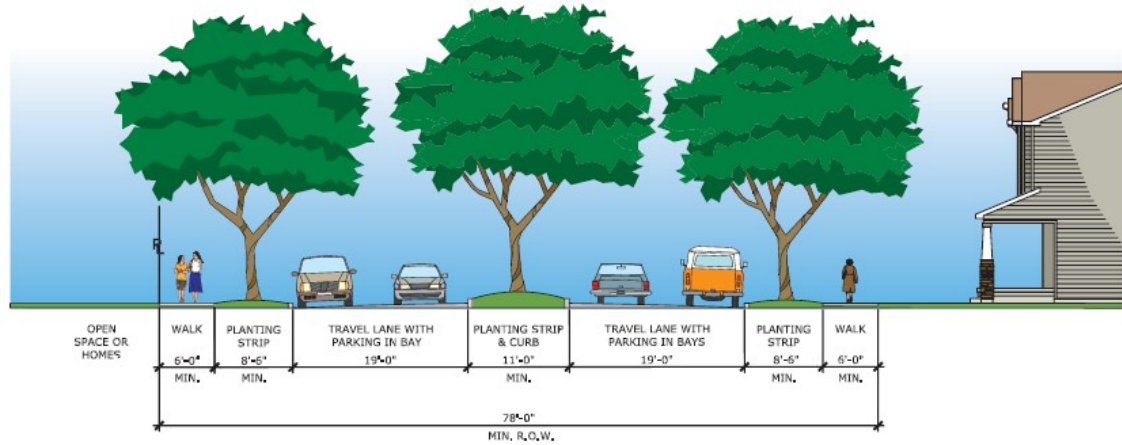
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PLAN

URBAN COLLECTOR WITH PARKING

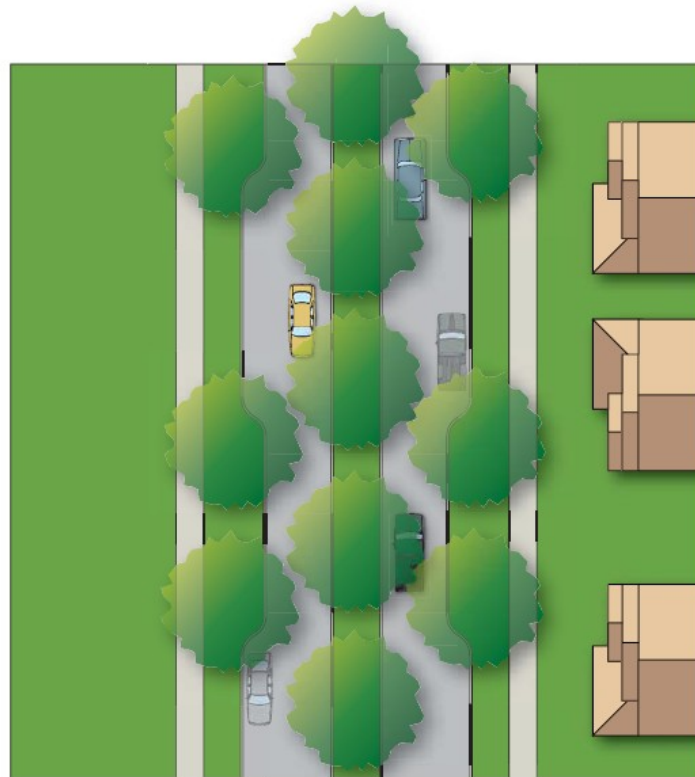
RIVER DISTRICT SAP EXHIBIT 6.2.1e

OCTOBER 20, 2009



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SECTION



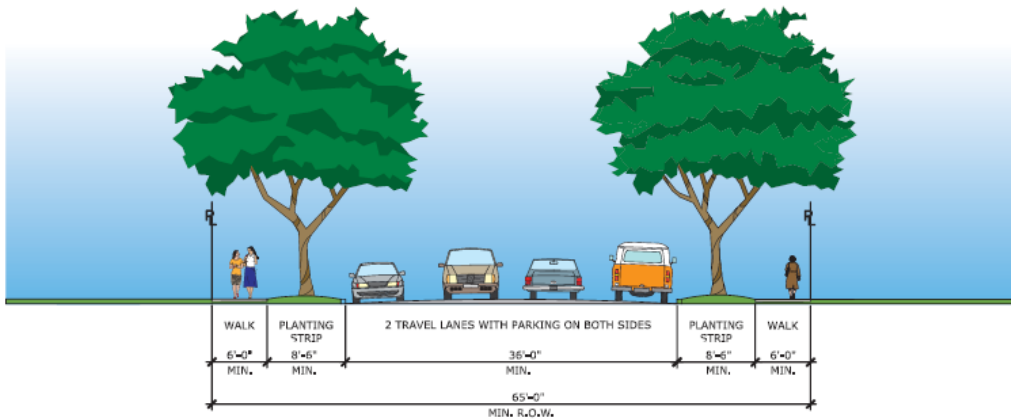
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PLAN

URBAN COLLECTOR WITH BOULEVARD AND PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1f

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



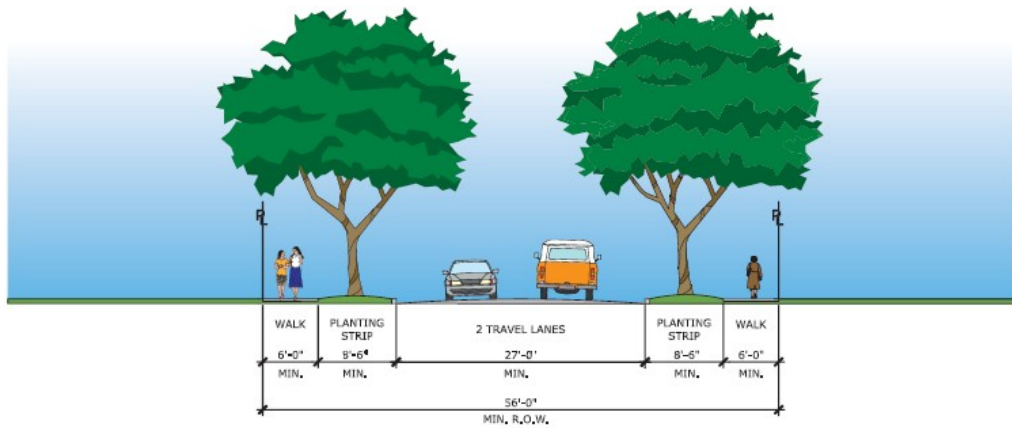
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PLAN

LOCAL ACCESS COMMERCIAL/INDUSTRIAL WITH PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1g

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



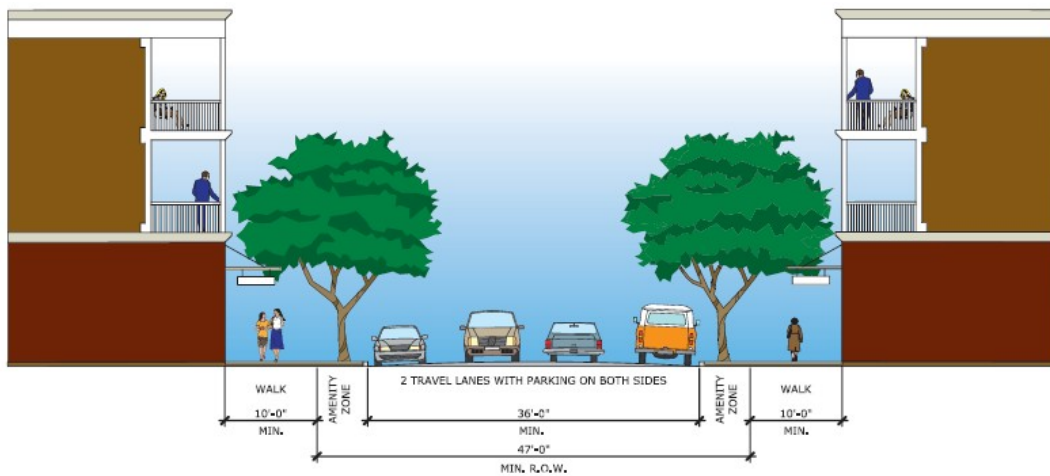
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PLAN

LOCAL ACCESS COMMERCIAL/INDUSTRIAL WITHOUT PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1h

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



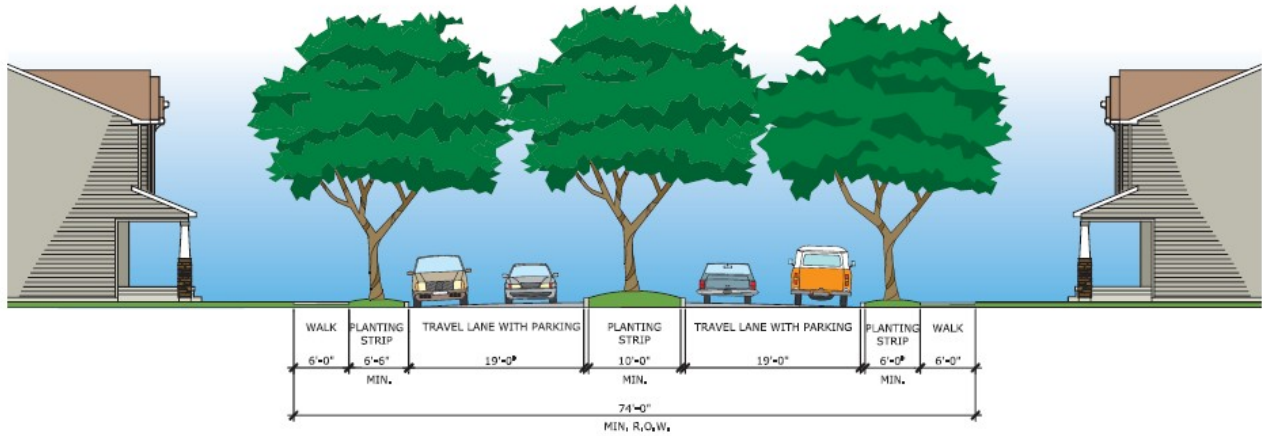
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PLAN

URBAN COLLECTOR VILLAGE CENTER

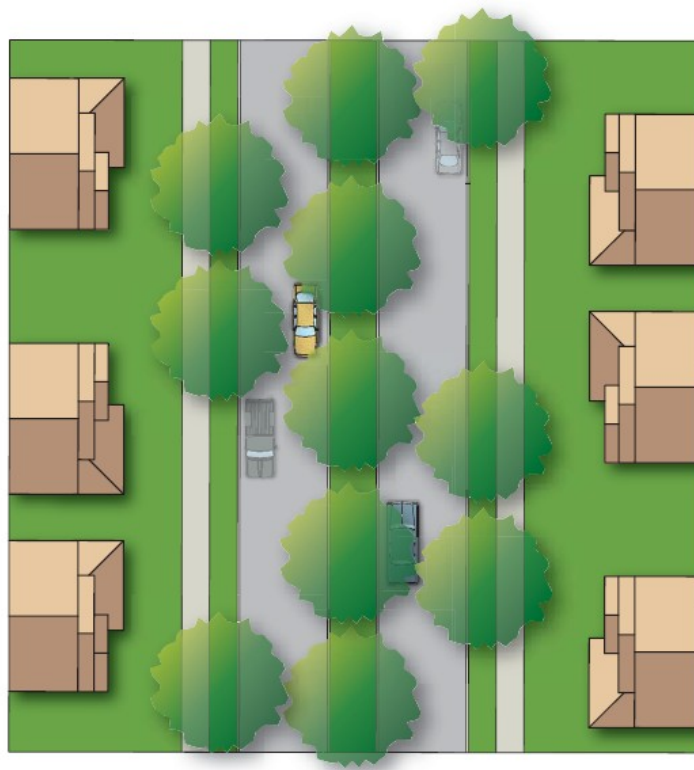
RIVER DISTRICT SAP EXHIBIT 6.2.1i

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



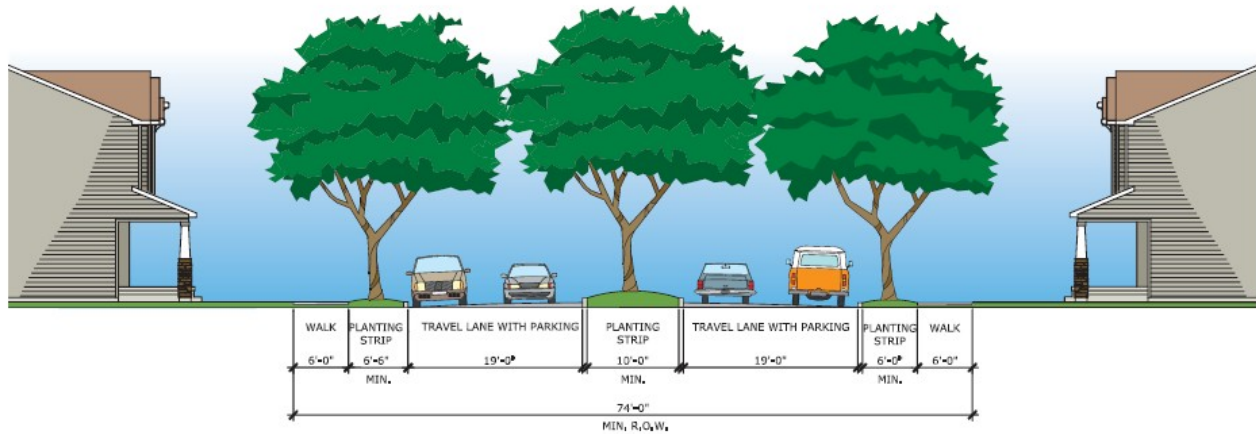
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PLAN

LOCAL ACCESS RESIDENTIAL WITH BOULEVARD & PARKING

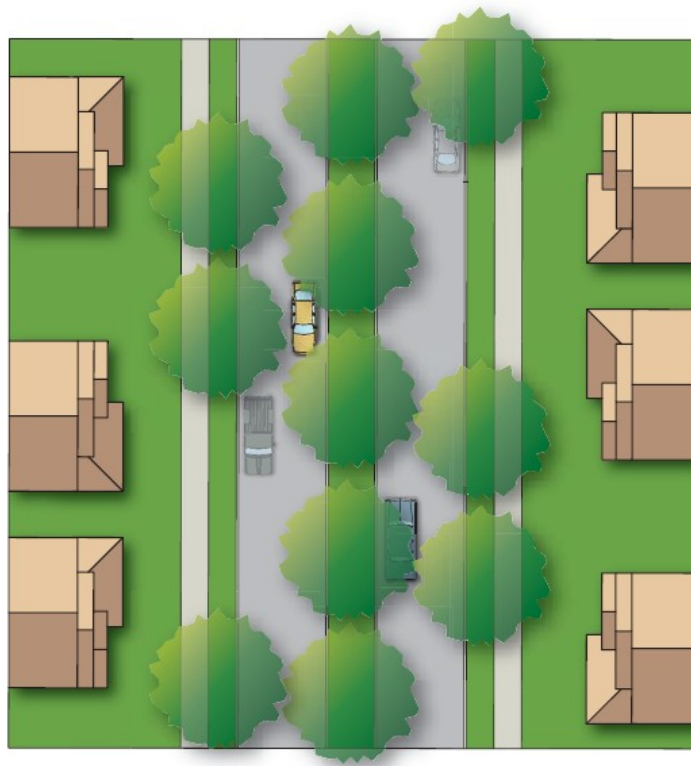
RIVER DISTRICT SAP EXHIBIT 6.2.1j

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



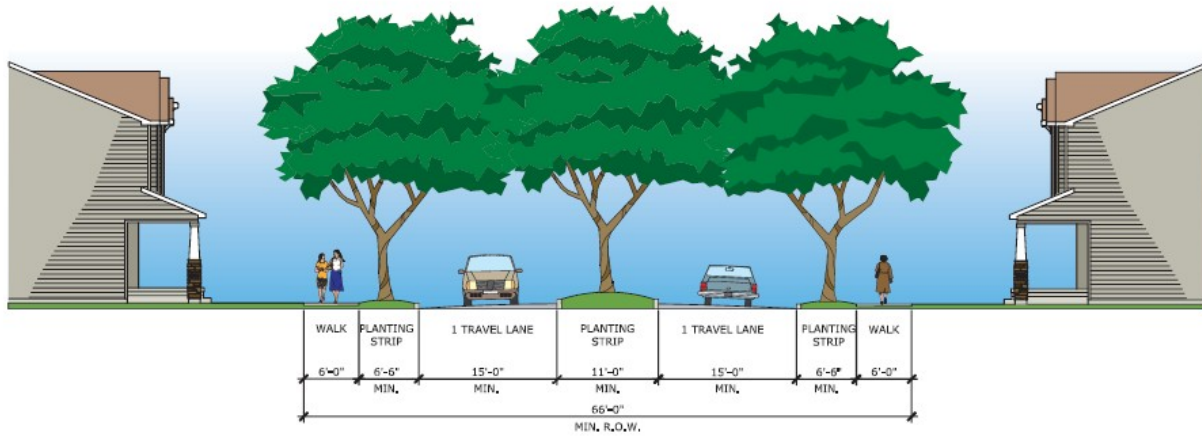
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PLAN

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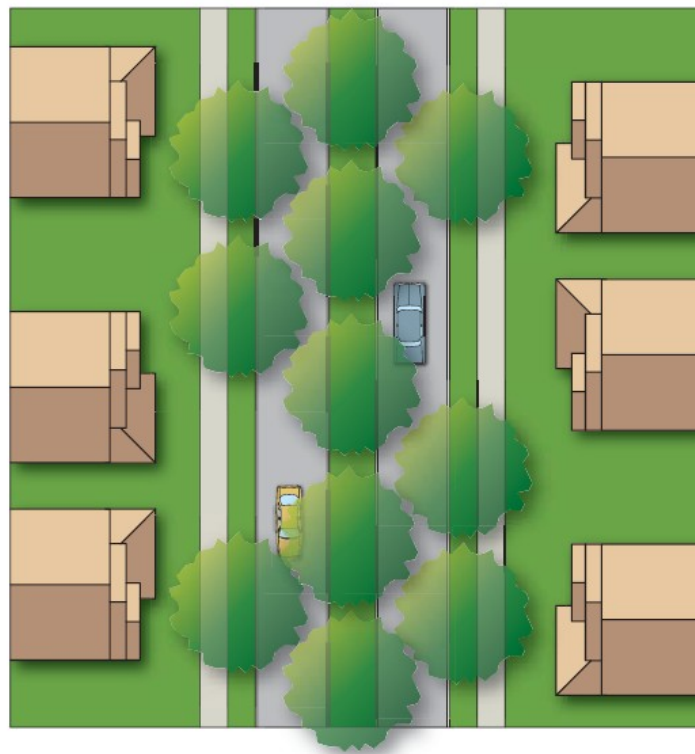
RIVER DISTRICT SAP EXHIBIT 6.2.1j

OCTOBER 20, 2009



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SECTION



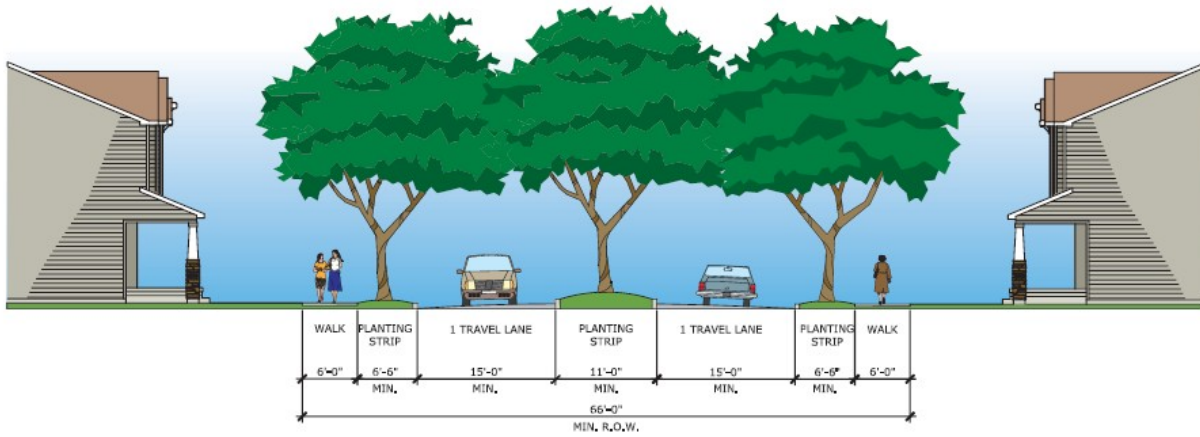
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PLAN

LOCAL ACCESS RESIDENTIAL WITH BOULEVARD - WITHOUT PARKING

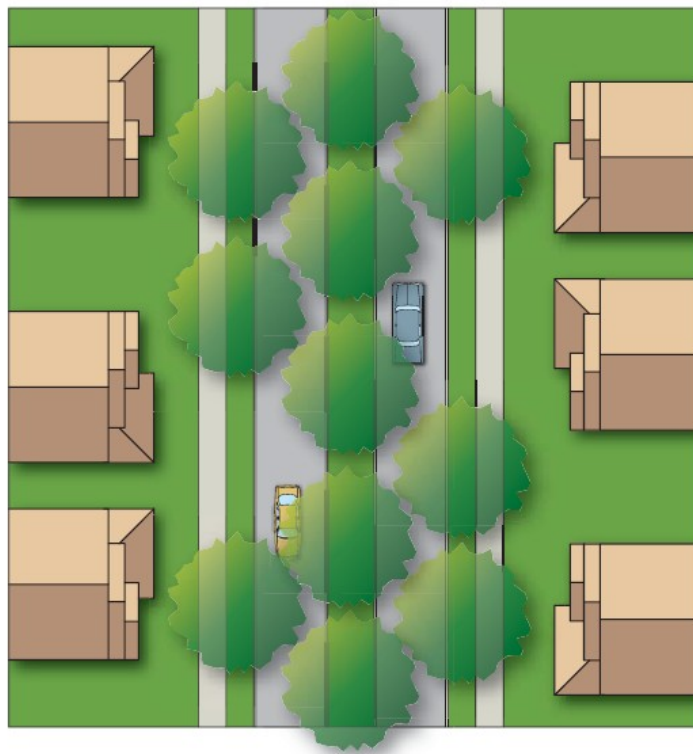
RIVER DISTRICT SAP EXHIBIT 6.2.1k

OCTOBER 20, 2009



SCALE: N.T.S.

SECTION



SCALE: N.T.S.

PLAN

LOCAL ACCESS COMMERCIAL WITH BOULEVARD - WITHOUT PARKING

RIVER DISTRICT SAP EXHIBIT 6.2.1k

OCTOBER 20, 2009



Greenstone

June 30,2008

Amanda Tainio
22710 E. Country Vista Dr.
Liberty Lake , WA 990190

RE: River District Specific Area Plan Grading
Job #G0240

Amanda:

River District SAP is located in parts of section 8 & 9, T 25 N, R 45 E W.M. in the City of Liberty Lake on approximately 648.08 acres.
The area within the specific area plan (SAP) is fairly flat in its topography. The majority of the site has slopes that do not exceed 5%, the rest vary between 5-20% slopes in isolated areas.
The SAP will be developed in multiple phases. Each of the development phases will be designed so that the project site is fairly balanced in terms of cuts and fills. No import or export of appreciable quantities of fill or cut material is anticipated at this time.

Sincerely,



Doug Desmond, PE

Real Estate Development & Sales Project Management Construction
1421 N Meadowwood Lane, Suite 200 Liberty Lake, WA 99019 | 509-458-5860
Fax 509-458-5862 | www.greenstonehomes.com

River District SAP

Park and Greenway Plan

The River District Parks and Greenway Plan provides a network of public and private neighborhood and community parks, open spaces and greenways that incorporates a diverse range of recreational facilities and opportunities that will be accessible to the general public. This network of walkable parks and open spaces connects the neighborhoods of River District and creates a 'sense of place'. This community 'Greenway' system meets the goals and policies of the City of Liberty Lake's Comprehensive Plan elements for 'Parks and Open Space', 'Natural Environment' and 'Cultural Resources'. This plan is divided up into critical components that are inter-related and interdependent. These components include: Community Parks, Neighborhood Parks, Pocket Parks, River District Swim and Recreation Center and connecting Greenways. River District will also include substantial park and open space that may be reserved for the use of a particular project or neighborhood. These park and open space areas will be privately owned and maintained.

Community Parks:

Community parks fill a broader range of community needs than smaller neighborhood parks. The River District Parks and Greenway Plan includes two potentially public community parks that will meet a variety of needs.

Tentatively named **Orchard Park**, this community park consists of approximately 10 acres and is located on Indiana near the Powerline Greenway. Centrally located in the western half of the River District, this park provides key park facilities within easy walking distance of nearly 1000 current and future residents. Orchard Park could have a traditional mix of community park recreational facilities and opportunities for programmed activities. This park could include a combination of:

- Baseball and softball fields
- Soccer and open play fields
- Tennis courts
- Basketball courts
- Children's playgrounds
- Water spray play area
- Picnic shelters and restrooms.
- Trail connections to the Centennial Trail and River District Neighborhoods

The second community park would be a 'river fronting' park potentially named **Quinimose Park**. It would extend westerly from the existing Harvard Road Trail Head. Located in the heart of the River District, this park and greenway provides key park facilities within a five minute walk of over 1000 current and future residents. This community park incorporates Centennial Trail access with preservation of the unique landscapes and open spaces along this corridor. It also serves to provide a transitional buffer from the development of the River District Village Center and Riverside State Park. This public or privately owned/maintained park could include a combination of facilities that take advantage of the unique setting and the existing topography. Possibilities include:

- Large community amphitheater
- Sculpture walk
- Playground
- Expanded Trailhead Facilities including restroom
- Picnic facilities
- Open space
- Habitat restoration and preservation



Neighborhood Parks

Neighborhood Parks are the most critical unit of the park and greenway system. They are the recreational and social focus of a neighborhood. The development of unique, context sensitive neighborhood parks establishes a 'sense of place' for neighborhoods within the broader community. Two potential neighborhood park locations have been identified to meet the needs of the neighborhoods.

West River Park has been identified in the various documents as a neighborhood park located in the north west section of Liberty Lake where the powerlines meet Riverside State Park and the Centennial Trail. This park is within easy walking distance of over 400 current and future residents. This park, which could be either publicly or privately maintained and operated will have direct access to the Powerline Greenway and Centennial Trail. If private it would be maintained by the River District Homeowners Association. This park could include a combination of neighborhood scale facilities and amenities. For example:

- Soccer/baseball field
- Passive and active open spaces
- Tennis court
- Basketball court
- Volleyball court
- Bocce court
- Children's playgrounds
- Water spray play area
- Picnic shelter
- Trail connections to the Centennial Trail and River District Neighborhoods



River Bend Park has been identified in the various documents as a neighborhood park located east of Harvard Road in the northeast section of Liberty Lake where the gas pipeline easement meets Riverside State Park and the Centennial Trail. This park is within easy walking distance of a neighborhood that could have over 600 future residents. River Bend Park could be publicly or privately owned and maintained. It would be open to the public with direct access to the a greenway that connects Indiana and the River District Village Center to the Centennial Trail. It could be maintained by the City of Liberty Lake or River District Homeowners Association. This park could include a combination of neighborhood scale facilities and amenities. For example:

- Soccer or baseball field
- Passive and active open spaces
- Tennis court
- Basketball court
- Volleyball court
- Bocce court
- Children's playgrounds
- Water spray play area
- Picnic shelter
- Trail connections to the Centennial Trail and River District Neighborhoods



Pocket Parks

Parks and open space planning requires the creation of parks that meet the social, psychological and recreational needs of residents. Pocket parks a key component in creating social gathering places with lower levels of programmed activities. A pocket park provides visual relief from the structure of the neighborhood while introducing open space within increasing compact neighborhoods. Pocket parks like the existing Half Moon Park at the intersection of Holl Boulevard and Indiana ensure that Liberty Lake's Comprehensive Plan goal for a park within walking distance of every residence is achieved. These will be privately owned parks that are open to the public and maintained by the River District Homeowners Association. These parks could include a combination of the following amenities.

- Passive and informal recreation open space
- Pathways, benches and trees
- Children's playgrounds and small scale water play features
- Sculpture

River District Swim and Recreation Center

A large swimming pool and aquatic play complex associated with a recreational center located along Indiana between Orchard Park and the 'river fronting' park fills a key gap in the recreational needs of the community. This center would be located along the Spokane River corridor with views of the river and connections to the both the Centennial Trail and the community trail system. This privately owned and operated facility could be maintained the Home Owners Association or by a private organization. Funding for operations and maintenance could be through membership and/or daily use fees. and funded through a membership or user fee program. Facilities that could be included are:

- Swimming pool and aquatic play complex with separate adult and children's areas
- Tennis Courts
- Recreation center building with:
 - Restrooms and changing areas
 - Fitness center
 - Fitness classrooms

- Community meeting space
- Recreation rooms for games and informal or organized activities.

Greenways

A greenway is a linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or overland along a railroad right-of-way converted to recreational use, a canal, scenic road or other route. It is any natural or landscaped course for pedestrian or bicycle passage. An open-space connector linking parks, nature reserves, cultural features, or historic sites with each other and the with populated areas.

The River District Park and Greenway Plan identifies two unique types of greenways; Recreational and River Habitat. The recreational greenways feature paths and trails of various kinds that are part of an interconnected trail system that is structured around the Centennial Trail. A river habitat greenway is a natural corridor that usually runs along a river, stream or other significant feature to provide for wildlife migration and species interchange, nature study, hiking and biking.

Spokane River Habitat Greenway

The north boundary of River District is formed by Riverside State Park, the Centennial Trail and most importantly the Spokane River. The Spokane River Habitat Greenway expands upon the existing Washington State Parks ownership by providing an additional greenway along the Spokane River corridor. This greenway will extend a minimum of 200 feet from the Spokane River ordinary high water mark. It generally lies south of the Centennial Trail and provides corridor connections to both parks and trails including proposed neighborhood and community parks. This greenway connects the community physically and psychologically to the Spokane River through connections to other River District Trails and greenways. The primary function of the greenway is the preservation of open space and view corridors and the protection of habitat. The Spokane River Habitat Greenway could include the following facilities or amenities:

- Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail
- Habitat restoration and preservation

- Benches, water fountains and trash receptacles
- Interpretive signage

Powerline Trail Greenway

■
A 100' Avista powerline easement runs from the Spokane River to I-90 in the western portion of River District forming the basis for the Powerline Trail Greenway. This easement provides an opportunity to connect the commercial center at Telido Station to the Orchard Park and Centennial Trail with a greenway. This greenway connects the community physically and psychologically to the Spokane River Habitat Greenway and provides opportunities for residents to walk to major retail stores. The primary function of the greenway is pedestrian and bicycle transportation linkages and to provide Avista with access to the powerline. A large community orchard is planned within the greenway that will provide a cultural connection to agricultural and orchard uses that historically dominated the River District site. The orchard may be available for community "u-pick" or for sale in the farmers market. The greenway together with the community orchard will be owned and maintained by the River District HOA. The Powerline Trail Greenway could include the following facilities or amenities:

- Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail
- Community orchard
- Benches, water fountains and trash receptacles
- Interpretive signage recognizing cultural and agricultural history

Commercial Open Space Greenways

A 40' landscape buffer is planned between I-90 and the commercial property at Telido Station. This Commercial Open Space Greenway provides an opportunity to connect the commercial center at Telido Station to the Liberty Lake trail system and to provide a buffer between the high volume of traffic on I-90 and Telido Station. This greenway establishes the physical character of the River District Greenway system to travelers along I-90. The primary function of the greenway is pedestrian and bicycle transportation linkages and to provide a physical buffer between Telido Station and I-90. The greenway will be owned and maintained by private property owners and the Telido Station Property Owners Association. The Commercial Open Space Greenway could include the following facilities or amenities:

- Pathways and trails connecting the greenway to parks,

neighborhoods and the Centennial Trail

- Mixture of evergreen and deciduous trees and shrubs
- Berming, fencing and walls

Trail Greenway

Trail Greenways along Mission and Indiana, north and south connecting collector streets, and the gas pipeline easement east of Harvard Road; establish the open space character of the community. These greenways provide a physical and psychological connection that makes the River District a special place to live, work and play. The Trail Greenways provide the backbone of the greenway and trail system for the River District in the same way that Country Vista and Molter do for Liberty Lakes southern neighborhoods. This greenway reinforces the physical character of the River District Greenway system within the neighborhoods. The primary function of these greenways is pedestrian and bicycle transportation linkages to parks, other greenways, the Liberty Lake Trail system, Centennial Trail, Telido Station and the Village Center. These Trail Greenways could include the following facilities or amenities:

- Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail
- Benches, trash receptacles and drinking fountains
- Mixture of evergreen and deciduous trees and turf

River District Privately Owned and Maintained Open Space

Private open space, parks and swimming facilities are key components in the overall delivery of park and recreation services to current and future residents of Liberty Lake. Existing private facilities like the two swimming pools at Big Trout Lodge and The Villas provide recreational opportunities to a significant segment of the population. Together all of these parks and recreation facilities provide the range of opportunities for outdoor recreation and enjoyment that is unique to Liberty Lake. The River District Park and Greenway Plan continues this balanced collaboration between publicly provided parks and open space and privately operated and maintained open space that is also generally available to the public. Currently, these privately owned facilities include:

Half Moon Park (2.8 acres)

- Sand and water play area
- Open play areas
- Plaza

Park or Greenway	Potential Amenities	Approximate Size
Community Parks		
Orchard Park	■ Baseball and softball fields ■ Soccer and open play fields ■ Tennis courts ■ Basketball courts ■ Children's playgrounds ■ Water spray play area ■ Picnic shelters and restrooms. ■ Trail connections to the Centennial Trail and River District Neighborhoods	10 acres
Quinimose Park	■ Large community amphitheater ■ Sculpture walk ■ Playground ■ Expanded trailhead facilities including rest-room ■ Picnic facilities ■ Open space	10 acres

Neighborhood Parks		
West River Park	■ Soccer/baseball field ■ Passive and active open spaces ■ Tennis court ■ Basketball court ■ Volleyball court ■ Bocce court ■ Children's playgrounds ■ Water spray play area ■ Picnic shelter ■ Trail connections to the Centennial Trail and River District Neighborhoods	5 acres
River Bend Park	■ Soccer or baseball field ■ Passive and active open spaces ■ Tennis court ■ Basketball court ■ Volleyball court ■ Bocce court ■ Children's playgrounds ■ Water spray play area ■ Picnic shelter ■ Trail connections to the Centennial Trail and River District Neighborhoods	7 acres

Pocket Parks		
Pocket Parks #1 & #2	■ Passive and informal recreation open space ■ Pathways, benches and trees ■ Children's playgrounds and small scale water play features ■ Sculpture	.5 acre Each

River District Swim and Recreation Center

	■ Swimming pool and aquatic play complex with separate adult and children's areas ■ Tennis Courts ■ Recreation center building with: ■ Restrooms and changing areas ■ Fitness center ■ Fitness classrooms ■ Community meeting space ■ Recreation rooms for games and informal or organized activities.	2.5 acres
--	---	-----------



Greenways		
Spokane River Habitat Greenway	■ Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail ■ Habitat restoration and preservation ■ Benches, water fountains and trash receptacles ■ Interpretive signage	15.5 acres
Powerline Trail Greenway	■ Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail ■ Community orchard ■ Benches, water fountains and trash receptacles ■ Interpretive signage recognizing cultural and agricultural history	3 acres
Commercial Open Space Greenways	■ Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail ■ Mixture of evergreen and deciduous trees and shrubs ■ Berming, fencing and walls	3.5 acres
Trail Greenways	■ Pathways and trails connecting the greenway to parks, neighborhoods and the Centennial Trail ■ Benches, trash receptacles and drinking fountains ■ Mixture of evergreen and deciduous trees and turf	9.5 acres
Total Public Parks and Greenways:		67 acres
River District Privately Owned Open Space	■ Passive Open Space ■ Stormwater Storage Areas ■ Evergreen and Deciduous Trees ■ Pathways and Trails	30 acres
	Total Public and Private	97 acres
	Approximate SAP Net	619 acres
	% Open Space	15.7%

Section 7

Environmental Checklist

**Refer to Original Proposed River District Specific Area Plan
Overlay Submittal - July 2008, for Environmental Checklist**

Section 8

Geotechnical Information



Greenstone

June 30, 2008

Amanda Tainio
22710 E. Country Vista Dr.
Liberty Lake, WA 990190

RE: River District Specific Area Plan Soils Verification
Job #G0240

Amanda:

River District SAP is located in parts of section 8 & 9, T 25 N, R 45 E W.M. in the City of Liberty Lake. The following is a list of soil types typical across the site.

Sheet 67 & 68 of the Soil Survey of Spokane County Wa. shows that the soil type for the area of the proposed project is:

GgA – Garrison gravelly loam, 0 to 5% slopes: This soil is a somewhat excessively drained soil. Surface runoff is slow, and there is little or no hazard to erosion.

GgB – Garrison gravelly loam, 5 to 20% slopes: This soil is a somewhat excessively drained soil. Surface runoff is slow, and there is little or no hazard to erosion.

GmB – Garrison very gravelly loam, 0 to 8% slopes: Similar to Garrison gravelly loam, except that the surface layer is very gravelly.

GnB – Garrison very stoney loam, 0 to 20% slopes: Similar to Garrison gravelly loam, except that the surface layer is very stoney.

Sincerely,



Doug Desmond, PE

Real Estate Development & Sales Project Management Construction
1421 N Meadowwood Lane, Suite 200 Liberty Lake, WA 99019 | 509-458-5860
Fax 509-458-5862 | www.greenstonehomes.com



Greenstone

ENRICHED LIVING. LASTING VALUE.

Section 9

Assessor's Maps

**Refer to Original Proposed River District Specific Area Plan
Overlay Submittal - July 2008, for Assessor's Maps**

Appendices

- A.1 Changes to the Zoning Matrix**
- A.2 R-2 Changes**
- A.3 M-2 Changes**
- A.4 C-1 Changes**
- A.5 Agreement to Pay Fees**
- A.6 Certificate of Water and Sewer Availability**

**Refer to Original Proposed River District Specific Area Plan
Overlay Submittal - July 2008, for Appendix Items**