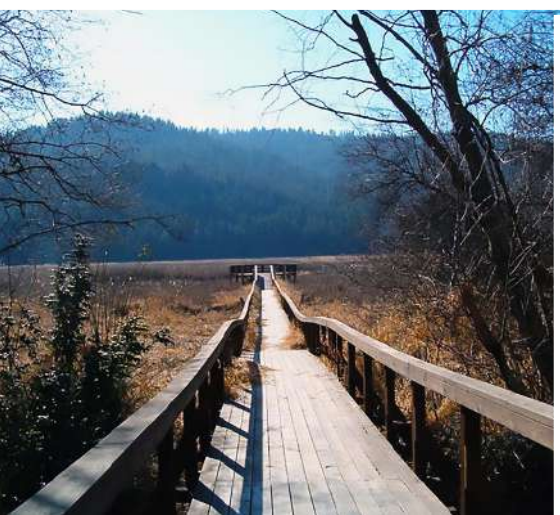




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Spokane County
WASHINGTON

LIBERTY LAKE REGIONAL PARK MASTER PLAN

Final Master Plan Document

July 31, 2018

ACKNOWLEDGEMENTS

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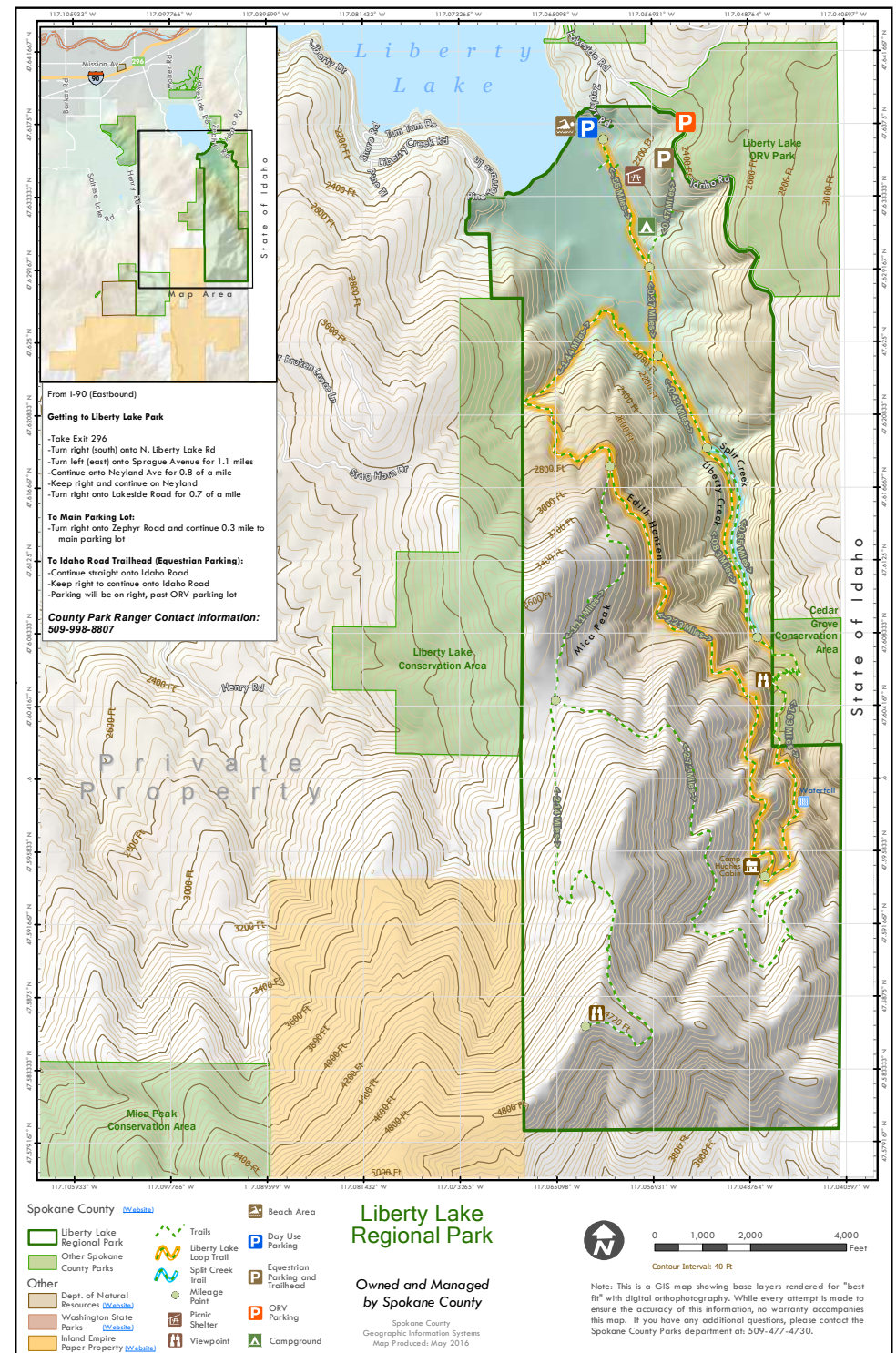


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Existing boardwalk is in need of repair and upgrades for environmental education.

EXECUTIVE SUMMARY: THE STRATEGIC MASTER PLAN

The Liberty Lake Regional Master Plan was initiated by the Spokane County Parks, and Recreation and Golf Department to transform the community's vision of the park into a framework for future improvements and strategic development. This plan sets policies by identifying and integrating strategies for appropriate uses of the park from property ownership, public access, environmental protection, sustainability, coordinated recreation management, and potential funding sources.

The Master Plan focuses on the five sub-areas within the park; main entry and parking, waterfront area, wetland access, campgrounds, and backcountry access rather than the entire 3,500 acres that consists of mostly natural areas and backcountry. It makes broad suggestions for linkages and connections to the existing parkland trail system, the newly acquired Mica Peak property, and conservation futures properties. The plan identifies key strategies that include safety improvements for public access to the park, expanded waterfront opportunities, amenities, and beach area, expanded parking, infrastructure improvements, ADA accessibility to facilities, environmental education with an emphasis on water quality, improving the health of the existing wetland habitat, improving capacity and experience for a variety of camping options, and promoting flexibility of facilities for future sustainability of the park.

The Master Plan reflects a very diverse constituency of park users that provided input gathered over five months of public engagement with stakeholder interviews; two pop-up studios (one to collect data from actual park users, the other to collect data from the Liberty Lake Community), and a workshop/open house as a general call to interested parties to participate in defining a vision for the park's future. The goal of the public engagement was to develop a master plan for Liberty Lake Regional Park that is implementable, has support from user groups, the community, landowners, and accomplishes the "Guiding Principles" for the plan.

Master Plan Objectives

The project focus area is located at the south end of Liberty Lake and includes the same general lowland or developed portion of the park included in the 1972 plan. The strategic development projects identified in this area are intended to meet the "Guiding Principles" of the Master Plan with improvements that are sustainable by design, easily maintained, reasonable in cost, and have the ability to be added in phases. The improvements will serve a wide spectrum of current and future park users and will physically and visibly connect the five major sub-areas in the park. The improvements will compliment or enhance key functions of the sub-areas as well as address parking needs, accessibility, and sustainability.

Regional and local users will enjoy improved safety with an improved access road meeting County standards and sufficient wayfinding signage so that park users are less likely to be misdirected to residential shared access drives. Investments in infrastructure, education, and facilities will also positively impact property values and minimize undesired activities.

As our region continues to grow, more and more park users will discover this "hidden gem" and benefit from its expanded facilities. The Master Plan includes environmental education features and improved access to expanded backcountry assets that have recently been, and continue to be, acquired by the County for future recreation opportunities and regional connectivity to other parks. Within the park, expanded waterfront access and parking will provide much-needed public benefit with recreation opportunities that are becoming increasingly popular but difficult to find. Environmental education components of this plan take advantage of the most prominent ecosystem in the focus area, the "Wetland." As the wetland continues its evolution from agricultural land (once being drained to grow crops and graze cattle), to becoming a naturalized wetland, it provides excellent interpretive opportunities with improvements in place. Park users may expect to learn about the water quality and view native wildlife with observation platforms, including interpretive signage. Improved boardwalks, upgraded restrooms, relocated and reconfigured camping areas, and partial removal of the camping loop road near the wetland, will provide a better experience for all park users.

Plan Organization

The Master Plan is comprised of two chapters: 1) **Park Profile and Context** details the physical characteristics of the park, background and history, and planning context. 2) **The Master Plan** chapter details the overall strategy of the plan including descriptive components, illustrations of development projects, a phasing plan, and non-project actions. The Appendices provide backup information relating to the public engagement process, public survey results, and detailed cost breakdowns used in the phasing plan.

Next Steps

Spokane County Parks, Recreation and Golf will utilize this plan to guide future investment in Liberty Lake Regional Park.



Historic Liberty Lake Pavilion

Location

Liberty Lake Regional Park is located at the southeastern end of Liberty Lake, a 708-acre freshwater lake near the Idaho/Washington border in Spokane County, Washington. The park's physical address (main entrance) is 3707 South Zephyr Road.

Physical Characteristics

Liberty Lake (the water body) is surrounded by hills to the east, south, and west, and is relatively shallow featuring an average depth of 23 feet. Uses fronting the lake's 4.4 miles of shoreline are predominantly residential, including those portions of the City of Liberty Lake that front the north/northwest corner of the waterway.¹



Existing waterfront is small with inadequate access.

Liberty Lake Regional Park and adjacent conservation areas are owned and managed by Spokane County, and include 3,591 acres of mostly wooded area, making it one of the largest county parks in the State of Washington. Of the total acreage, 20 acres are listed as "improved." South of the lake, hills rise sharply to the west and east fronting Liberty Creek,² ranging from 2,073 feet (lake level) to areas in excess of 4,700 feet at nearby Mica Peak. The park also features:

- ▶ A 155-acre freshwater marsh area ("wetland"). Approximately 2,000 linear feet of marsh fronts the lake itself, with the feature extending nearly a mile south toward the concentrated outflow of Liberty Creek

¹ Idaho Washington Aquifer Collaborative, <https://www.iwac.us>

² Liberty Creek is the main tributary to Liberty Lake, draining approximately ten square miles of mountainous watershed area.

- ▶ Approximately 125 linear feet of (non-marsh) shoreline, currently dedicated as a beach and swimming area
- ▶ Irrigated lawn and picnic areas
- ▶ Picnic shelters
- ▶ Offroad Recreational Vehicle (ORV) park
- ▶ An extensive trail network, including the popular 8.3-mile Liberty Lake Loop Trail
- ▶ Tent, RV, and cabin camping facilities
- ▶ A boardwalk feature providing sweeping views and access to the marsh.
- ▶ A diverse, mixed conifer forest featuring Ponderosa Pine, Douglas Fir, Western Hemlock, Western Larch, and Red Cedar



The existing wetland is an underutilized asset to the park.

The park abuts significant outdoor and recreational features including conservation areas and a 327-acre ORV park. Extensively forested, undeveloped lands surround or border each of these features, effectively conveying the impression of "wilderness" access from the park south and east into Idaho.

Though the park has walk-up trail access from the northwest (southwest corner of the lake) along S. Pine Terrace Lane and E. Liberty Creek Road, vehicular access is limited to the eastern side of the lake, including the main entry at S. Zephyr Road, and (to a lesser extent) a parking area originally designed for equestrian use adjacent to S. Idaho Road. Both Zephyr and S. Idaho Roads branch from S. Lakeside Road, a narrow roadway with a listed operational width of 18 feet.³



Existing backcountry trailhead.

³ Operational widths of Zephyr and Idaho Roads are 22 and 16 feet respectively; S. Lakeside and Zephyr are paved, S. Idaho Road is gravel-surfaced. Spokane County GIS Services, <http://gisdatacatalog-spokanecounty.opendata.arcgis.com/>

All roads described appear to exist on a 60-foot rights-of-way, though slopes beyond existing pavement lines may complicate expansion capacity.

Service Conditions

The Liberty Lake Sewer and Water District provides water and wastewater services to the park. The District draws water from the Spokane Valley-Rathdrum Prairie Aquifer, with stormwater and wastewater directed to the District's Water Reclamation Facility on N. Harvard Road. Current service features and capacities for water and wastewater are as follows:

- ▶ *Water is delivered to the park via the Bella Lago water storage reservoirs. The Liberty Lake Regional Park is allotted 11 Equivalent Residential Units (ERU) for irrigation and other uses. Liberty Lake Regional Park's water usage is currently exceeding their allotment according to the Liberty Lake Sewer and Water District.*
- ▶ *Sewer and wastewater services consist of two lift stations, one at the lower restroom and one at the RV park. The lift stations use 4" pipe to connect to the main 8" gravity feed pipe servicing the park. Liberty Lake Sewer and Water District has indicated there is additional sewer capacity is available.*

The Spokane-based Avista Corporation provides electrical service to the park.

Though physically close to Interstate 90 and the City of Liberty Lake, vehicular access to the park is somewhat limited due to the narrow or unpaved roadways described in the previous section.

Adjacencies

Liberty Lake Regional Park connects to many significant outdoor and recreational features including the 350-acre Liberty Lake ORV Park (to the northeast), the 455-acre



Backcountry opportunities should be expanded.

Liberty Lake Conservation Area (abutting the park's western edge), the 87-acre Cedar Grove Conservation Area along the park's eastern mid-point, and the MacKenzie Natural Area, just north of the park along S. Lakeside Road. Additional public lands relevant to Liberty Lake Regional Park are the 911-acre Mica Peak Conservation Area, the 552-acre Saltese Uplands Conservation Area, and 640 acres held by the Washington State Department of Natural Resources (DNR). As noted earlier, these areas along with extensive private forested lands including a 640-acre block north of Mica Peak (owned by Inland Empire Paper Co.) convey an impression of contiguous "wilderness" extending from Liberty Lake Regional Park.

Work to protect, improve, and connect each of the public lands listed above are currently underway, led by or involving numerous agencies including Spokane County, the Department of Fish and Wildlife, Washington Trails Association, the Inland Northwest Trails Coalition, Inland Empire Backcountry Horsemen, and Evergreen East Mountain Bike Alliance. Relevant plans are summarized in the following section.

Though not directly adjoining, Liberty Lake Regional Park is viewed by many as associated with the City of Liberty Lake. The park and its features are listed and help satisfy level-of-service policies in the City of Liberty Lake's Parks, Recreation, Open Space and Trails Plan.

Park History

Areas near and adjoining Liberty Lake Regional Park have an extensive history as recreational lands, perhaps beginning as far back as post ice-age settlement by local tribes. Sources including the City of Liberty Lake offer an extensive historic accounting of human habitation and land uses in the area; summary details particular to the study area or that illustrate historic use patterns include:

- ▶ *Ross Cox, an early fur trader, told stories of Coeur d'Alene Indians holding horse races as part of an annual feed and festival on the shores of Liberty Lake. These gatherings were said to be hosted by tribal leader Andrew Seltice as far back as 1850.*
- ▶ *Liberty Lake was originally named Lake Grier, but was later re-named after Etienne Eduard Laliberte, who came to Liberty Lake in 1871.*



Private development has reduced public access to Liberty Lake's waterfront



Historic public access by water taxi.

- ▶ In the late 1800s, Martin Kalez, a Spokane restaurateur, purchased 640 acres including the current site of Liberty Lake Regional Park from the Northern Pacific Railroad. A tent-style resort known as “Kalez Park” opened in 1896 on 50 acres bordering the lake, and featured a store, restaurant, and dance pavilion. Kalez operated a boat from the lake’s northern shore shuttling visitors directly to his resort.
- ▶ In 1903, the Spokane Inland Empire Railway began running electric trains from Spokane to Liberty Lake. Rail access spurred development of several additional resorts around Liberty Lake.
- ▶ In 1909, the railway opened “Liberty Lake Park” along the northwest shore and embraced the lake’s outflow. The park offered features including landscaped gardens, an on-site hotel, a bathhouse, fishing, lawn sports, winter ice-skating, picnic areas, and food vendors. The park’s most iconic feature was the pavilion, a structure built some 200 feet over the water as a venue for live music and dancing.
- ▶ By 1910, Liberty Lake was billed as “Spokane’s Inland Seashore.”
- ▶ Kalez Park closed in 1918. During the 1920s, the grounds were used as a boys’ camp before being sold in 1928.
- ▶ Much of the parks acreage was cobbled together by the local Catholic Bishop to operate as a cattle ranch. As part of its conversion into ranch land, the lake’s southern wetland was drained and cleared for cattle grazing. Miller Ranch, as it became known, also provided meals and overnight lodging to visitors. However, records indicate that it was not a profitable venture as the church continued to seek funding to subsidize the operation. S.T. Miller purchased a bulk of the park’s current acreage in 1943 and used

it in a variety of ways. The Miller family grew annual crops of barley and oats on 150 acres in what is today the expansive wetland bordering the south end of the lake. The wetland had been ditched and drained decades earlier as was typical during that time. The family also harvested timber and ran cattle on approximately 2,700 acres of upland where the Liberty Lake Loop Trail now traverses.

- ▶ With the onset of the automobile, rail service ended in 1926.
- ▶ Liberty Lake Park (sold and renamed “Silver City”) gradually added carnival-like features including a Ferris wheel, a swing ride, and an elaborate carousel with hand-carved tigers, horses, frogs, cats, and dogs.⁴
- ▶ In 1934, the Bureau of Reclamation diverted the outflow of Liberty Creek to help prevent annual flooding of the former wetland. The Bureau also constructed a dike to further drain and improve the marsh area for farm and ranch use.
- ▶ In 1950, the outflow of Liberty Creek was further directed through a diked channel along the east edge of the wetland. Additional improvements to this system occurred through 1979.
- ▶ By 1951, six resorts operated on Liberty Lake, including four public beaches.
- ▶ In the 1960s, the Liberty Lake community was transitioning from a “...summer home area to a permanent home suburb of the City of Spokane” (Slavin Appraisal Report, p.3). It was during this time (1966) that the Miller Ranch was purchased by Spokane



Historically, Liberty Lake provided ample opportunities for water access and recreation.



Historically, Liberty Lake provided ample opportunities for water access and recreation.

⁴ The carousel remained at the park until 1961 and is today housed in the Henry Ford Museum, Dearborn, Michigan.

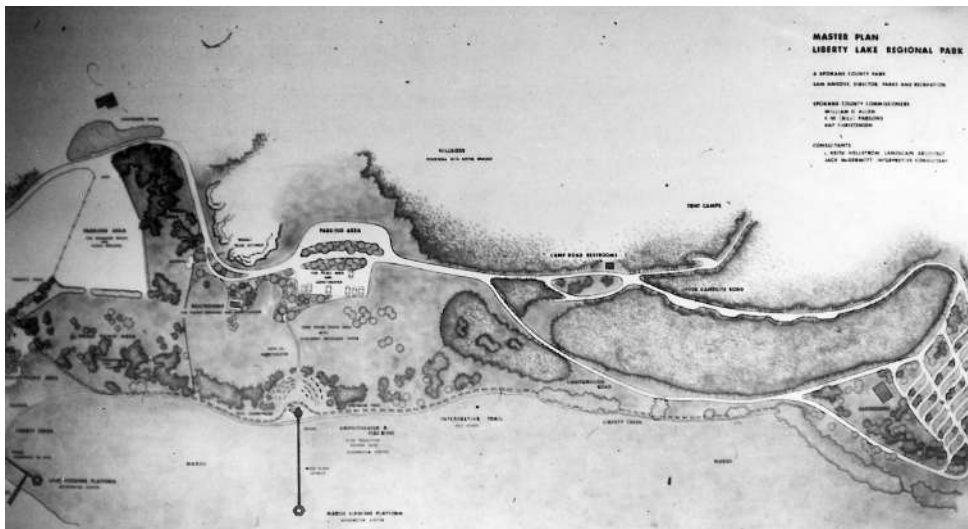


Figure 1.1 - Master Plan, Liberty Lake Regional Park, circa 1972

County using County funds (25%) along with state (25%) and federal funding through the Land and Water Conservation Fund (50%). Total price tag: \$240,000 which in 2018 dollars, equates to \$1,852,000.

- ▶ Water quality generally declined apace with development. Algae blooms often covered much of the lake by the 1960s.
- ▶ The dance pavilion at Liberty Lake Park was destroyed by fire in the summer of 1962.
- ▶ Reduced visitation led to the closure and sale of many resorts, including the conversion of the former Liberty Lake Park into a housing subdivision.
- ▶ Land for Liberty Lake Regional Park was purchased by Spokane County in 1966 for \$245,000 from the Miller Ranch family. The County dedicated an additional \$200,000 to various improvements, creating "Liberty Lake Waterfront County Park." All other public beach access points had been closed by that time. Land for the current Liberty Lake ORV Park was also acquired at that time.
- ▶ After the initial acquisition, many of the ranch structures, including the milk barns, were demolished to make way for the park's development. Most of the park improvements were made in 1972-73 following the initial master plan developed for the park by L. Keith Hellstrom, a Spokane-based



Figure 1.2 - Beach vignette, 1972



Figure 1.3



Figure 1.4 - Timber Form play equipment

landscape architect whose works include the design of numerous area golf courses such as the Chewelah Golf and Country Club course. It appears that significant influence on the design came from Sam Angove, the Spokane County Parks Director at the time, who placed an emphasis on providing environmental educational opportunities through park improvements, including a nature-based playground (designed by Mr. Hellstrom and TimberForm, a Portland-based company), an amphitheater, and wetland boardwalk. The park's innovative design drew attention from as far away as Germany according to Parks Department records. Beach, landscaping, a shelter, an outdoor amphitheater, an environmental interpretive area with observation deck, picnic facilities, restrooms, and a campground were developed as part of the park's initial development phase. (See Figure 1.1 and 1.2.)

- ▶ During Expo '74, personnel from the Russian exhibit used the park for off-hours recreation, even dedicating a tree near the entrance. Many other fair-goers took advantage of the RV camping area, completed in 1973.

- ▶ Major recreational uses persisted near Liberty Lake, notably including "Holiday Hills," a ski and snowmobile destination including a lodge, restaurant, and RV facilities located just west of the lake atop the hill now known as Legacy Ridge. (See Figure 1.3.)

- ▶ The Liberty Lake Sewer and Water District was formed in the mid 1970's to support increased urban development and improve water conditions of Liberty Lake.

- ▶ In 1985, new play equipment was installed, and the shelter was rebuilt in 1987. The observation deck was improved in 1993. The park was connected to the area's public sewer system in 1996. (See Figure 1.4.)

- ▶ Spokane County purchased the 87-acre Cedar Grove Conservation Area in 1994, using funds from the newly-created Conservation Futures Tax. The site, within Liberty Lake Regional Park and fronting Liberty Creek, features substantial stands of old-growth cedar trees. (See Figure 1.5.)

- ▶ Spokane County purchased the 455-acre Liberty Lake Conservation Area in 1999, again with funds from the Conservation Futures program. The area is located just west and adjoins Liberty Lake Regional Park.

- ▶ Repairs to many of the park's facilities took place in 2001, including the re-roofing of seven structures, upgrades to the water system,

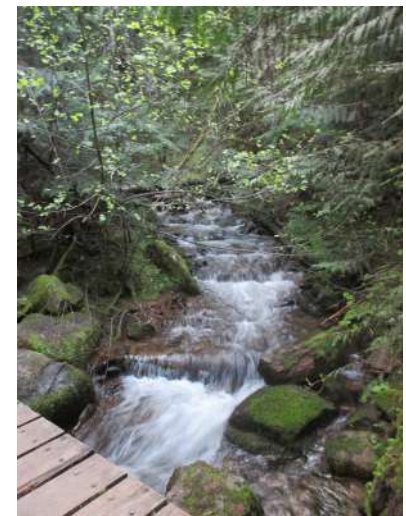


Figure 1.5 - Liberty Creek Trail

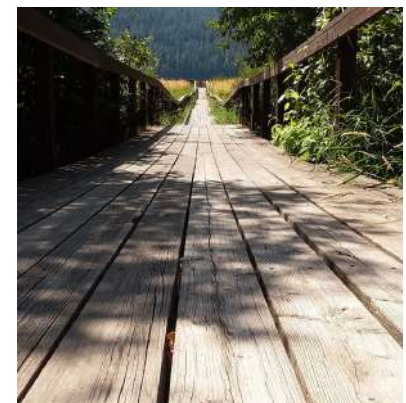


Figure 1.6 - Existing Wetland Observation Boardwalk

grooming of trails, resurfacing of the swing set area and beach, and repairs to picnic tables, fire pits, and directional signs.

- ▶ In 2002, reconstruction of the park’s wetland observation deck and platform took place, along with the addition of a new hiking/equestrian parking lot. (See Figure 1.6.)
- ▶ Beaver dams were observed in the marsh area beginning in 2003, followed by minor flooding of adjacent trails and loss of pine and aspen trees that had sprung up during the land’s ranch days.
- ▶ In 2012, the park was hooked up to public water provided by the Liberty Lake Sewer and Water District, improving water pressure and availability.
- ▶ In 2013, Spokane County purchased the Mica Peak Conservation Area (MPCA) adjoining Liberty Lake Regional Park, including 911 acres of forest, former logging roads, and trails. The first trailhead dedicated to the area was constructed (Belmont Road access) in 2015.

Use Patterns

Current Uses: For purposes of this master plan, the following uses are noted (in no particular order) as popular and typical in Liberty Lake Regional Park:

- ▶ *Hiking on the Liberty Lake Creek and Edith Hansen trails*
- ▶ *Backcountry camping*
- ▶ *Mountain biking and trail running, accessing the full trail network as far as Mica Peak*
- ▶ *Equestrian activities, leading to trails from the Idaho Road parking lot*
- ▶ *Visits to special trailside features, especially the Cedar Grove Conservation Area and the falls along Liberty Creek*
- ▶ *Camping in the park’s RV, tent, or cabin areas*
- ▶ *Beach activities, including swimming, volleyball, and sun bathing*
- ▶ *Use of non-motorized watercraft, including canoes, kayaks, and stand-up paddleboards*
- ▶ *Fishing from the dock, shoreline, or in non-motorized watercraft*
- ▶ *Bird and wildlife watching along the wetlands and in forested areas*
- ▶ *Group events, including picnics, weddings, and family gatherings*
- ▶ *Educational/interpretive activities, including field trips and environmental groups.*



Internal park trails, linkages



Multi-use trails



RV Campground



Waterfront access and existing dock



Beach volleyball

Long-Term Trends: Though recreational uses in years past focused on the waterway (“Spokane’s Inland Seashore”), improved mobility—and access to features like Lake Coeur d’Alene and Lake Pend Oreille—has greatly diminished Liberty Lake use as place for swimming or boating. Instead, it may generally be said that the trails and woodlands abutting Liberty Lake Regional Park are today’s “marquee draw” for visitors—with the beach and lake nonetheless welcomed parts of the local scene.

But as lake water quality and access facilities improve, it is likely that water-oriented uses at Liberty Lake Regional Park can and will grow, again particularly as either a local or complementary asset for visitors. Indeed, improving water and landward-activity features seems advisable, taking advantage of all available assets to create a more valued and sustainable park.

Planning Context

The following summarizes policy references to Liberty Lake Regional Park or related topics in current County and related plans:

Liberty Lake Regional Park Master Plan (1972) – Since its purchase and creation in 1966, improvements to Liberty Lake Regional Park have largely been led by a plan and features established in 1972, with subsequent improvements made in response to project need, demand, and available funding. The 1972 plan was created by Keith Hellstrom, a landscape architect, and Jack McDermott, listed as “Interpretive Consultant.”

Surviving elements of the 1972 plan include two drawings:

- ▶ *A plan-view image of the park, illustrating proposed improvements located in the day-use area. This shows many of the features in place today, ranging from the RV park; the amphitheater; the boardwalk and viewing platform; restrooms; the main parking area and the general roadway layout.*



RV Campground common area

Significantly, a second boardwalk is shown leading from the beach across Liberty Creek to a "Lake Viewing Platform" situated atop the dike roughly 500 feet from the beach.

- ▶ A plan image of the park's beach area showing a picnic area, restrooms, a swimming dock, and an elaborate "timber play structure" installed but since removed. The drawing depicts a feature called "The Willow" near the restrooms.

Spokane County Comprehensive Plan (2012) – This document:

- ▶ Recognizes and supports water quality restoration programs in effect for Liberty Lake.
- ▶ Recognizes that in certain areas (including the Liberty Lake drainage area) the potential need for "...special studies and/or conditions of approval for development proposals...to mitigate stormwater runoff and other pollution sources." (Policy NE 22.2)
- ▶ Provides a wide range of goals and policies outlining acquisition and development of parks and recreation facilities including coordination with public and private sector interests (PO.2.1); coordination of planning and acquisition efforts across jurisdictional boundaries (PO.2.2); making acquisition and development of waterfront properties for parks a high priority (PO.2.4).
- ▶ Provides a wide range of goals regarding park maintenance and design including providing ease of access for pedestrians, handicapped persons, bicycles, autos, and public transit (PO.4.4); retention of natural features, and where appropriate, incorporating native vegetation (PO.4.5).
- ▶ Provides an extensive range of goals and policies to preserve and enhance open space areas, including utilization of preferential tax assessment mechanisms (RCW 84.34) (PO.5.3); collaboration with land trusts and other private efforts to secure lands (PO.5.4); ongoing use and development of funding sources for open space goals including bonds, the Conservation Futures program, and impact fees (PO.5.5); inclusion of open space planning within sub-area planning (PO.5.7); listing of



Existing dock in need of repair and expansion



Vehicle/pedestrian use conflicts



Amphitheater in need of repair and expansion



Existing picnic area

potential funding sources for open space acquisition (PO.5.11); lists public access to "the County's lakes, rivers, and major streams" as a high priority, providing safeguards to sensitive riparian areas (PO.5.14, PO.5.15).

- ▶ Where consistent with protection of environmentally sensitive areas, encourages multiple uses of open space lands (PO.6.1, NE.10).
- ▶ Supports a wide range of wetland protection and management policies and strategies including a "no net loss" standard for wetland function, value and quantity (NE.13, NE.14, NE.15).
- ▶ Supports a wide range of surface water quality management policies and strategies (NE 22 goals and policies).
- ▶ Supports a wide range of policies and strategies related to Fish and Wildlife Conservation Areas (NE 23-26 goals and policies).
- ▶ Lists areas within park boundaries as "Rural Conservation" and "Forest Land" on the Comprehensive Plan Map.
- ▶ Within the study area, notes the presence of Park Land, Hiking Trails and a Trail Plan Study Area on the Pedestrian – Bicycle Plan map.
- ▶ Within the study area, notes the presence of Open Space Corridor, Forest Land, Regional Park, ORV Park, and Conservation Areas on the Open Space Corridors Map.
- ▶ Notes the wetlands area at the head of Liberty Lake on the Wetlands Map.
- ▶ Notes areas of Low and High Susceptibility within the study area on the Aquifer Susceptibility Map.
- ▶ Within the study area, identifies areas for White Tailed Deer, Moose Habitat, Waterfowl, Elk Habitat, Wetland Habitat, Monitored Species, and Threatened Species on the Fish and Wildlife Conservation Areas Map.
- ▶ Notes Marsh and minor FEMA Floodplains Areas on the Flood Hazard Map.
- ▶ Notes the presence of Marsh, Erodible Soils and Alluvium Areas on the Geologic Hazards & Const.



Wildlife interaction

Spokane County Regional Trails Plan (2014) – This document, contained as Appendix H in the County Comprehensive Plan:

- ▶ Notes opportunity for future trail connections between Liberty Lake Regional Park and the planned trail system at Saltese Flats and the Uplands Conservation Area; the City of Liberty Lake trail system and the Mica Peak Conservation Area. (Trail Inventory Table, pg. 15-20)



- ▶ Potential to reclaim portions of the Liberty Lake ORV Park from motorized to non-motorized trails. (Trail Inventory Table, pg. 15-20)
- ▶ Recommends creation of a shared-use pathway between the City of Liberty Lake and the Liberty Lake Regional Park. (Trail Strategy #4-L, pg. 41)
- ▶ Recommends development of "...trail corridors that connect Belmont Road to Mica Peak to Liberty Lake Regional Park and Liberty Lake Regional Park to Saltese Uplands Conservation Area." (Trail Strategy #4-R, pg. 41)
- ▶ References County Wide Planning Policies regarding Parks and Open Space.
- ▶ References the 1999 Liberty Lake Community Trail System Plan, including the creation of a transportation benefit district helping fund improvements within City Limits.
- ▶ Mentions Liberty Lake's transportation benefit district among funding options to implement regional trail strategies.
- ▶ Provides a wide range of goals and policies supporting the development and maintenance of a comprehensive, connected regional trail system, including the types of trails within the study area.



Use conflicts; multi-use trail through campground

Spokane County Parks, Recreation and Open Space Plan (2014) – This document, designed to augment the corresponding element in the County Comprehensive Plan:

- ▶ Among four categories of park lands, identifies "Regional Park" as parks with a size or service area greater than 80 acres, and uses typified by "athletic fields, trails, sports courts, camping, shelters. Destination." (Table 3)
- ▶ Lists 12 tent and 22 RV sites in the campgrounds inventory. (Table 4)
- ▶ Identifies the full range of features in Liberty Lake Regional Park associated with the Regional Park category, including 200 parking stalls. (Table 7)
- ▶ Identifies features in Liberty Lake Regional Park associated with the Conservation Areas category, including trails and restrooms. (Table 7)
- ▶ Identifies the number of acres, the presence of restrooms, and the number of parking spaces associated with the ORV area. (Table 7)
- ▶ Establishes the goal of 8.3 acres per 1,000 population for Regional Parks. (PO.3)
- ▶ Encourages the acquisition and preservation of land around Mica Peak to "...expand existing Liberty Lake Regional Park and preserve existing trails utilized by the public that currently traverse private property." (PO.5.5)
- ▶ Establishes Level of Service policy for open space as 115 acres per 1,000 residents, "...and increased when feasible." (PO.5.15)
- ▶ Supports provision of trailheads that "...allow safe parking for visitors (promoting legal, passive recreational uses within open space areas." (PO.6.4)
- ▶ Identifies significant Level of Service (LOS) deficiencies for Regional Park and Open Space categories (-1,094 acres and -16,931 acres, respectively) by the year 2031. (Table 9)
- ▶ Identifies significant LOS deficiencies for campsites in 2014 (-21) and 2031 (-68). (Table 9)
- ▶ Further defines Regional Parks as providing "...a diverse range of experiences and recreational opportunities that are designed to be a regional attraction." (Regional Parks, p.35)
- ▶ Lists zero funds for improvements to Liberty Lake Regional Park in the PROS Capital Facilities Plan. (Table 13)
- ▶ Notes the Non-Highway and Off-Road Vehicle Activities (NOVA) program funded the acquisition, development, and maintenance of the current ORV park.
- ▶ Provides detailed information on Liberty Lake Regional Park in the property inventory. (Appendix A, p.22)
- ▶ Provides detailed information on the Cedar Grove Conservation Area (within Liberty Lake Regional Park). (Appendix A, p.34)
- ▶ Provides detailed information on the Liberty Lake Conservation Area (adjoining Liberty Lake Regional Park). (Appendix A, p.41)



Small existing group campsite

- ▶ Provides detailed information on the 327-acre Liberty Lake ORV Park (adjacent to Liberty Lake Regional Park), including notes regarding erosion problems affecting the public beach area and campground of the Regional Park, and subsequent approaches to address the issue. (Appendix A, p.51)
- ▶ Describes the process and provides numerous comments received regarding Liberty Lake Regional Park in a survey conducted during the 2012 update to the Parks, Recreation and Open Space Plan.

Mica Peak Non-Motorized Recreation Plan (2017)— This document, developed in 2017 and adopted in January 2017, was commissioned to help organize and re-shape an existing network of social trails and logging roads into a logical, sustainable system that meets the goals of the Conservation Futures program.



Backcountry trail wayfinding signage

Liberty Lake Regional Park’s boundaries rise up towards Mica Peak, the second highest point within Spokane County after Mount Spokane. On the west slope of Mica Peak, Spokane County acquired 901 acres in 2013 through the Conservation Futures program, a locally-supported property tax levy dedicated to preserving and maintaining open space within the County. Developed in coordination with Spokane County Parks staff and numerous stakeholders, the Mica Peak Non-Motorized Recreation Plan recommends numerous trail improvements along with closures of existing logging roads intended to preserve habitat while enhancing recreational opportunities. While not the focus of this plan, the planning process identified a potential future connection with Liberty Lake Regional Park and laid the trail system out to facilitate said connection should property or easement be acquired from Inland Empire Paper Company by Spokane County. Said connection would stitch together a 5,000+ acre block of public open space and lead to the creation of a significant trail system with a variety of potential backcountry opportunities, including camping and backcountry skiing.

Should the plan be fully implemented along with a connection secured between Mica Peak Conservation Area and Liberty Lake Regional Park, the latter will provide a significant access point and staging area for trips into the backcountry. This development will also likely lead to increased demand on the park, particularly on parking facilities.

The plan also provides guidance toward incorporating its recommended system into those of adjacent recreation areas. Specific to Liberty Lake Regional Park, the plan:

- ▶ Identifies the need for additional easements or property acquisition in order to connect the Mica Peak system to Liberty Lake Regional Park.
- ▶ Notes that "Efforts are currently underway by Spokane County to purchase the IEP

property surrounding, and north of, the Mica Peak summit. If these negotiations can be finalized, Spokane County can then pursue development of an official trail connection to Liberty Lake Regional Park." (p.64)

- ▶ Proposes a wayfinding system (developed from County standards) for the Mica Peak trail system that may be relevant to the Liberty Lake Regional Park system. (p.66)

City of Liberty Lake Parks, Recreation, Open Space, and Trails Plan (2014/2015)— This plan compares various levels of service (LOS) measures in establishing goals and policies for the City, and includes a detailed inventory of Liberty Lake Regional Park in its service area considerations. The plan’s policy framework:

- ▶ Supports connecting the City’s trails network to the regional trail system, including those associated with Liberty Lake Regional Park. (Goal P.2a)
- ▶ Supports conservation "...of existing public lands in a natural state through careful planning and cooperative agreements between government agencies and public and private groups." (P.5.4)
- ▶ Cites community survey results assigning top priority to expanding the City’s trail network, including those accessible to residents outside City limits.



Soft multi-use trails

CHAPTER TWO: MASTER PLAN

As described in Chapter 1, the vast majority of improvements to Liberty Lake Regional Park were made in 1972, based on a master plan prepared that same year. In addition to the plan's near 50-year vintage, a number of factors suggest the need for a new long-term plan, including:

- ▶ *The park's growing popularity among locals and regional visitors*
- ▶ *Shifting user expectations and programmatic needs*
- ▶ *Aging infrastructure*
- ▶ *Recent and emerging opportunities within and adjoining park borders, particularly regarding conservation lands*
- ▶ *Increased use of the park for special events such as weddings and family reunions.*
- ▶ *Growing issues surrounding access and parking, spurred by increased visitation and residential development using Lakeside and Zephyr Roads.*



Ranger house in poor condition



Pavilion in need of upgrades

In 2016, an anonymous donor provided the County Parks, Recreation and Golf Department with funding to develop a new master plan for the park. Consequently, the County sought proposals and selected a consulting team in May 2017. Work began in June, with substantial efforts dedicated to public involvement over the course of that summer and fall.

Master Plan Objective

Master plans provide ways to address objectives, expressed verbally or implied by illustration. It is the intention of this plan to articulate the key motives behind various design solutions proposed, helping provide valuable insight to help validate, prioritize, and organize future actions, whether anticipated or in response to unforeseen conditions. Especially for municipal plans, the expression of objectives ranging from broad-based and aspirational to detailed and directive is known as a "policy framework." This plan was developed using a two-part framework provided in advance by the County, and vetted by participants during the early phase of the planning process. Components of this plan's policy framework include:

- ▶ *A project goal, developed by the consultant team to capture and summarize overall objectives*
- ▶ *A set of Guiding Principles, coupled with background/descriptive text entitled "Purpose"*

Together, these provided initial and sustaining guidance in developing this plan, with input from the general public steering every aspect of how the framework has been expressed in the overall design.

Overall Goal: To develop a master plan for Liberty Lake Regional Park that is implementable, has buy-in from the community, user groups, and adjacent landowners, and accomplishes the plan's Guiding Principles.

Guiding Principles: The following set of "Guiding Principles" were provided to the consulting team in advance of the planning process:

Guiding Principle	Purpose
Park improvements shall be sustainable in design, easily maintained, and reasonable in cost to implement in phases.	Spokane County Parks has a limited amount of funding and resources to build, enhance, and maintain parks. Proposed park improvements should provide the most "bang for the buck" in light of limited resources available to maintain them.
The Master Plan shall serve a wide spectrum of current and future park visitors.	Liberty Lake Regional Park is used by residents and visitors for a wide variety of activities, including swimming, kayaking, hiking, horseback riding, weddings, mountain biking, and camping. The Master Plan should reflect that diversity of users and consider new users/attractions.
The Master Plan shall utilize, compliment, and preserve the natural environment of the park.	Part of Liberty Lake Regional Park's attraction and draw is its location and setting on Liberty Lake, surrounded by forested hills. The Master Plan should emphasize the natural features of the park. Proposed improvements should compliment those features rather than detract from them.
The Master Plan shall physically and visibly connect the five main sub-areas within the park: beach, day-use/shelter area, campground, backcountry, and ORV area.	Currently, Liberty Lake Regional Park includes five "sub-areas": the beach, day-use/shelter, campground, ORV park, and backcountry area. These areas have not been well connected and in the past, have sometimes functioned independently of one another. The Master Plan should connect all five of these sub-areas in a way that visitors to the park can visibly see and use.
Park improvements shall be appropriate for each sub-area and compliment or enhance the key function of that sub-area.	For example, park improvements proposed for the beach area should compliment and enhance water access. Likewise, for the backcountry area, improvements should compliment and enhance trail users' experience.
Park improvements shall not exceed parking lot capacity - current or designed.	Parking is currently limited at Liberty Lake Regional Park. The Master Plan should look to expand parking lot capacity relative to park improvements proposed.
The Master Plan shall increase accessibility to the park and its amenities.	The park was originally developed in the 1970s with most major improvements taking place prior to the Americans with Disabilities Act (ADA). Therefore, many of the amenities within the park were not designed and built with ADA compliance in mind. The Master Plan should look to increase accessibility throughout the park, but particularly within the core area that includes the beach, day-use/shelter area, and the campground.
The Master Plan shall strive to make the park as financially sustainable as possible.	Given past, current, and anticipated future funding constraints, opportunities to maintain and grow revenue generated by park amenities such as the campground should be considered and analyzed. Such considerations should be vetted through the master planning process and other successful comparable examples throughout the country. Park event programming (e.g. weddings) should be considered along with other revenue generating opportunities.
The Master Plan shall consider and identify land acquisition, if needed, to accommodate amenities/improvements identified within the Master Plan.	Land acquisition may be an option, if needed, to implement certain elements within the Master Plan. Land acquisitions would need to be negotiated with willing sellers and would require approval by the Board of County Commissioners.

Focus Areas

This plan makes recommendations related to the five sub-areas defined by the County, including the beach area, the day use area and shelter, the campground, the ORV park, and backcountry area. But this plan's various illustrations and strategies also describe the planning area by geographic location and/or use category, as follows:

1. **Main Entry** – including gateway features, the main parking lot, play area, and park headquarters.
2. **Waterfront Area** – including the beach, dock, access drive, and support structures.
3. **Wetland Access** – including boardwalk features, overlook, and shoreline trails.
4. **Group Camping Area** – including dedicated parking, restrooms, and shelter.
5. **Tent and Cabin Areas** – including new and existing sites, access routes, and restrooms.
6. **RV Camping** – including a revised layout, added stalls, restroom, and support structures.
7. **Equestrian and Backcountry Trailhead** – including dedicated parking with gate, kiosk, and fee station.

It should also be noted that strategies developed for this plan focus on the same general area included in the 1972 plan, namely the lowland or “developed” portion of the park as far south as the RV park limits and including the wetland. This may be referred to in the plan as the “study area,” despite the fact that all projects and strategies have been developed to embrace the entire park.

This same geographic area was depicted for conceptual development and community input, again with reference to upland areas. See Appendix A for an accounting of various scenarios developed to engage the community in developing this plan's preferred alternative and implementation strategies.

Overall Strategy (see “Preferred Alternative Plan” on page 15)

As described in Appendix A, this plan's overall strategy was developed and presented as one of four “scenarios” reviewed by community participants. Entitled “Urban Retreat, Natural Showcase,” this preferred concept was seen as combining the best features from two schemes—one with a heavy focus on ecosystems and the other embracing “family-friendly” activities. The design intent of this master plan is summarized as follows, and may be seen as roughly analogous to a vision statement for the park:

- ▶ *Liberty Lake Regional Park is and will continue to grow as a place for locals and County residents to escape urban life for a far more natural setting. Showcasing the lake, natural wetlands and watershed, wooded highlands and more, the park is a place uniquely suited for quiet recreation and backcountry access, just moments away from busy cities.*



Shade is not at a premium in the summer months

- ▶ *Natural features are preserved and celebrated, with access offering visitors ways to engage, observe, and learn.*
- ▶ *The park provides for a wide variety of year-round activities, including hiking, biking, camping, swimming, paddling, playground activities, and casual sports. From individuals and couples to families and small groups, the park is an ideal place to gather and enjoy what makes our region special—either as a backdrop or focus for activities.*
- ▶ *As fitting for the park's beauty and high-quality setting, park features must be well-designed and maintained, at all times conveying a sense of community pride and value to regulars and first-time visitors.*
- ▶ *Liberty Lark Regional Park exists to frame, conserve, and make accessible a tremendous set of environments, providing residents of Spokane County a place to retreat and recreate, whether in and along waterways, in quiet park settings, or in upland wilderness.*



Existing playground



Group event at the pavilion

Feature Components

Specific components and features of this master plan are illustrated in Figures 3.1 through 3.11. The plan's various features are also described by focus area, as follows:

Main Entry (see vignette plan “Main Entry” on page 16) – An improved access road to the park should include widening South Lakeside and Zephyr Roads to meet County road standards, with sufficient wayfinding signs to ease travel. Park gateway signs provide assurance of arrival and slow traffic for park kiosk, pass purchase, or registration. A turnaround at the pay kiosk provides convenience for visitors desiring immediate exit. Security arm gates with card readers located at the kiosk allow the park to be closed after hours to discourage inappropriate activities in the park.

Improvement and expansion at the main parking lot will take advantage of efficiencies and eases maintenance. Stormwater treatment for the new surfacing will include bio-filtration swales (a.k.a. “rain-gardens”). Interpretive signs for these help inform visitors and lakeside homeowners how treating all stormwater benefits waterways. The existing grassy overflow parking area improvements will provide access to a new group camping area.

Pedestrian walks, bridges, and an information kiosk at the southwest portion of the main parking lot will provide access over the seasonally wet/rain-garden areas. The existing play equipment will be relocated in favor of a nature-themed play space constructed nearby. This “Nature-play” feature is intended to educate and help young children associate natural

themes with their visits to Liberty Lake. An improved lakefront trail will begin at this location, and lead to the backcountry trail network currently accessed at the southernmost end of the park.

An Environmental Learning Center/Park Headquarters is an important feature, to be constructed at the location of the existing ranger house. Architecturally, the structure shall be themed or coordinated with other park structures. Building programming shall focus on environmental education for groups and school age children, and accommodate multi-purpose meetings for the general public.

Waterfront Area (see vignette plan “Waterfront Area” on page 18 and 19) – Participants regularly mentioned the need for improvements at the beach area, including provision of additional shade; opportunities for concession sales and equipment rental; better water access and improvements allowing hand-carry watercraft. Here, an access drive to the beach will provide a temporary loading zone to allow loading of kayaks, standup paddle boards, canoes, and picnic items. An open-air pavilion is shown to allow greatest flexibility for multi-use events and possible equipment storage. Existing structures will be updated for architectural consistency with the rest of the park and for ADA accessibility. Emergency vehicle access and an area for potential food trucks are also shown.

Boardwalk Feature (see vignette plan “Boardwalk” on page 20 and 21) – The improvements shown in this vignette allow increased public interaction with the wetlands and showcase features described in the learning center. An iconic observation platform will serve as a visual landmark, and allow visitors a more elevated perspective including the lake, wetlands, and woodlands in addition to wildlife seen in their habitat. This platform may also feature interpretive panels teaching users about the Liberty Lake ecosystem. Signs along the shoreline (near the boardwalk) may offer additional information on riparian and upland habitat.

Group Camping Area (see vignette plan “Group Camping” on page 22) – Group camping will be relocated from the RV area, and expanded. This area, currently utilized for park maintenance, offers a natural topographic “break” providing separation between campsites and parking. In addition, its location near the main park entrance allows this parking area to serve both group and overflow parking needs. Including ADA parking, a loading/unloading zone, a covered shelter, fire pit, restrooms, and tent sites, this feature suits the requirements of most groups, and its relative isolation helps with typical safety and security concerns. A large covered shelter will serve multiple purposes—be it an outdoor classroom, gathering space, or mess hall. A large fire pit will serve as a focal point and a place for group fellowship.

Tent and Cabin Area (see vignette plan “Tent and Cabin Camping” on page 24) – This illustration depicts features that will accommodate growth and improve the quality of camping in Liberty Lake Regional Park. The existing seven tent camping sites will be relocated from the RV camping area (due to high traffic and proximity to the roadway) for a more peaceful, “remote” experience. Additional tent locations are shown fronting a dead-end branch, intended to provide an even quieter experience, sans through-traffic. Note too that the road now fronting the wetland will be removed, helping calm traffic and greatly improving the experience for trail users transiting the shoreline. The “Cabin

Site Loop” area is already partially constructed, with cabins and tiny homes being added by County Parks. Where feasible, the addition of yurts is recommended to help diversify the user experience.

RV Camping (see vignette plan “RV Camping” on page 25) – RV Camping in the park is becoming increasingly popular and the existing supply of campsites does not meet demand. By relocating the existing tent and group sites, and by utilizing the seldom-used common area, the design provides additional campsites. Some reorganization of the existing RV sites is recommended to improve the camping experience—though at loss of a few sites. The access road to the RV camping area is shown as changed from one-way to two-way traffic. The existing restroom/shower facility does not meet current demands, and shall be expanded and updated. With parking for trail access largely occurring at the main entrance and the equestrian area, additional stalls illustrated are intended for overflow.

Equestrian and Backcountry Trailhead (see vignette plan “Equestrian and Backcountry Parking Lot” on page 26) – The equestrian and backcountry lot redesign helps organize and improve trailer use while also incorporating new parking stalls for backcountry users intending merely to hike—helping such users with more direct access, while also reducing congestion in the busy lakefront areas.

Basic amenities like picnic tables, a vault toilet, and a trailhead informational kiosk will be provided. The design addresses concerns with hikers and horses sharing the same trail by providing separate trails. An “iron ranger” fee station is recommended to collect maintenance funds. The County will control use of this parking with a gate at the parking lot entrance that can be closed during periods of poor weather conditions or repairs.



1 Multi-use dock with ADA launch platform



2 New boardwalk with observation nooks and towers



3 Bird observation structure and interpretive signage



4 Concessions stand and equipment rentals



5 Nature play and nature-themed playground



6 Environmental learning center, headquarters and community meeting space



7 Interpretive and trail signage



8 Park gateway



LIBERTY LAKE REGIONAL PARK Master Plan

Preferred Alternative Scenario -

URBAN RETREAT, NATURAL SHOWCASE

- LEGEND
- VIGNETTE ENLARGEMENT BORDER
 - EXISTING TRAILS
 - EXISTING DRAINAGE ROUTES
 - MULTIPURPOSE FAMILY LOOP TRAIL

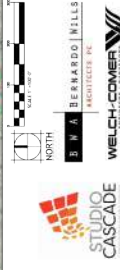


Figure 3.1 - Main Entry



Example Environmental Education Center



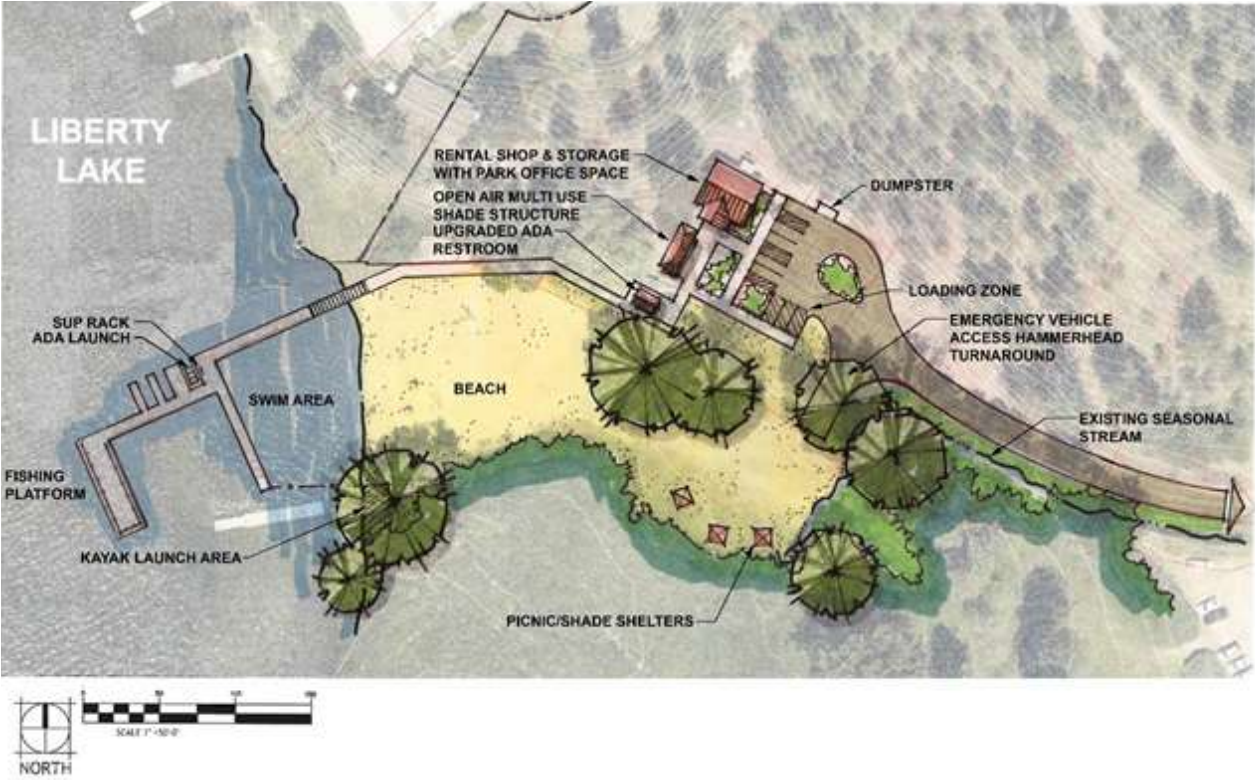
Interesting Architectural Character

Figure 3.2 - Main Entry



Artistic rendition of park's future main entrance, ticket booth, parking, and environmental headquarters

Figure 3.3 - Waterfront



Open-Air Multi-Use Structure

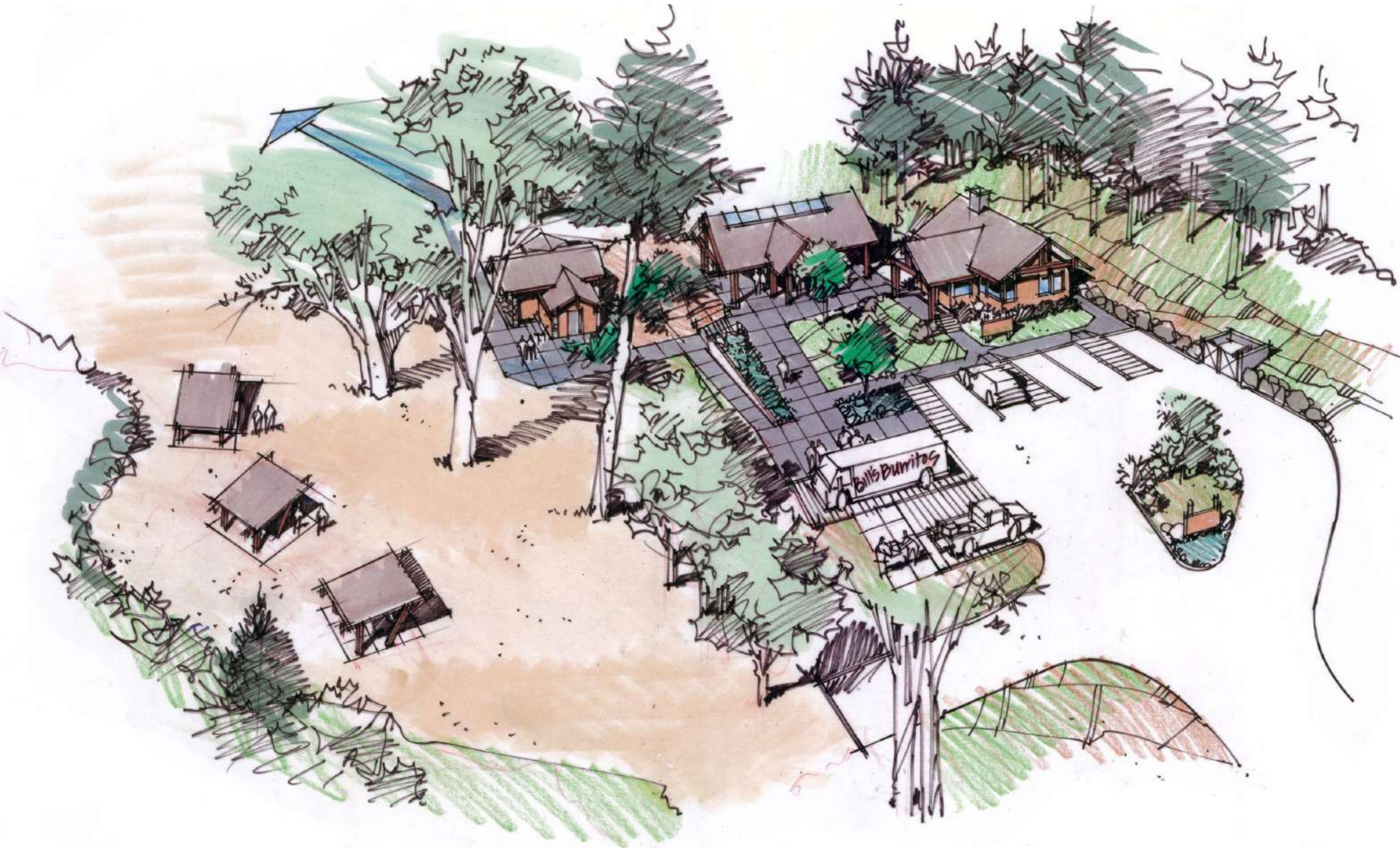


Multi-Use Dock: Fishing, Swimming, Boat Parking, Water Equipment Rentals



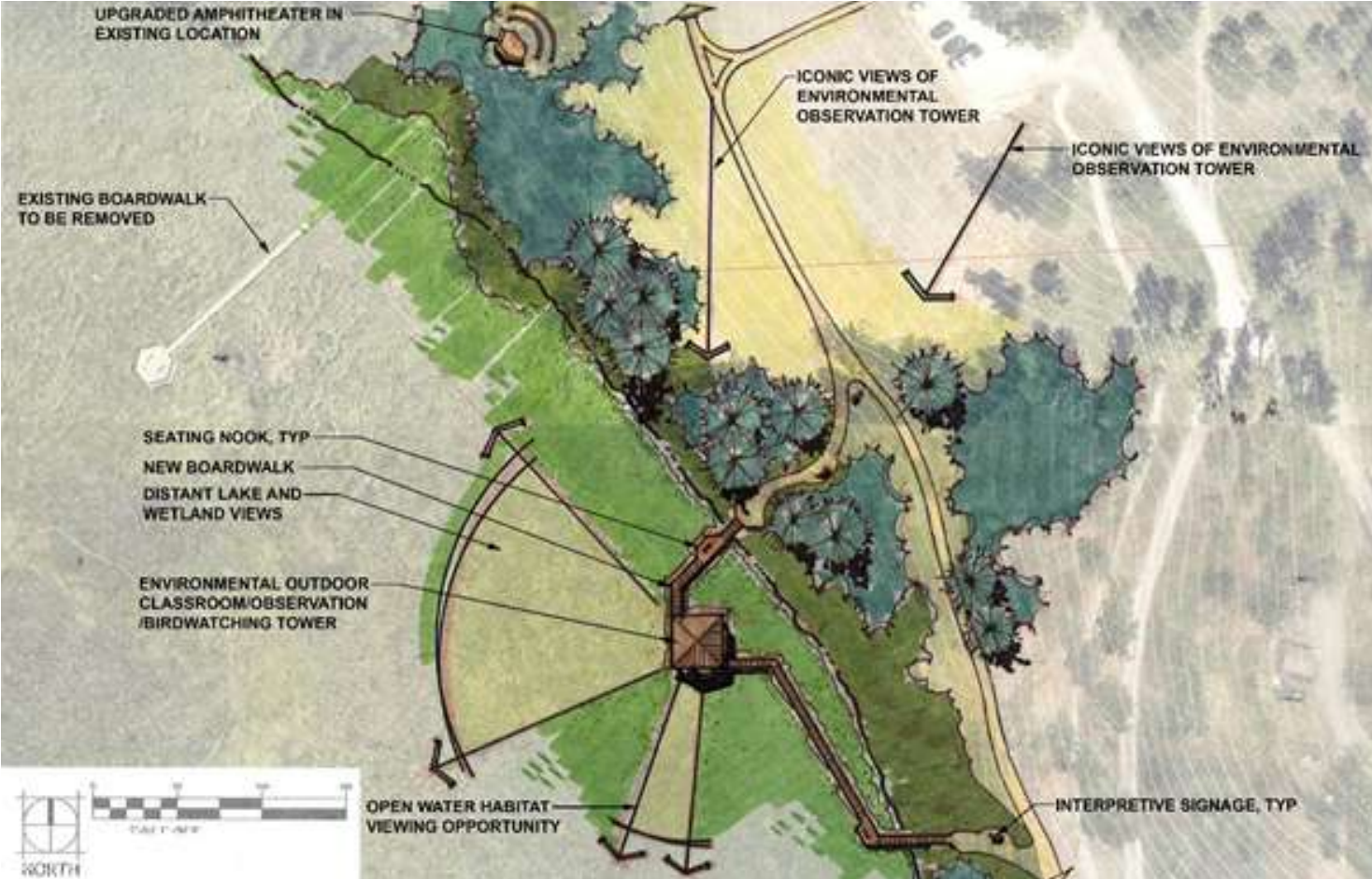
Integrated Accessible Launch Facility

Figure 3.4 - Waterfront



Beach pavilion rendition illustrating improvements to the existing facilities and new vehicular access for loading and unloading

Figure 3.5 - Boardwalk Feature



Interpretive Signage

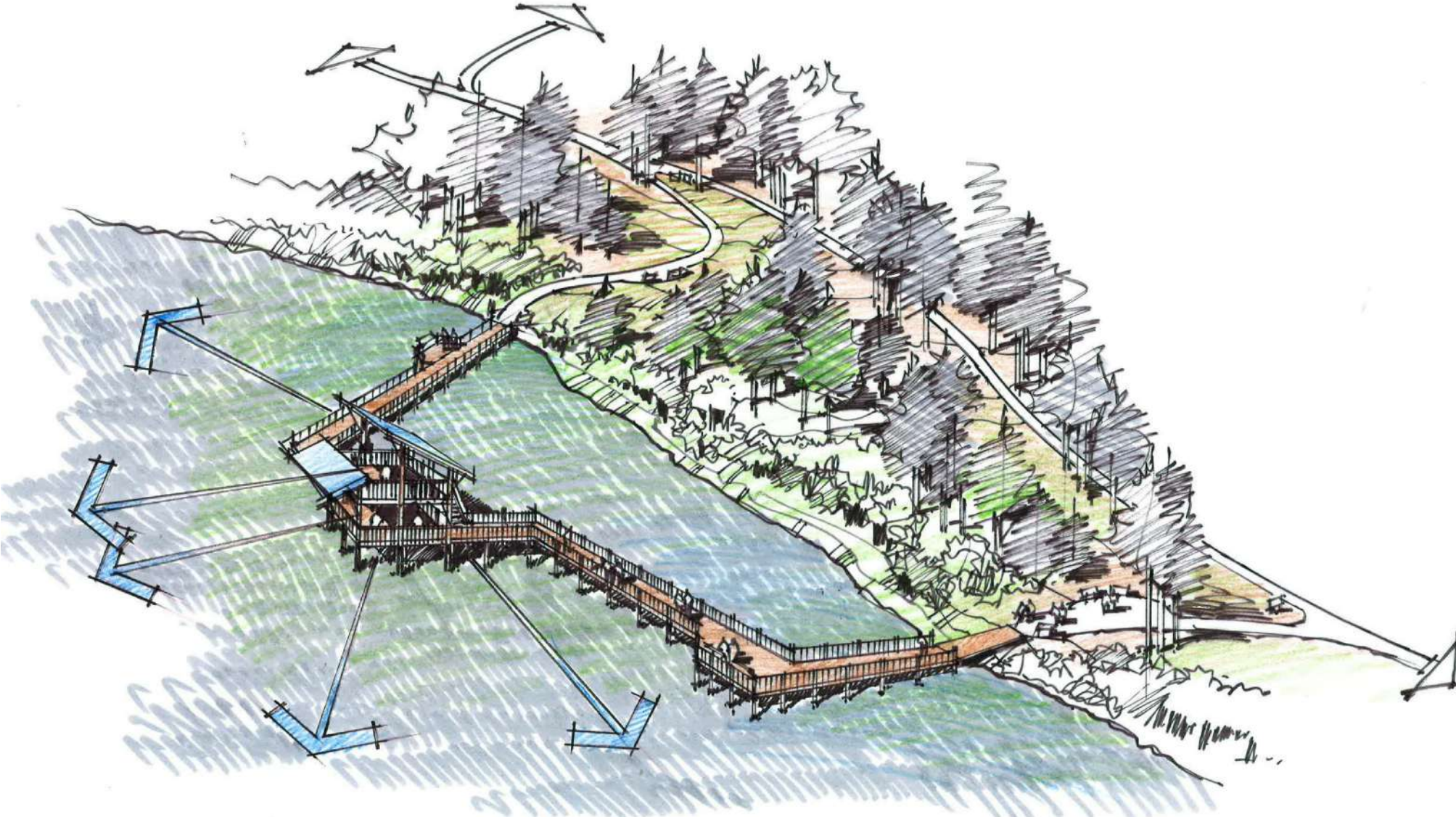


Wildlife Observation Platform



Environmental Education and Wetland Interpretive Opportunities

Figure 3.6 - Boardwalk Feature



Boardwalk observation tower rendition depicting viewing and education opportunities along the boardwalk

Figure 3.7 - Group Camping Area



Group Campfire Amenity



Group Shelter - Interesting Architectural Character

Figure 3.8 - Picnic Pavilion Upgrade



Recommended improvements to the remaining existing structures include coordinating aesthetic improvements to establish a consistent architectural character and theme throughout the park, upgrades to meet current codes, and providing for accessibility where applicable.

A modern, rustic, architectural character is illustrated in the sketch as an example of using low-maintenance siding materials such as Hardie Board to replace the worn T-111 siding and provide a variety of textures and interest. Skylights, dormers, brackets, stone pilasters, and lighting can also be used to reinforce a theme and provide interest and functionality. Upgrading and expanding functionality of the electrical system for multi-use events can potentially be a low cost/high benefit improvement when upgrades are concurrent with other improvement aspects of the structure.

Figure 3.9 - Tent and Cabin Camping Area



Contemporary Cabin - Premium



Rustic Cabin



Tent Camping Sites

Figure 3.10 - RV Camping



RV Campground



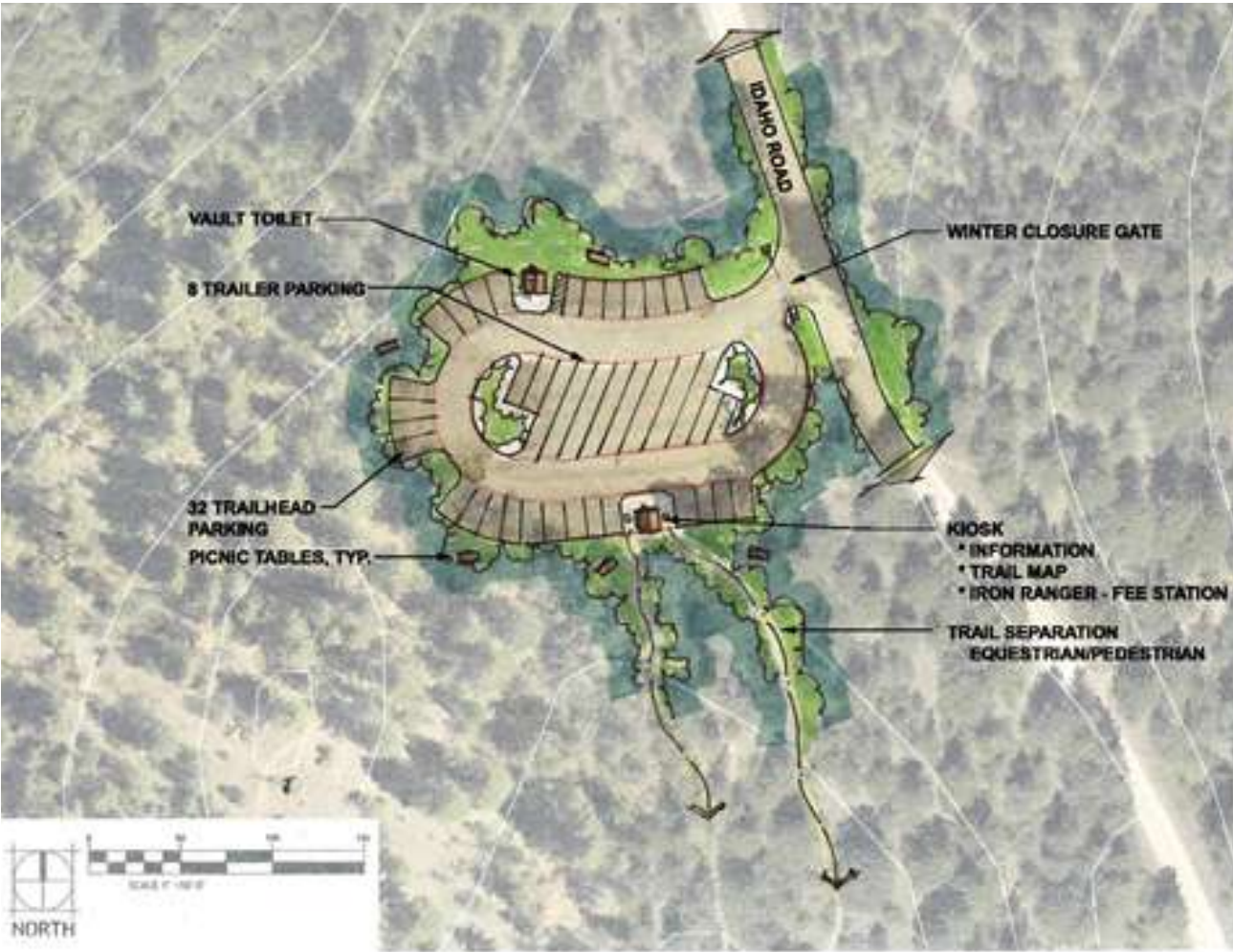
Typical RV Camping Space



Typical RV Campground



Figure 3.11 - Equestrian and Backcountry Parking Lot



Backcountry Hiking Soft Trail



Equestrian Access



Backcountry Camping



Trailhead Signage

Implementation Strategies

Sequencing – The Liberty Lake Regional Park Phasing Plan separates the projects defined in the Master Plan into four distinct phases. The first two phases of the park development address high priority items and lay the groundwork for the final phases.

- ▶ **Phase 1** projects target priorities accessing the park, parking, and beach/waterfront access. The initial projects of Phase 1 will address road access to the park, defining and improving the park entrance, and expanding and improving the parking lot. With the improved park access, the beach project will then provide access to the lake's waterfront. Waterfront access will feature an ADA accessible non-motorized launch and adjacent ADA parking. A loading zone will allow user to drop of beach and watercraft items at the beach prior to parking. The loading zone and ADA parking will be accessed via a driveway from the parking lot. The park access drive improvements project will extend the paved driveway from the park entrance through the park. The park drive improvement project will improve and establish a main access drive through the park. The park drive project will lay the ground work for access into future park projects without disturbing the natural environment, and will improve the experience of park users who are still using existing facilities.
- ▶ **Phase 2** projects consist mostly of relocating and improving camping facilities. The tent camping area will spur off from the main park drive, which will eliminate through traffic. Tent camping will be built during a similar timeframe as the restroom and shower facility for the cabin camping, since this will be the closest restroom facility to the tents. Otherwise, the rest of the cabins can be constructed as funding is available. Group tent camping will need to be relocated prior to the RV expansion in Phase 3 but otherwise is an independent project in Phase 2. The boardwalk and trail extension project is also an independent project in Phase 2, that will enhance trail and camping users' experiences by separating them. Since the boardwalks extend through the wetlands, a lengthy permitting, and public and multi-agency review process should be expected to be completed as part of the design process.
- ▶ **Phase 3** consists of the RV camping expansion and the Environmental Learning Center/ Park Headquarters as the primary projects. The Environmental Learning Center is a stand-alone project that occurs just north of the parking lot and can occur at any time. RV camping expansion project can go forward in Phase 3 now that the tent and group tent camping have been relocated in Phase 2. Boardwalk expansion and cabin camping can continue to occur as funding allows.
- ▶ **Phase 4** projects consist of mostly standalone projects that can occur at any time that funding allows for them to be completed. Improvements to overflow parking lot and equestrian trailhead projects provide additional parking areas, and depending on growth and use of the park, can take precedent in Phase 4 projects or even be rolled into earlier phases as funding allows and user demand creates the need for them. The Nature Play Playground is a great standalone project that can easily be incorporated into any of the other phases if funding allows. This playground will occur roughly in the same space that current park playground equipment is located, and due to the proximity of the expanded parking lot should occur at or after that expansion has occurred to prevent any potential conflicts. The facility improvement projects are important for updating the remaining park infrastructure. Facility improvements are a great need for the park and shall be incorporated as funding allows for their incorporation.

Liberty Lake Regional Park Phasing Plan

Phase 1	Project	Est. Costs	Const. Years
	1. Zephyr Road Improvements	\$302,000.00	2020-2021
	2. Entry Gateway and Kiosk	\$268,230.90	2020-2021
	3. Main Parking Lot Expansion and Improvements	\$737,782.71	2020-2021
	4. Park Access Drive Improvements	\$288,730.23	2020-2021
	5. Beach and Dock Upgrades	\$1,151,817.03	2020-2021
	Phase 1 Total Project Costs	\$2,748,560.87	
	Phase 1 Project Costs Funded w/Real Estate Excise Tax	\$1,294,743.84	
	Phase 1 Project Costs Funded by Pursuing Grants	\$1,151,817.03	
	Phase 1 Project Costs Other	\$302,000.00	
Phase 2			
	1. Tent Camping Loop	\$131,458.04	2022-2023
	2. Group Tent Camping, Trailhead Parking, Family Trail Loop	\$765,002.70	2022-2023
	3. Cabins Camping - Phase 1	\$1,254,644.41	2022-2023
	4. Boardwalk and Trail Extension - Phase 1	\$813,569.59	2022-2023
	Phase 2 Total Project Costs	\$2,964,674.74	
	Phase 2 Project Costs Funded /Real Estate Excise Tax	\$1,386,102.45	
	Phase 2 Project Costs Funded by Pursuing Grants	\$1,578,572.29	
Phase 3			
	1. Boardwalk and Trail Extension - Phase 2	\$1,013,867.89	2024-2025
	2. Cabins Camping - Phase 2	\$494,831.40	2024-2025
	3. RV Camping Expansion/Renovation	\$2,135,955.84	2024-2025
	4. Environment Learning Center/Park Headquarters	\$1,147,670.09	2024-2025
	Phase 3 Total Project Costs	\$4,792,325.22	
	Phase 3 Project Costs Funded w/Real Estate Excise Tax	\$3,778,457.33	
	Phase 3 Project Costs Funded by Pursuing Grants	\$1,013,867.89	
Phase 4			
	1. Cabins Camping - Phase 3	\$323,082.77	2026-2027
	2. Beach Concessions Building Renovation	\$476,280.00	2026-2027
	3. Nature Play Playground	\$355,785.13	2026-2027
	4. Overflow/Group Camping Parking Lot	\$143,436.88	2026-2027
	5. Equestrian Trailhead - Idaho Road	\$232,158.72	2026-2027
	6. Existing Facility Renovation	\$436,590.00	2026-2027
	Phase 4 Total Project Costs	\$2,316,605.50	
	Phase 4 Project Costs Funded w/Real Estate Excise Tax	\$1,960,820.37	
	Phase 4 Project Costs Funded by Pursuing Grants	\$355,785.13	

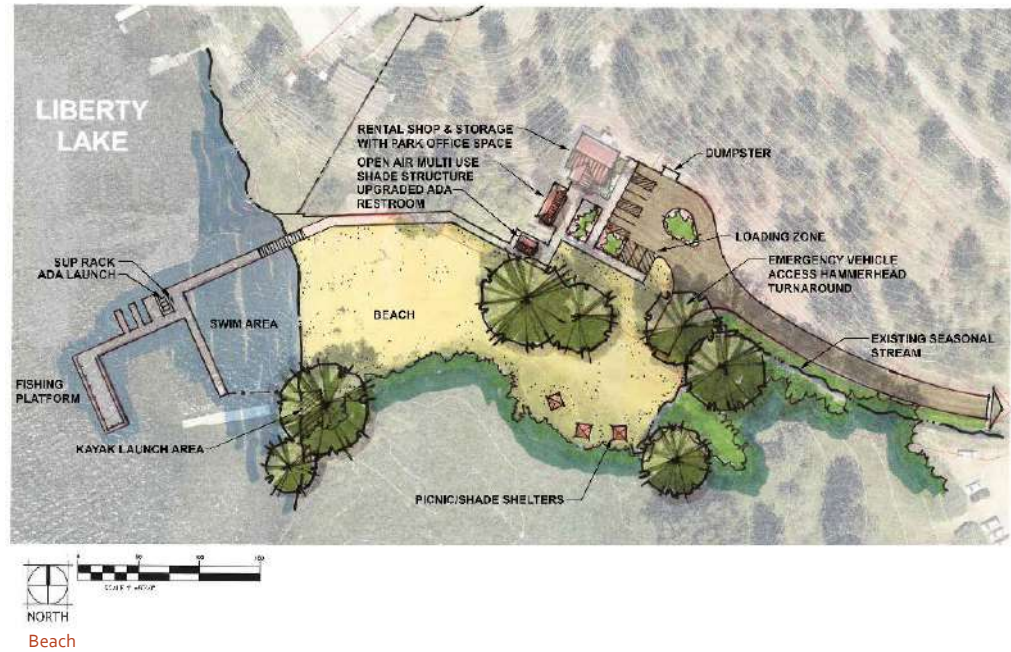


1. **Wayfinding and Zephyr Road Improvement Project:** \$302,000
Improving road to county standards (2) 12' wide lanes with 3' shoulders.
2. **Park Access Drive Improvements:** \$288,730.23
Improvements of the park access drive include widening, grading, paving, striping the access drive, dryland seeding of disturbed areas, and retaining walls as necessary. Access drive should be improved to accommodate the passing of two RV vehicles with 3' shoulders on both sides.
3. **Entry Gateway and Kiosk:** \$268,230.90
New signage gateway structure and landscape, new guard shack, security gate arms/card reader, and turnaround.

Implementation Strategies Phase 1: 2020-2021



Main Parking Lot



Beach

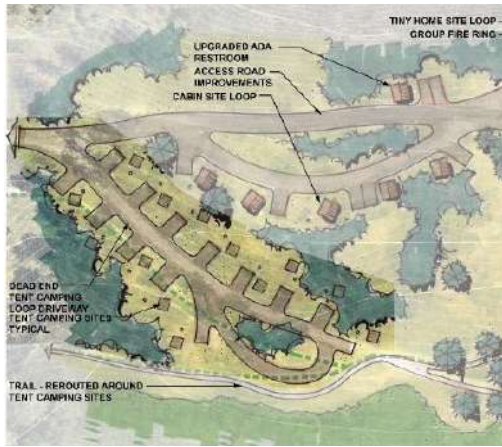
4. Main Parking Lot Expansion and Improvements: \$737,782.71

Includes tree removal, expansion, paving, striping, signage, landscape buffer and irrigation, extend channelization of existing stream.

5. Beach and Dock Upgrades: \$1,151,817.03

Includes paving, striping, landscape, turf and dryland repair seeding, irrigation, retaining walls, shade structures, open air pavilion, new dock, and trash enclosure. Demolish existing restrooms and construct new ADA compliant restrooms. Realign neighbors access driveway to travel behind existing residential structure.

Implementation Strategies Phase 2: 2022-2023



Tent Camping



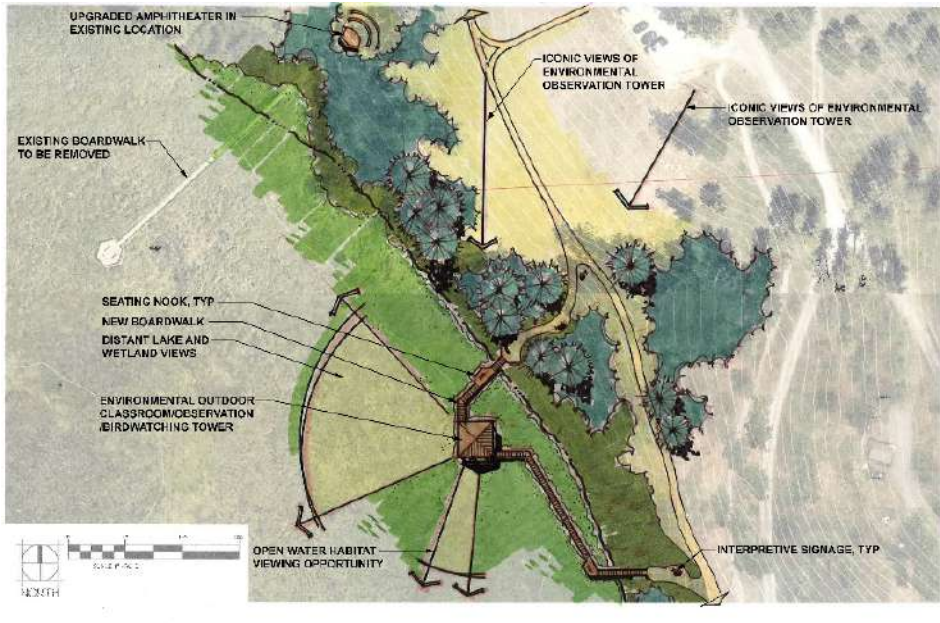
Group Tent Camping



Cabins Camping

1. **Tent Camping:** \$131,458.04
Includes paving of the new tent camping spur and parking stalls for each site. Establishment of tent sites shall include leveling of a tent site, a fire ring, and a picnic table. All disturbed areas from grading shall be seeded with dryland grass.
2. **Group Tent Camping, Trailhead Parking, Family Trail Loop:** \$765,002.70
Improvements include new open-air pavilion, group fire pit ring, tent area grading and surfacing, ADA restrooms, landscape buffering, turf and dryland seeding, group camping ADA parking stalls, dump station drive, and trailhead parking lot. New trails shall connect group tent camping area to overflow parking lot. A new trash enclosure area shall be established along the dump station drive. A family loop trail shall also be built that starts at the trailhead parking lot and extends up towards the equestrian parking lot before looping back down towards the tents and cabins. Multiple access points for the tent, cabins, and RV camping grounds shall extend out to the loop trail. The trail shall have two routes for users to choose a longer or shorter hike. Improvements shall include grading, trail pathway materials, repair seeding, and directional signage.
3. **Cabins Camping:** \$2,066,827.35
Improvements shall include paving cabin loops, additional cabins, extension of utilities to cabins, and repair seeding for disturbed areas. Amenities for each site shall include fire pit rings and picnic tables. The existing porta-potty shall be removed and replaced with a new ADA accessible restroom.

Implementation Strategies Phase 2: 2022-2023



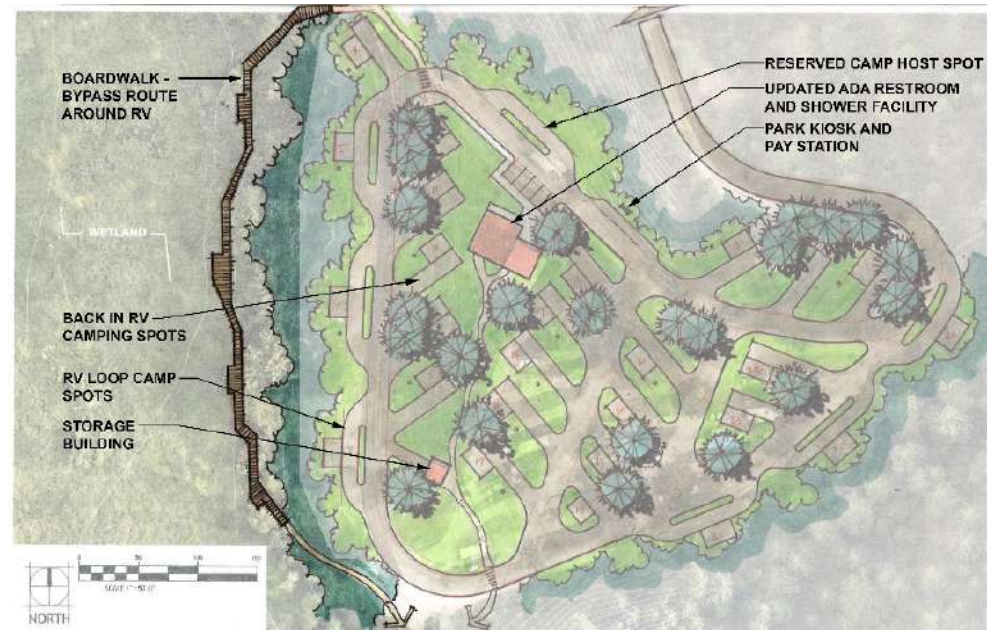
Observation Tower/Interpretive Loop



Observation Platform

4. Boardwalk and Trail Extensions: \$1,833,856.833

The new boardwalks shall include concrete planking, handrails, interpretive signage, directional signage, seating, and an observation tower. One boardwalk will parallel the shoreline next to the tent camping area and provide observation opportunities from the tower. The second boardwalk will provide a bypass route through the wetlands and around the RV campgrounds to reach the existing trailhead. This boardwalk will also meander through a different environment of the wetland and provide unique viewing opportunities. A new trail shall begin at the trailhead parking lot and extend along the shore line and across the boardwalk until it intersects the existing trail at the SW corner of the RV camping area. Improvements shall include grading, trail pathway material, and repair seeding.



Interpretive Boardwalk

Implementation Strategies Phase 3: 2024-2025



Environmental Learning Center/Park Headquarters



RV Camping Expansion

3. **RV Camping Expansion:** \$2,135,955.84
Improvements include new pavement for all new RV spots and drives, leveling out RV spots through realignment of existing spots. Utilities to be provided to all RV spots. Bathroom/shower to be updated, made ADA accessible, and expanded. A new concrete pathway system shall lead campers through the RV sites to the restroom. All disturbed areas to be repaired by turf grass and irrigation.
4. **Environmental Learning Center/Park Headquarters:** \$1,147,670.09
Demolish existing structure construct new building, programmed with restrooms, office space, and multi-use public meeting room. Provide accessible parking and pedestrian connection to main lot.

Implementation Strategies Phase 4: 2026-2027



Beach Concessions



Nature Playground

2. **Beach Concessions Building:** \$476,280.00
Includes renovating existing residential structure to office/concessions/rental facility.
3. **Nature Play Playground:** \$355,785.13
Earthen berms and hill slides, pedestrian bridges over wetland areas. Natural climbing structures and landscaping.

Implementation Strategies Phase 4: 2026-2027



Equestrian and Backcountry Trailhead



Overflow/Group Camping Parking Lot

4. **Overflow/Group Camping Parking Lot:** \$143,436.88
Includes paving, striping, dryland repair seeding, landscape, turf, irrigation, extension of park access drive, and retaining wall.
5. **Equestrian Trailhead:** \$232,158.72
Improved parking lot that includes paving, striping, a winter closure gate, trailhead signage kiosk, vault toilet, benches, and dryland grass seeding.
6. **Existing Facility Renovations:** \$436,590.00
Updating existing facilities onsite include large pavilion and adjacent restroom, the existing amphitheater, and existing backcountry trail systems. Improvements for the large pavilion entail updating the fixtures, countertop space, electrical, and the facade of the pavilion. The existing restroom would be demolished and a new ADA accessible restroom facility would be constructed in its place. Existing trails systems would see improvements in the form of regrading, stabilization, trail surfacing material, and bridge crossing improvements.

Non-Project Actions

A range of additional studies and activities will be required to implement this plan. Major efforts include:

- ▶ **Service Needs Study** – For the park to evolve as envisioned, a detailed review of services should be conducted, helping guide capital facility investments (as may be required) for things like roadway access and water/wastewater services. As described in Chapter 1, road access to the park’s main entrance is generally quite narrow. Community input—especially that from locals—suggests a high priority be placed on wayfinding, widening, re-surfacing, and other safety improvements along portions of Neyland Avenue, Lakeside Avenue, Idaho Road, and Zephyr Road. Ample right-of-way exists along affected areas, but slope conditions are likely to complicate widening efforts. County determinations regarding actual need for the park and other uses along this route are likely to drive a wide array of design and cost impacts. Water service needs should be evaluated with the park’s expansion to determine that capacity and storage needs are sufficient for all improvements to the park. Water storage concerns and the park’s current water usage exceeding its allotment were brought up during the interviewing phase. Water service studies should be conducted to determine if any services need to be expanded for the proposed park improvements. Wastewater service capacity should be reviewed for the proposed improvements of the park. No known concerns with capacity were brought up for the current park needs.
- ▶ **Design/Branding Study** – Guiding Principle 4 notes the fact that the park’s many features and sub-areas seem disconnected and encourage measures to make the park more unified, both visually and functionally. In response, this plan envisions new or improved features that address this need from a functional standpoint, but do not necessarily provide the type of detailed review and design development needed to advise such things as architectural styles, sign design, wayfinding, branding, and things like a park-specific website for information and reservations. The general appearance conveyed in many of this plan’s illustrations provide clues to these questions, but do not provide the type of definition needed to guide the commission of contract-level work. Especially given the fact that master plan improvements are likely to take place over time, creating a set of design guidelines for the park seems essential.
- ▶ **Sustaining Revenue** – As park conditions already exhibit varying degrees of deterioration, obsolescence, and need for upgrade, it’s clear that to realize park goals, provision of additional funds for operations and maintenance must be made. The County currently charges just \$2.00 per person for park entry, with additional fees charged for RV, cabin, and tent sites. Increasing fees seems an important first step toward maintaining the park as needed, but additional strategies may also play a role. Community input did not favor re-shaping the park as a destination for large groups and organized events (with attendant income opportunities), so other avenues need to be explored. For instance, the park’s close proximity to the City of Liberty Lake—and its acknowledged role in levels of service for City residents—suggest the potential for partnering opportunities.
- ▶ **Inter-Agency Coordination** – The County is already actively engaged with coordinating park services with a wide range of groups, organizations, and governmental agencies, but to implement this new plan, greater efforts should be applied. In addition to coordination with the City of Liberty Lake, the following entities may be important:
 - State of Idaho – Much of Liberty Lake Regional Park borders the state of Idaho. County representatives should coordinate with Idaho officials on topics including land use, fire suppression and forestry practices, access opportunities, and fish and wildlife management.
 - Coeur d’Alene Tribe – The Tribe’s extensive history at Liberty Lake suggests potential for interpretive features, educational programming, and cooperation on a number of resource management issues; this plan may open opportunities for mutually-beneficial projects.
 - Department of Ecology, Department of Natural Resources – Involving these agencies beyond review and permitting may create funding opportunities for a wide array of things supported by this plan, including wetland access and/or restoration, stormwater management, and educational efforts.
 - User Groups, Associations – The County’s efforts to engage groups like the Washington Trails Association, Evergreen East, and the Inland Empire Backcountry Horsemen has and will continue to pay dividends. But the process to knit together and manage the vast array of abutting and proximate lands may be one of the most important activities the County can undertake in support of Liberty Lake Regional Park. Shaping the park into a type of gateway to an ever-more vast and diverse range of lands—going east into Idaho as well as west toward the Saltese Uplands, for example—could make an already great park something of regional renown.
- ▶ **Project Coordination** – Existing efforts or studies that should coordinate with this plan include:
 - Mica Peak – As noted above, including coordination of wayfinding, trail network development, acquisition of land to connect to Liberty Lake Regional Park, and future operations and management agreements.
 - Saltese Uplands – This plan supports efforts to connect nearby conservation areas to Liberty Lake Regional Park, and this 552-acre example of shrub-steppe habitat is an important one. Especially for the park’s backcountry component, growing ties to such areas provides users other ways to access those resources and may help create partnerships for future entities to support backcountry improvements, operations, and maintenance.
 - Zephyr Lodge – Recent efforts to revive uses at Zephyr Lodge, just north of the park, dovetail well with objectives expressed in this plan and give Liberty Lake Regional Park the opportunity to share energies and program features, versus competing with and replicating them. Because the park’s northern boundary abuts Zephyr holdings, it seems possible to establish a public-private partnership allowing some of the resort’s hoped-for growth to compliment what the park already offers—weddings, for example—or extend service offerings like food service to folks staying in the park, much as the historic resorts once did surrounding Liberty Lake. Conversely, Zephyr Lodge could grow as a type of “premium” location for lodging, giving visitors ample access to the shoreline as well as ready access to park features.

- ▶ **Additional Strategies** – This category of activities may be more speculative, but remain appropriate for the County to pursue as long-range components of this plan. These include:
 - **Western Access** – Standard access to Liberty Lake Regional Park is somewhat limited, and seems likely to remain so. But ample opportunity exists to create other, alternate access points for the park, particularly for trail users. Along the lake’s western shoreline, portions of Liberty Creek Road and Pine Terrace Lane abut the park, with trails already in place that connect to the larger network. Creating a formalized trailhead for these locations could help alleviate congestion in the main park area and help organize disparate use patterns likely to conflict with the park’s residential neighbors. Future development in upland areas is a long-term certainty, and opportunities to work with these landowners should be explored, seeking benefits including conservation easements, management agreements, access easements, and activity programming.
 - **Land Acquisition** – In addition to acquisition in upland areas, participants mentioned the desire for future beach expansion. The wetland frontage precludes expansion to the west, but long-term opportunity exists for the park to include additional shoreline to the north. County parcel records show five small parcels along the shoreline just north of the beach between County and Zephyr holdings. Over years or decades, the County should track and be prepared to act on acquisition, access easements, or other means to increase its shoreline holdings, incrementally increasing water frontage and eventually connecting to Zephyr land.
 - **Water Quality Initiatives** – As noted in Chapter 1, one factor in the decline of parks and resorts on Liberty Lake was failing water quality, owing to phosphorus and pollutants fostering rampant algae growth. Thanks largely to the Liberty Lake Sewer and Water District (formed in 1973 in response to the matter), algae and aquatic weed growth is under control. With improved water quality, demand for water access is returning to Liberty Lake and the County’s regional park is well placed to respond. Over time, the County should continue to encourage and support water quality initiatives for Liberty Lake and its watershed, recognizing that such efforts have a strong relationship with public sentiment and the objectives expressed in this plan. The potential dynamic may seem an obvious one, but potential outcomes, including the types of alliances that may form, could be powerful.
 - **ORV Park** – The existing ORV Park site is approximately 350 acres with 16 miles of trails. It is used heavily in the late spring and early summer and is considered mostly technical by users due to steep slopes. During the master planning process for this document, the ORV community voiced their opinion that the park is relatively small and would like to have access to more area within the boundaries of Liberty Lake Regional Park. The use of the ORV Park is limited to seasonal use due to wet conditions, fire danger, and size. ORV Park expansion is limited due to the state boundary to the east and private property to the north and south. Expansion could only occur to the west into the existing equestrian and hiking areas. There has been public comment and concern voiced by neighbors in this

master planning process that ATV and motorcycle use has occurred outside of the park boundaries in the past. Maintenance for the ORV park has been influenced by highly erodible soils and steep slopes that create erosion issues.

This master plan broadly looks at its influence on Liberty Lake Regional Park and recommends a separate study to analyze opportunities to relocate the ORV Park to the Airway Motocross Park property site. This site may be more compatible for recreation and environmental use, offer more appropriate amenities and have more potential to expand trails.

If the ORV Park is relocated to the Airway Heights area, reallocating the site for mountain bike use and bike trails could become a more compatible use.

The mountain biking community has expressed interest in expanded trails for dedicated bike use within the park. There is an opportunity for the mountain bike community to close many existing trails and customize them for specific bike use. The closed trails will require maintenance for invasive weed control and reseeding with native grasses to reduce soil erosion especially in the steeper slope areas. Volunteer maintenance by the bike trail user groups could instill a sense of pride and ownership for the property as well as help the county maintain the site.

- **Improved Backcountry Camping** – The trail system and proximity of backcountry access to our urban areas is one of the greatest assets of the park. This point was made clear by stakeholders, park users and the community with overwhelming support to extend the trail system further into the backcountry. Although the backcountry area was not included in our focused study area, expanded trails providing more diverse trail loop options, improving wayfinding and interpretive signage, and expanding backcountry camping opportunities was a priority for improvements. RV, cabin/yurt, and tent camping sites are very popular activities and according to public input should be expanded to increase capacity, diversity, and camping opportunities. Care should be taken in development of these areas as not to degrade the experience by overcrowding the camp sites. One of these identified opportunities is to increase the backcountry camping experience by providing more remote tent camp sites that offer more separation from other campers. Another suggestion is to provide back country cabin opportunities for added diversity of experiences. The Master Plan recommends that a feasibility study should be done that focuses on environmental permitting, maintenance, and security logistics for the backcountry camping and cabin options.
- **Disc Golf Course** – The local disc golf community has expressed interest in having a disc golf course implemented into the Liberty Lake Regional Park Master Plan. A disc golf course is a relatively low impact, highly adaptable land use activity that can be relatively compatible with other park uses. With minimal disturbance during construction and during play, disc golf could be implemented on terrain that is sensitive or erodible. Local disc golfers that attended the Master Plan public meetings touted the compatibility of disc golf with other typical mountain bike or hiking trail use areas, and suggested it would be a great activity for multi-use areas. While it didn’t feasibly fit into the main study area of the park, the Master Plan recommends that a feasibility study be done to explore potential course locations, hole routing, park activity compatibility concerns, maintenance and access logistics, and environmental permitting.

Revenue Sources

Excise Tax – Additional excise tax on the sale of real property in the County at a rate not to exceed 1% can be imposed to fund the acquisition and maintenance of conservation areas, per *RCW 82.46.070 Additional Excise Tax-Acquisition and Maintenance of Conservation Areas*. This funding allows the County to impose an additional excise tax per the RCW for exclusive use in acquiring and maintaining conservation areas.

Conservation Futures – Conservation Futures program provides funding to acquire property to preserve, protect, and maintain open space, streams, rivers, and other natural resources. Properties are nominated, evaluated, and ranked on the acquisition list that prioritizes properties to be acquired. Conservation Futures uses property tax levy to fund the acquisition of properties.

Lands and Water Conservation Fund – Federal funding program that provides funding to preserve and develop outdoor recreation areas including but not limited to trails, parks, wildlife lands, outdoor, and support facilities. Grant recipients are required to provide at least 50% matching funds.

Recreational Trails Program – The Recreational Trails Program provides funding to rehabilitate and maintain backcountry recreational trails and facilities for motorized and non-motorized uses. In the state of Washington, the trail's setting shall occur in the backcountry so that users experience nature without seeing and hearing human development and activity.

Washington Wildlife and Recreation Program – This state program provides funding for broad range of land protection and outdoor recreation, including park acquisition and development, habitation conservation, and the construction of outdoor recreation facilities. The Washington Wildlife and Recreation Program's main goals are to acquire valuable recreation and habitat lands and develop outdoor recreation facilities for the population.

The Process

The Liberty Lake Regional Park Master Plan was developed in several distinct stages, including task work covering baseline research, public outreach, workshop engagement, plan authoring and eventual adoption. This appendix section details work performed to research existing conditions and engage the community in creating the preferred scenario and recommendations contained in the draft park plan.

1. Condition Assessment

Baseline Research: Working with County Parks staff, the consultant team sought to establish a comprehensive and thorough understanding of the project area, including issues identified by users or park management. This work began with a project kick-off meeting with County on April 14, 2017, covering the following topics:

- ▶ *Project scope, process outline and draft schedule*
- ▶ *Known issues and key objectives*
- ▶ *Public outreach approach, including specific tools and methodologies*
- ▶ *Research materials, including related plans and policy documents*
- ▶ *GIS base map information*
- ▶ *Orientation ("stakeholder") interview candidates and schedule*

Orientation Interviews: On Tuesday, June 6 and Wednesday, June 7, 2017, consultants met with 17 individuals, interviewing each in a one-on-one setting regarding known issues and opportunities associated with Liberty Lake Regional Park. Interviews were scheduled from a list of 35 persons identified by the County as representing the general public, user groups, allied agencies, land owners and equipment retailers.¹ Interviews were scheduled at one-hour intervals, and typically took 45 minutes to complete.

Topics:

- ▶ *Park Attractiveness - Interviewees identified elements of the park that they found attractive, noting physical and visual access to the lake, the trail system, the park's natural areas, its family friendliness, the park's varied ecosystems, mountain bike trails and proximity to the Spokane metro area. Some believed the park to be the most important asset in the County inventory, owing to its variety, accessibility and integration of natural features.*

Interviewees also noted the park's:

- ▶ *Variety of view-able wildlife*
- ▶ *Views of the lake from the base area*
- ▶ *Views of the valley and mountaintops from upland trail areas*

- ▶ *Close relationships with volunteers and community members.*
- ▶ *Unique position and capacity to link much of the region's backcountry trails system*
- ▶ *Remote and relatively un-spoiled state, offering seclusion and quiet within easy reach of the city*
- ▶ *Variety of tree types and densities*
- ▶ *Varied trail types, offering differing levels of challenge*

Areas for Improvement:

Interviewees offered many suggestions on how the park might be improved. These suggestions generally fell into two categories: maintenance/management of existing facilities, and new facilities to address community needs. Maintenance issues included:

- ▶ *Erosion control and grading of trails to ensure safety for all user types*
- ▶ *Improved trail etiquette regarding dogs and modal priority*
- ▶ *Better protection of swimmers from motorized watercraft*
- ▶ *More efficient and rethought approaches to parking and parking fees*
- ▶ *Expansion of events such as adventure triathlons*
- ▶ *Improved control of ORV users, limiting impacts on adjoining private property*
- ▶ *Idaho Road maintenance to minimize erosion impacts*
- ▶ *Marketing of the park to the larger recreation community, including outdoor sports, equestrian and ORV retailers and organizations*
- ▶ *Litter control program, including education for youngsters.*

Suggested Park Facility Improvements Included:

- ▶ *Improved wayfinding from I-90*
- ▶ *Restroom improvements near cabins*
- ▶ *Concession facilities, including watercraft rentals and food*
- ▶ *Rehabilitation and expansion of interpretive signs, adding detail to the park history and context*
- ▶ *Added bike racks, allowing novice and intermediate cyclists to store bikes and transition to hiking*
- ▶ *Enlarged beach area*
- ▶ *Improvements reducing conflicts between the picnic area and water uses*
- ▶ *Trail realignment to reduce steepness in some segments*
- ▶ *A challenge or "par" golf course*
- ▶ *Improved water systems, supporting more intense uses and expanded camping*
- ▶ *Expanded ORV use and ties to Idaho State lands*
- ▶ *Upland tent camping sites*
- ▶ *Features and marketing supporting "bike-packing" opportunities linking the park to regional destinations*
- ▶ *Trail links to the McKenzie property, increasing lake access and providing alternative pedestrian park access*

¹ See Orientation Interviews listing, end of this document.

Interviewees generally expressed support for expanding the range of park activities and calendar year operations, providing winter recreation opportunities including snowshoeing and wildlife viewing. Some also thought the park could prove an ideal venue for endurance races incorporating the lake and close-in trails.

Priority Actions:

Reflecting on their thoughts about specific improvements and the park's overall future, interviewees suggested certain short-term, high-priority actions the County should take, including:

- ▶ *Creation of a trail management program, keying on use etiquette and a maintenance program addressing erosion control and repair*
- ▶ *Study of irrigation and restroom needs, with upgrades to facilities and water systems*
- ▶ *Establishing formal, legal access to Mica Peak and larger regional trail system*
- ▶ *Hosting annual meetings with volunteers and staff to identify work programs and priorities*
- ▶ *Developing trail design standards reflecting the park's varied trail environments and user needs*
- ▶ *Improved litter control through volunteer and community cooperation*
- ▶ *Identification of new trail segments for development, though leaving much of the park left free of trails to preserve natural habitat*
- ▶ *Improved trail maps and signs to reinforce trail etiquette, provide interpretive education and assist wayfinding*
- ▶ *Prepare a timber management plan to help with fire risk reduction*
- ▶ *Restore resident staff oversight, providing full-time management and aiding rules enforcement*
- ▶ *Resolve property conflicts around the ORV area to ensure compatibility.*

Issues:

The topic areas below summarize interview input and suggest categorical direction for the plan's development:

Safety Much of the land within the park is natural and primitive, and the risk of fall, injury and accident is constant. The County cannot remove risk, but it can manage it to align with contextual expectations. Some areas of the park—particularly in the upland trails—are and will remain generally free of safety-driven intervention. But others, particularly where family use is a focus or where motorized vehicles are present, warrant closer safety consideration.

Environmental Suitability Interviewees almost unanimously mentioned that the proximity of and access to nature and wildlife viewing make this park uniquely attractive. Plan recommendations should ensure that all improvements honor this balance.

Property Compatibility This park provides extensive access to backwood areas, supporting hikers, cyclists, horseback riders and off-road vehicle enthusiasts. A mix of private and public property owners surround the park, some allowing non-motorized access and others resisting any public use of their land. Future improvements and strategies must effectively manage such conflicts.

Economic Opportunity Park features, whether existing or proposed, require ongoing maintenance. Many interviewees noted that the park's ability to host events or attract features associated with group activities might enhance economic energies and help support park operations.

Regional Trail Ties Liberty Lake Regional Park provides access to the hillsides forming the Spokane Valley's southern edge, with immediate adjacency to a network of formal and informal backcountry trails. Many routinely use these trails, though comprehensive, fully-permitted access has yet to be established. But the potential is there, and it's one of the park's most compelling opportunities. Interviewees agreed that developing a complete, well-managed and endorsed trail network should be a priority.

Social Function and Community Development Parks provide important social unctions, though they're difficult to quantify in measurable terms. One interviewee was married at the park. Another participated in high school cross-country races there. One credited long winter walks with his wife for strengthening his marriage. Another taught there, remembering how the elementary school kids enjoyed learning about the ecosystem and overcoming the challenge of a climbing wall. The park should remain an integral part of the community's social fabric, encouraging learning, relationship building and shared experiences.

2. General Outreach

Project Website: A project-specific website was developed to allow the public to track and provide input on the Liberty Lake Regional Park Master Plan. The site went live on May 26, 2017, and remained online through the plan's final delivery in April 2018. In 2017, the site attracted a total of 1,761 unique visitors, 1,672 visits and 3,836 page views with a high of 890 visits in the month of September 2017. The site was structured to include topical sections associated with events, library items, photographs of the park and of public meetings, and a comments/contact page. The site also linked to Spokane County Parks' Facebook™ and Twitter™ feeds. The library section included links to all process documents, from existing and related plans, to copies of slideshow presentations and plan sketches, to transcribed comments from workshop participants. A link to the project's online questionnaire was also provided during the course of that exercise.

Email Notices: Using existing lists as well as names and addresses from workshops, County staff issued several email notices regarding the master plan, outlined below:

- ▶ *An introduction to the project, sent in May 2017 to various user group leaders, neighborhood, agency and tribal representatives, landowners and elected leaders, inviting participation in the plan's stakeholder/orientation interview process*
- ▶ *A message urging individuals and groups to take part in the plan's online questionnaire, available from July 22 through September 21, 2017*

- ▶ *An invitation to attend and take part in the plan’s workshop and open house events in September and October 2017*
- ▶ *An email press release to area media outlets, seeking published notice regarding the September workshop*
- ▶ *Notice in April 2018, announcing the availability of the draft plan posted on the project website and on the parks department page.*

“Pop-Up” Tent: Consultants developed materials for and staffed a large farmers market-style tent on two occasions in 2017. The first, on Saturday July 22, engaged visitors near the beach at Liberty Lake Regional Park. The second “pop-up” event took place at the Liberty Lake Farmers Market on Saturday, August 19.

Visitors were provided the following means of input at each pop-up event:

- ▶ *Completion of a paper version of the online “mini-poll” questionnaire*
- ▶ *Review and comment (written and verbal) on three printed displays showing alternative plan schemes, each suggesting ways the park could develop given shifts in programmatic strategy*
- ▶ *General dialogue with consultant staff.*

The in-park event also featured a cornhole game, with minor prizes given to participants such as (County supplied) tee shirts, logo pens and candy.

3. Direct Input

Online Questionnaire: To help gauge community priorities regarding the park’s future, an online questionnaire was launched on July 22 and publicized using a County email to citizens and stakeholder groups, County social media outlets, the project and County websites, and articles in the local media. Hard copy versions were distributed at the “pop up” tent in the park (July 22) and at the August 19 Liberty Lake Farmers Market. The questionnaire featured four key questions, each asking respondents to indicate the ideal balance between two topical extremes related to:

- ▶ *Range of programmed activities in the park*
- ▶ *Degree to which the park should be fiscally self-sustaining*
- ▶ *Local versus regional focus*
- ▶ *Whether the park should focus on internal improvements or look to embrace opportunities surrounding its present boundaries.*

A detailed summary of questionnaire results may be found at the end of this section. ²

Workshop/Open House: On Thursday, September 21, staff and consultants hosted a two-part event to help gauge community priorities and develop a preferred plan scenario. The first, held from 3:00 pm to 5:00 pm, asked stakeholder group representatives and members of the general public to evaluate three differing scenarios versus a set of nine

established park objectives. Teams of four or more, seated at five tables, worked together to arrive at a consensus regarding each scheme and offer notes, comments and input on table-sized worksheets. Each group then presented their findings and thoughts on what an “ideal” scenario might look like to the larger group. Some also completed a more open-ended comments form.

The second half of the day’s work, conducted from 5:00 pm to 7:30 pm, presented boards and workshop findings in an open-house format, inviting drop-in participants to make their own notes on worksheets and forms, talk with facilitators, and offer feedback on the plan’s various goals and objectives.

All completed worksheets and forms were scanned, transcribed and posted on the project website following the event. An electronic copy of these documents has been included in project deliverables provided to the County, and may be obtained from parks staff upon request.

Roll-Out Event: On Thursday, October 19, staff and consultants hosted a two-hour “roll-out” event, showcasing the draft preferred alternative plan as developed from community input on September 21 and prior. Facilitators engaged with scores of attendees in an open house setting, answering questions and taking notes on comments related to a set of four large displays, illustrating:

- ▶ *The overall plan scheme, entitled “Urban Retreat, Natural Showcase”*
- ▶ *Vignette drawings, photographs and descriptions explaining differing sub-areas of the park.*

Attendees provided notes on each display, whether written on the panel itself or on sticky-notes attached to the displays. Others offered written comments or ideas on one of two large flip-chart panels attached to easels. As before, all comments were scanned, transcribed and posted on the project website following the event. An electronic copy of these documents has been included in project deliverables provided to the County, and may be obtained from parks staff upon request.

² Priorities Poll: Results, September 21, 2017 memorandum.



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SPOKANE COUNTY

LIBERTY LAKE REGIONAL PARK MASTER PLAN

Orientation Interview Summary

June 6 - 7, 2017

Orientation Interview Participant List

Stakeholder Type	Organization (if applicable)	Contact, Title
Permitting	WA Department of Fish and Wildlife	Karin Divens
Permitting	Liberty Lake Sewer & Water District	BiJay Adams, General Manager
Cultural / Historical	Spokane County Parks	Don Secor
Economic Development	REI	Bree Warren
Economic Development	City of Liberty Lake	Katy Allen
Economic Development	Greater Spokane Valley Chamber	Katherine Morgan
Economic Development	Visit Spokane	Cheryl Kilday
Manager	Parks	Don Secor
Neighbor	Zephyr Lodge	Dan Spalding
Neighbor	Self	Derrell Hilgers
Neighbor	GreenRidge HOA	Ray Fried
Recreation	Backcountry Horsemen of Washington	Michelle Irwin, Vice President
Recreation	Washington Trails Association / Cross Country	Holly Weiler
Recreation	Evergreen East Mountain Bike Alliance	Will Stone, President
Recreation	Girl Scouts	Trish Abraham
Recreation	PANTRA / ORV	Larry White
Recreation	Spokane Canoe and Kayak Club	Stan Mrzygod
User	Self	Bruce Andre

“WHERE A LOVE OF NATURAL BEAUTY HAS BEEN CULTIVATED,
ALL NATURE BECOMES A STUPENDOUS GALLERY.”

— Horace Mann, U.S Representative and Education Reformer

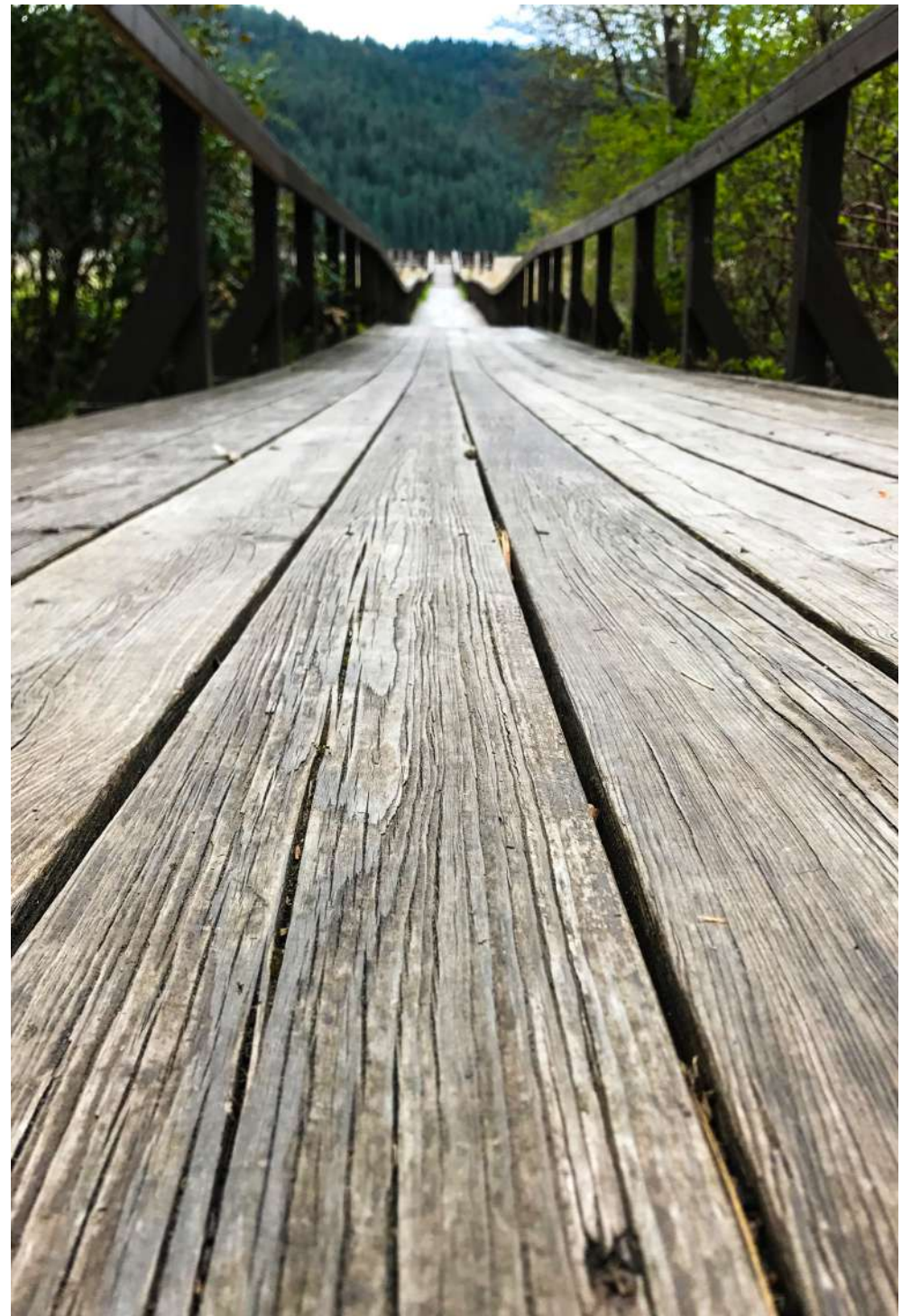
An important early part of the master planning process is the orientation interview series. Prior to starting work on project planning and design, the consultant team needs to understand the perspectives of park users and stakeholders. The two days of interviews—conducted June 6th and 7th—provide invaluable insight into user needs and aspirations, shaping the direction for the overall park vision, design, and implementation strategy.

The consultant team interviewed community members, selected by County parks and recreation staff to represent a broad range of community perspective.

Park Attractiveness

Respondents identified many elements of the park that they find attractive, establishing it as a recreation destination. Specifically, they noted physical and visual access to the lake, the trail system, the park’s natural areas, its family friendliness, the variety of the park’s ecosystems, its proximity to the Spokane metro area, its unpretentiousness, and opportunity for mountain biking. Some believe the park is the most important asset in the County’s parks inventory because of its variety, accessibility and integration of natural environment into the mix.

Interviewees believe Liberty Lake Regional Park is unique for several reasons. Its variety of wildlife is readily available for viewing by residents of the metro region. Its views of the lake from the base area and its views of the valley and mountaintops from its upland trails are available in no other County park. It benefits from close relationships with devoted volunteers and community members. It offers a unique opportunity to provide a critical linkage in the region’s backcountry trails system, with convenient access for those who may use it. And much of the park is relatively untouched by humans, offering seclusion and quiet within easy reach of the city.



Favored Aspects

When asked to identify specific characteristics of the park they like most, respondents identified the park's natural feel and variety of tree types and densities, the trails and their variety of challenge, its ability to accommodate a lot of people while still feeling uncrowded, its access to I-90, the wildlife, the volunteer involvement in trails maintenance, popularity among families, the blending of activity levels and abilities, lake access for swimming and non-motorized boating, the views from higher elevations, and the level of community attachment to the park. Participants appreciate the variety of experience the park offers, with activities and environments to entertain, encourage and challenge park users at every level.

Areas of Improvement

Interviewees also have suggestions on how the park may be improved. These items include increased maintenance of existing facilities, as well as inclusion of new facilities to address changes in the community's recreational needs. Some of the maintenance issues include:

- ▶ *Erosion control and grading of trails to ensure safety for cyclists, horse riders, and pedestrians*
- ▶ *Increased understanding of trail etiquette regarding dogs and modal priority*
- ▶ *Improved stream crossings, managing conflicts between the picnic area and water uses*
- ▶ *Better protection of swimmers from motorized watercraft*
- ▶ *Expansion of the beach*
- ▶ *More efficient and rethought approaches to parking and parking fees*
- ▶ *Installation of bike racks where novice and intermediate bikers can store bikes and transition to hiking*
- ▶ *Rehabilitation and expansion of interpretive signs, adding more detail to the park's history and context*
- ▶ *Expansion of event opportunities, like an adventure triathlon, to take advantage of the park's existing assets*
- ▶ *Concession for watercraft rentals and food*
- ▶ *Improved wayfinding to the park from I-90*
- ▶ *Restroom improvements near cabins*
- ▶ *Control ORV users to limit impacts on adjoining private property*
- ▶ *Idaho Road maintenance to minimize erosion impacts*
- ▶ *Marketing of the park to larger recreation community, including outdoor sports, equestrian, and ORV retailers and organizations*
- ▶ *Litter control program, including education for youngsters*

Some of the more significant suggested improvements or changes to the park's facilities include:

- ▶ *Trail realignment to reduce steepness in some segments*
- ▶ *Challenge or "par" course*



- ▶ *Enhanced water system to support more intense use and—perhaps—expanded camping*
- ▶ *Expanded ORV use and linkages to Idaho State lands, with appropriate controls to ensure compatibility with adjacent, non-park properties*
- ▶ *Even more cabins to satisfy demand for "glamping"*
- ▶ *Trail links to McKenzie property to increase lake access and serve as alternative pedestrian connection for park access*

Interviewees generally seem interested in expanding the range of activities the park can support—and expanding the duration that the park is open. Many spoke of winter recreation opportunities and the increasing popularity of snowshoeing and wildlife viewing during the colder season. Others believe the park is nearly an ideal event venue for endurance races that would incorporate the trails, water access, camping, and base areas.

Other interviewees also believe there are opportunities to increase camping use at the park, including expanded car camping capacity, new cabins near the existing ones, upland tent camping in the park's higher elevations, and "bikepacking" designed to interconnect with regional bike-riding destinations.

Priority Actions

Reflecting on their thoughts about specific improvements and the park's overall attraction, interviewees suggested certain short-term, high-priority actions the County should take. Those actions included:

- ▶ *Institute a trail management program, keying on etiquette for users and a regular maintenance program to address erosion control and facility repair*
- ▶ *Study irrigation and restroom usage and target upgrades to the facilities and water system to address new demand patterns*
- ▶ *Establish a formal, legal access to Mica Peak to expand regional trail system*
- ▶ *Annual meetings with volunteers and County staff to identify work programs and priorities*
- ▶ *Develop trail design standards reflecting the park's different trail environments and user needs*
- ▶ *Increase effectiveness of litter control by encouraging volunteer and community cooperation*
- ▶ *Identify specific new trail segments for development, understanding that much of the park should be left free of trails to preserve natural habitat function*
- ▶ *Install trail maps and signs to reinforce trail etiquette, provide interpretive education, explain wildflower blooms and ecological functions, and assist wayfinding*
- ▶ *Prepare a timber management plan to help with fire risk reduction*
- ▶ *Bring back a full-time County employee resident to the park to assist with park rules enforcement*
- ▶ *Resolve property conflicts around the ORV area to ensure compatibility*



Issues

While the topics identified above reflect the thoughts and suggestions from interview participants, the issues identified below establish the context within which this master plan must operate. The plan must recognize what the community values in the park, and it must also address the pressing issues that challenge park users and the County Parks, Recreation and Golf department. These issues, and the different ways in which they may be resolved, will influence the plan's alternative strategies. The community will determine which strategy to pursue, mainly on the basis of how well it addresses the priority issues.

Safety

Public facilities must be safe. That's a requirement. But the issue at this park is in how best to ensure that the park's users will be taken care of. Much of the land within the park is natural and primitive, and the risk of fall, injury and accident is everywhere. The County cannot conceivably remove all risk, but it can manage it so that park users' expectations of safety are appropriately matched. Some areas of the park, particularly in the upland trails, are and will remain generally free of safety-driven intervention. Others, particularly where there is more family orientation or where motorized vehicles are present, will warrant closer safety consideration. This master plan must assess how expectations of safety can map with proposed park improvements, ensuring that users find the park experience they're seeking and feel comfortable—or at risk—as the setting warrants.

Environmental Suitability

This park thrives on the interface of human activity and the natural environment. Interviewees almost unanimously mentioned that the proximity of and access to nature

and wildlife viewing make this park uniquely attractive. This plan must ensure that any improvements proposed to the park honor this balance.

Property Compatibility

This park injects its users deep into the woods. Some of the users are on foot. Others are on horseback or on off-road vehicles. A mix of private and public property owners surround the park. Some encourage use of their land for non-motorized access. Some resist any public use of their private land and are particularly sensitive to off-road use and the sharing of roadway maintenance responsibility. The County has stated its intention to respect the needs and desires of its neighbors, and this plan must put in place an appropriate and actionable strategy to demonstrate effective management of off-site impacts.

Economic Opportunity

Parks facilities are potential generators of economic activity. Interviewees noted that the park's ability to host events might have direct impact on local businesses. This plan must consider the park's potential to enhance local economic energy and take advantage of opportunities the park presents. Those who economically benefit from the park may also be counted on to support the park's operations and maintenance, so it makes sense to realize how the park may play an active role in the region's economy.

Regional Connectivity

Liberty Lake Regional Park provides access to the hillsides forming the Spokane Valley's southern edge, with immediate adjacency to a network of formal and informal back-country trails. Hikers and mountain bikers routinely use these trails, though comprehensive access to the trails beyond the limits of the park may not be fully permitted.

But the potential is there. The core issue here revolves around gaining full access to the trail network, ensuring adjoining property owners endorse the connections and participate with the County to ensure the system is maintained and continues to operate in a manner consistent with property owner needs and desires.

Use Diversity & Compatibility

The park serves all ages, with just as much emphasis on family use as on individual use. Camping, picnicking, swimming, boating, hiking, biking, wildlife viewing, special events, horseback riding, and ORV users all share the park space. Some uses are clearly separated from others, but a challenge in this master plan will be to blend or separate the users in appropriate ways, minimizing potential conflicts and taking advantage of opportunities to enjoy multiple activities at a single location. User safety is an essential requirement, and so is ensuring that the park celebrate its diversity. And additional dimension is the variety of challenge available to park users. The trail network, for example, is suitable for families in its lower reaches, with gentle slopes and high visibility. Upland, however, the trails become increasingly challenging, suitable for individuals or groups with endurance in mind. This leads to a mix in individual abilities, with people engaged in the same type of activity experiencing it in different ways.

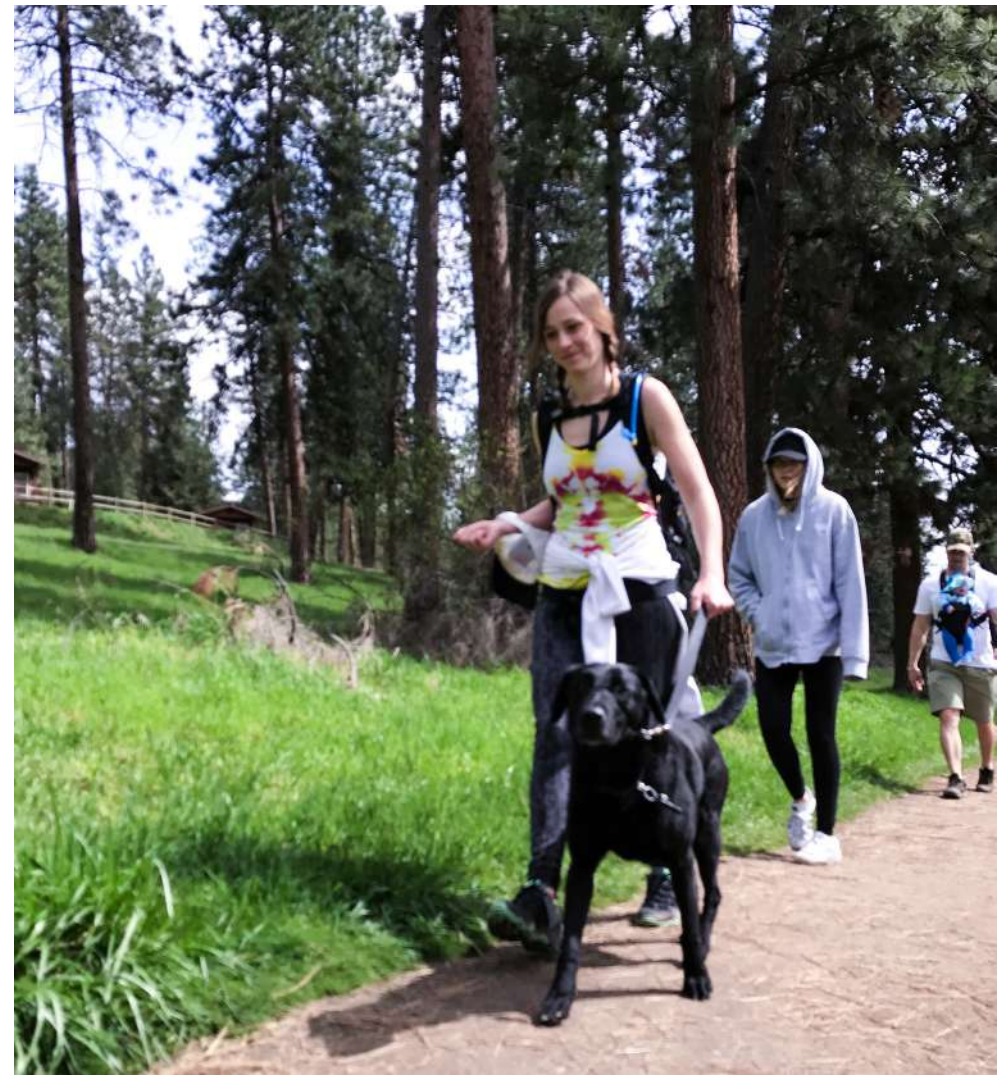
Social Function/Community Development

Parks provide important social functions, though they're difficult to quantify in measurable terms. One interviewee was married at the park. Another participated in high school cross-country races there. Still another credits long winter walks with his wife for strengthening his marriage. Another taught

there, remembering how the elementary school kids enjoyed learning about the ecosystem and overcoming the challenge of a climbing wall. The park is more than acreage in the County's inventory. It is part of the community's social fabric, encouraging learning, relationship building, and shared experiences. This plan must navigate the potentially competing demands on scarce space, facilities, and resources, and ensure that the planned and spontaneous interactions that underpin social relationships can still occur. These are the moments that cement the community's attachment to the park, the memories that populate stories and—in many ways—validate the park's existence.

Fiscal Sustainability

The County has limited financial resources, and managing parks can be expensive. Liberty Lake Regional Park is no exception. There is little opportunity to earn much revenue, except through parking and camping fees. And demands to maintain irrigation systems, grade trails, replace stream crossings and replace broken signs far out-pace the park's ability to earn. The financial realities of the County's budget will be a major determinant of what can be done. County staff's ingenuity and the dedicated service of volunteers will help, and it is likely that much of the park's improvements will be due to efforts beyond what the County can actually fund from its budget. This master plan must prioritize the most important improvements, and it must also consider that the volunteer corps will often be sought out as an implementing resource to do what the County cannot afford to do on its own. That means the plan must also build in the needs of volunteer groups, ensuring that their ideas and desires are incorporated into the plan's recommendations.



LIBERTY LAKE REGIONAL PARK MASTER PLAN



7 REBUILT/EXPANDED BOARDWALK W/OVERLOOKS



8 OBSERVATION TOWER - ICON



4 EXPANDED MULTI-USE DOCK SYSTEM

Scenario Narrative

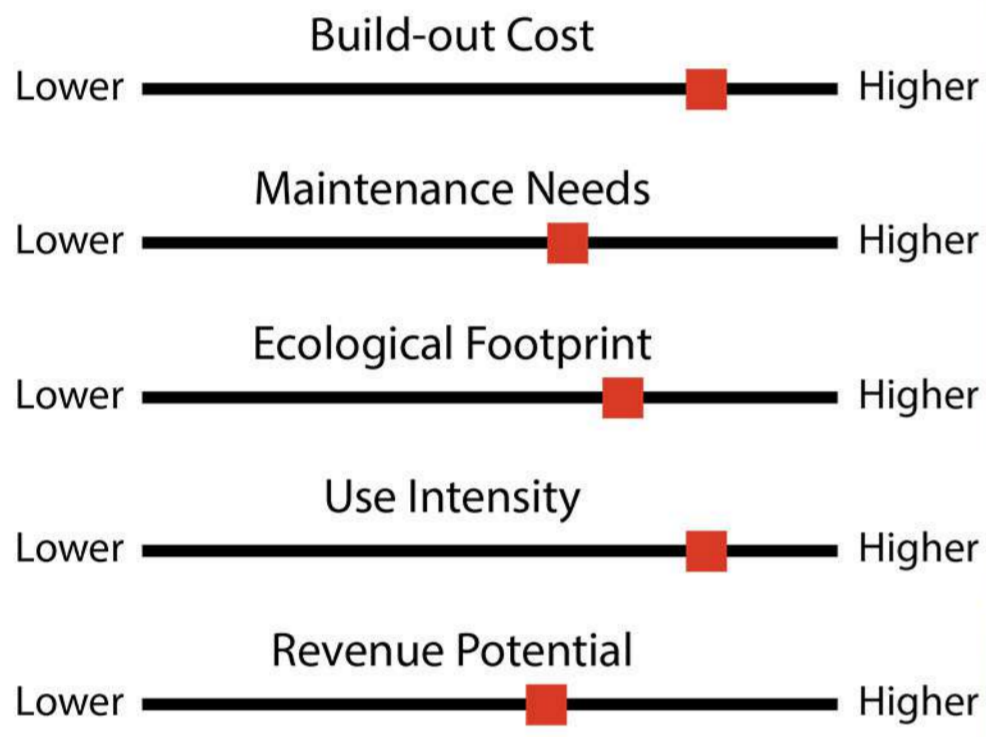
This scenario imagines Liberty Lake Regional Park as a place focused on casual, family-friendly activities, geared first and foremost to the needs of local users.

Features envisioned in the plan would provide for a wide variety of activities, including hiking, paddling and biking, camping, playground activities and casual sports. In addition, this scenario would give kids and adults improved views and access to natural areas - especially the wetland fronting the lake.

Design features would help Liberty Lake Regional Park assume a larger role in County recreation programming, with more classes, events, tournaments, and the like filling up weekends from spring through fall. In winter months, this scenario would provide opportunities for family involvement in snowshoeing, educational or interpretive hikes, survival skills, and other special programs intended to introduce an active, outdoors element for family visitors.

Concession sales might also be a part of the mix, letting folks rent things like kayaks and other sporting equipment - as well as buy needed refreshments and snack items.

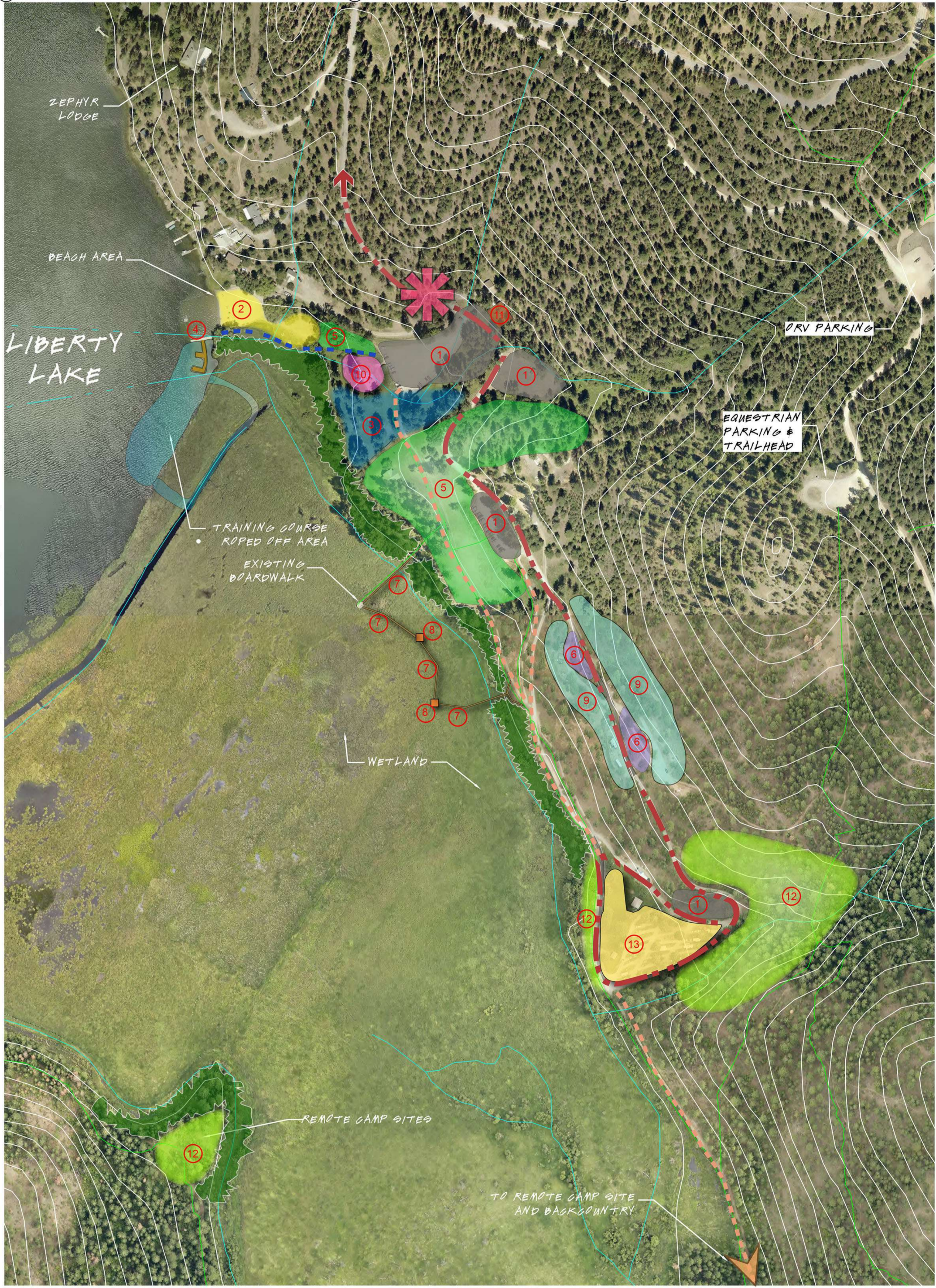
Performance Chart



Key Legend

- 1 PARKING
- 2 BEACH
 - a. Swimming/Fishing/Kayak Access
 - b. Volleyball
- 3 OUTDOOR AMPITHEATER/INTERPRETIVE LEARNING AREA
- 4 DOCK
 - a. Expansion/Multi-Use
- 5 ACTIVITIES AREA
 - a. Ropes / Challenge Course
 - b. Slack Line Park/Zip Line
 - c. Bouldering/Climbing
 - d. Disc Golf
- 6 GROUP ACTIVITY
 - a. Fire Pit/Family Gathering Cabins
- 7 BOARDWALK
 - a. Extend Loop Boardwalk System
- 8 OBSERVATION TOWER
 - a. Wildlife Viewing/Interpretation/Icon Activity
- 9 CABINS
 - a. Winterized for All season use
- 10 PLAYGROUND
 - a. Expansion w/Nature-Play Theme
- 11 CONCESSIONS
 - a. Family Oriented - Food, Snacks, Rentals
- 12 TENT CAMPING
 - a. Relocation and Expansion of group area
 - b. New remote tent camping spots
- 13 RV CAMPING
 - a. Expansion of number of spaces
- ACCESS ROAD
- TRAILS
- Kayak Portage Route

- Front Entry -
 - a. Pay Kiosk
 - b. Gateway Signage



5 GOLF DISK COURSE



11 CONCESSION - FAMILY THEME/RENTALS

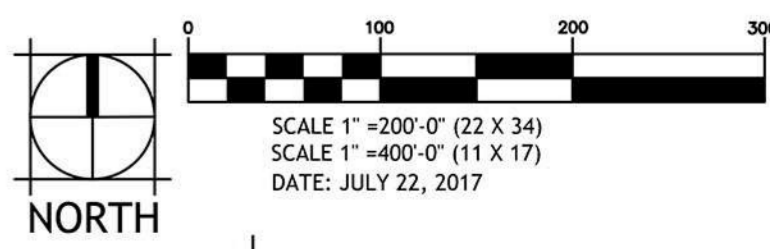


10 THEMED INCLUSIVE PLAYGROUND - NATURE-PLAY

LIBERTY LAKE REGIONAL PARK Master Plan

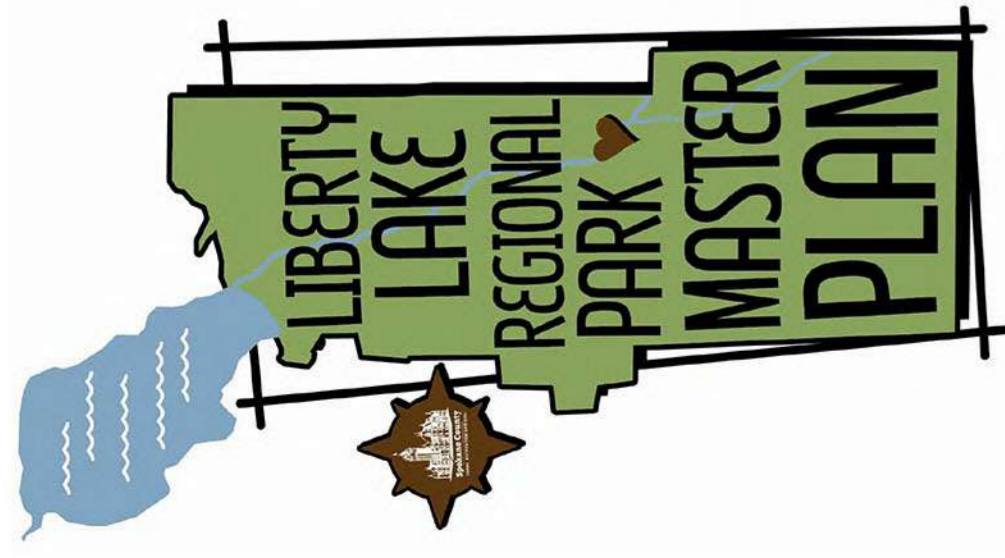
Alternative Scenario -

ACTIVE FAMILIES & ASPIRATIONS



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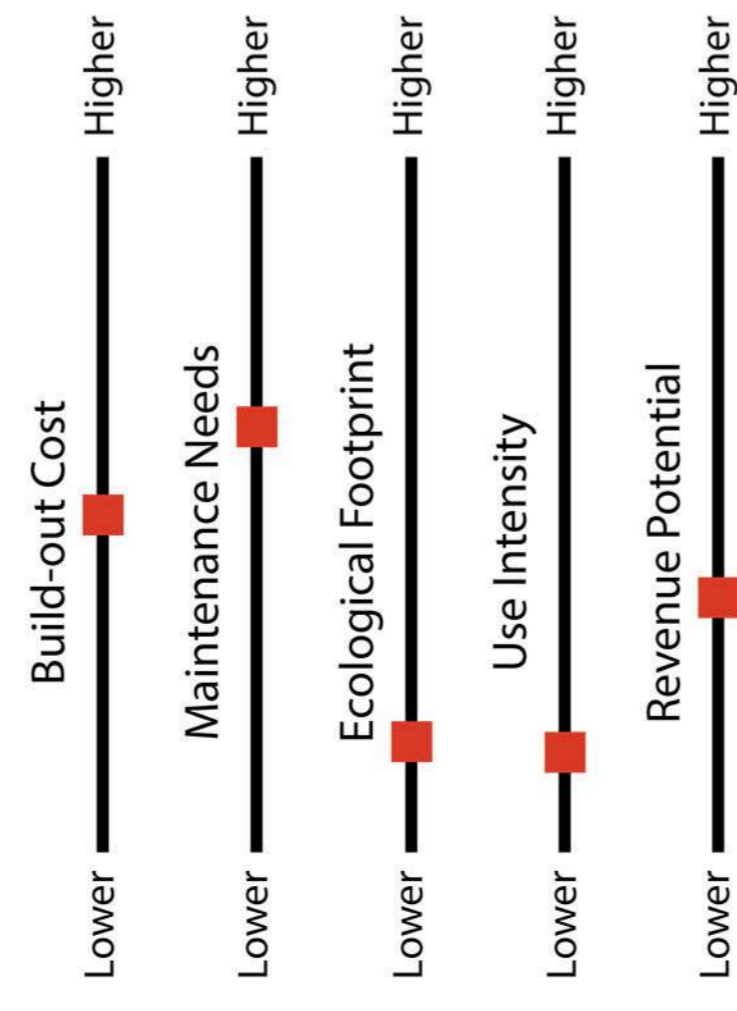
Scenario Narrative

This scenario casts the park as a window into the natural world, investing in improvements only as necessary to enhance the observation and conservation experience. Here, the priority is to provide convenient (but restrained) access to the park's natural areas, with trail loops designed for visual access to the park's sensitive areas. It would include a more robust system of interpretive signs and features, encouraging awareness of the park's unique ecological processes and the biological, hydrologic, geologic, and cultural components that make it what it is. A multi-purpose, "Conservation Headquarters" building might be a good fit, providing indoor and outdoor space for meetings, classes and exhibits.

This scenario envisions the park providing more diverse camping experiences too - expanding tent areas, adding cabins and encouraging backcountry access for packers and who seek a less-refined outdoor experience. New campsites for upland hikers could cater to year-round overnighters looking for an experience closer to what wilderness might provide.

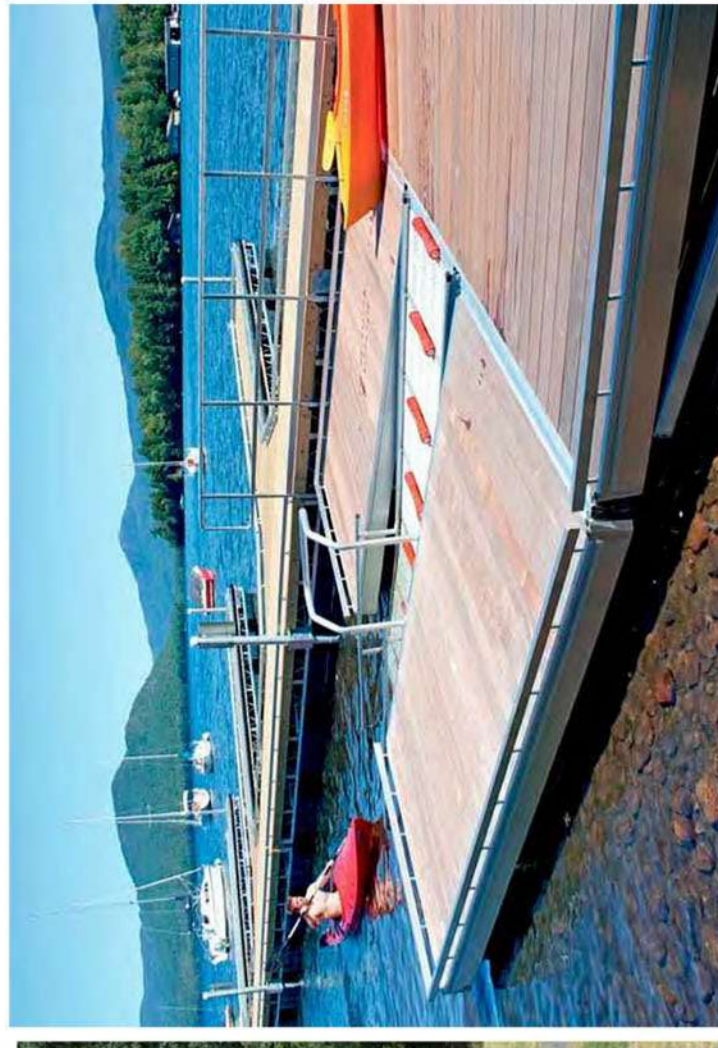
Water access would also see improvements, with high-quality put-ins for non-motorized craft, allowing folks to fish, paddle along the shoreline, and generally enjoy the park as an exceptional urban retreat.

Performance Chart



Key Legend

- 1 PARKING - reorganize
- 2 BEACH
 - a. Swimming/Fishing
 - b. Volleyball
 - c. upgraded restrooms
- 3 PROGRAM AMPHITHEATER
- 4 DOCK
 - a. non-motorized launch
 - b. water course
 - c. boat slips
- 5 GREEN OPEN SPACE
- 6 BOARDWALK
 - a. Additional expansions paralleling shore
 - b. Shoreline enhancement along boardwalk
- 7 CABINS AND YURTS
 - a. Next to shoreline on stilts
 - b. Remote Yurts locations
- 8 PLAYGROUND
 - a. Nature themed structure / Educational classes
 - b. demonstrations/exhibits
 - c. programs
- 9 TENT CAMPING
 - a. Expansion of existing tent areas
 - b. New remote tent camping spots
- 10 RV CAMPING
 - a. Expansion of number of spaces
 - b. ACCESS ROAD
 - a. Realign away from shoreline
- TRAILS
 - a. Realignment and additional trails
- FRONT ENTRY
 - a. Pay Kiosk
 - b. Gateway Signage



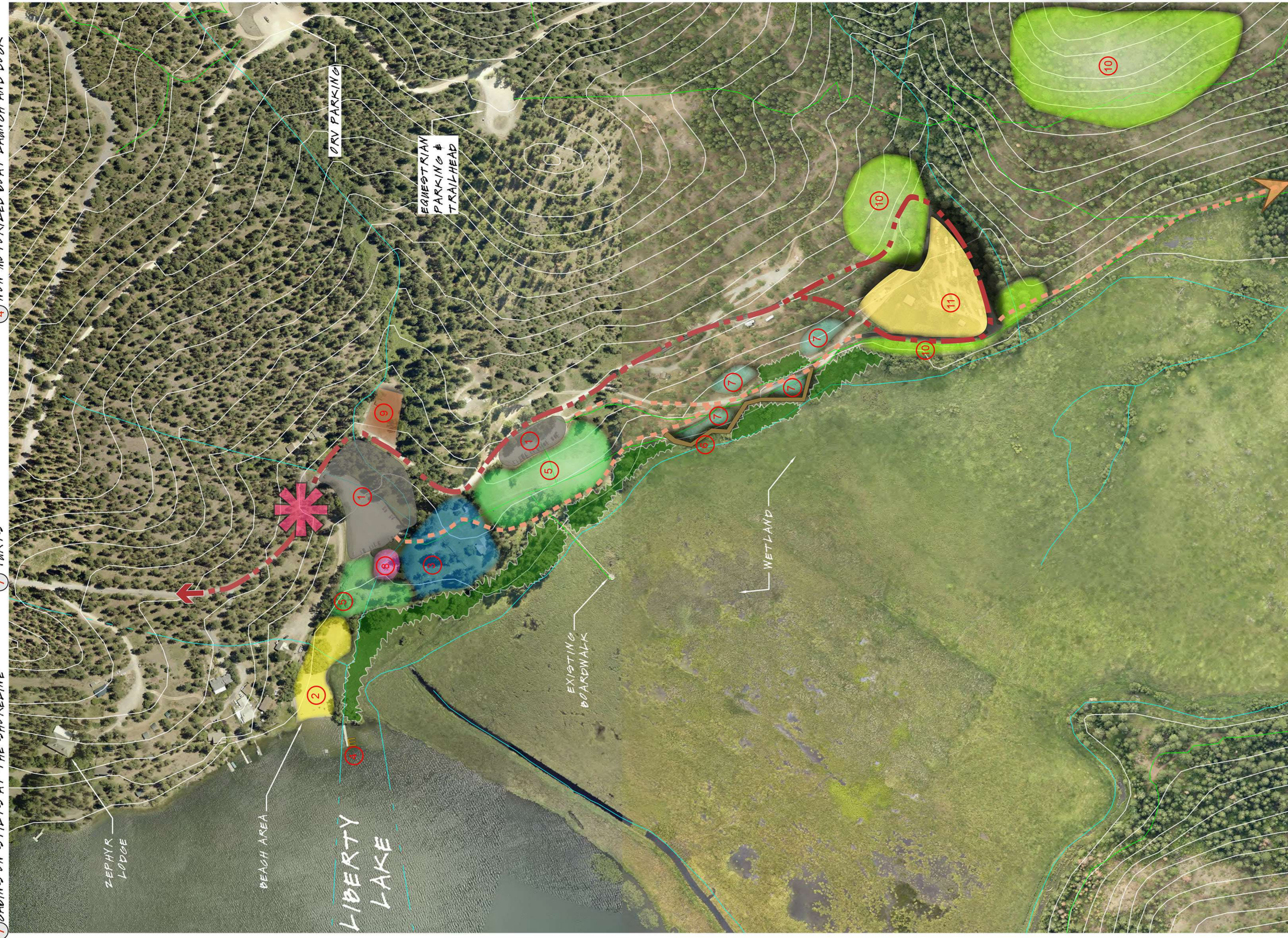
4 NON-MOTORIZED BOAT LAUNCH AND DOCK



7 YURTS



7 CABINS ON STILTS AT THE SHORELINE



6 REBUILD/EXPANDED BOARDWALK



5 BOULDERING



8 THEMED INCLUSIVE PLAYGROUND - NATURE-PLAY



LIBERTY LAKE REGIONAL PARK

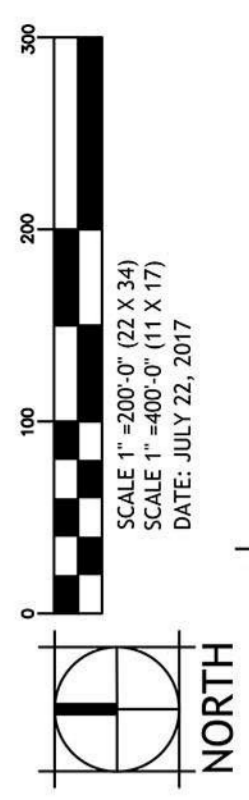
Master Plan

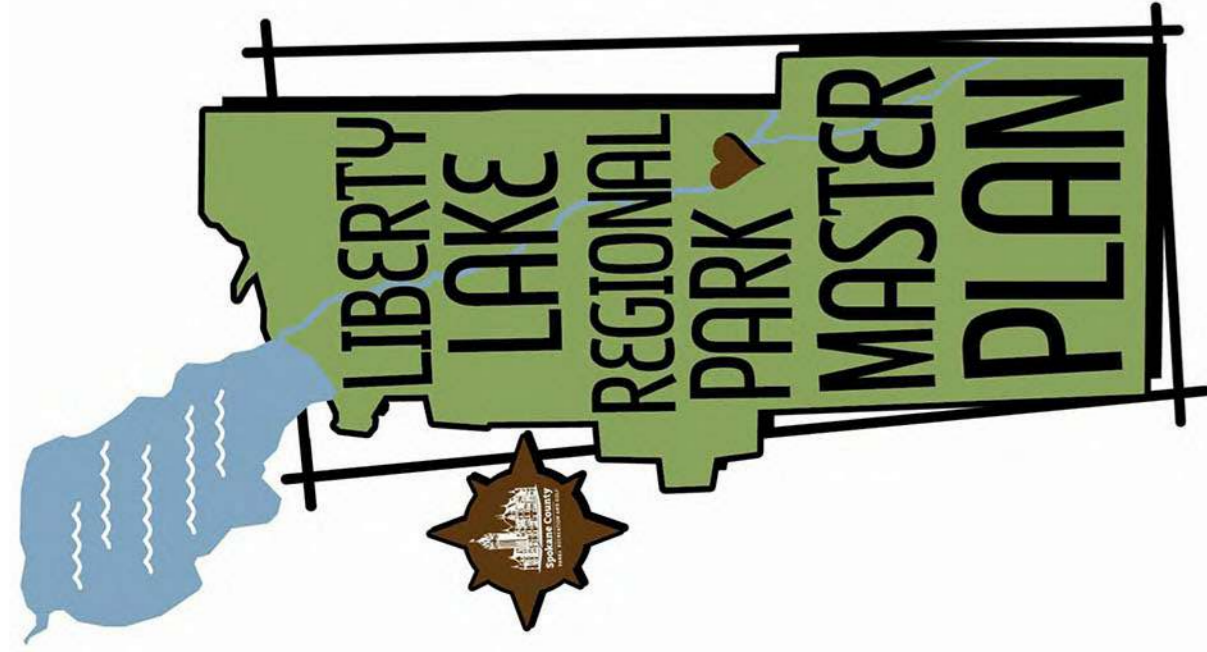
Alternative Scenario - ECOSYSTEM & CONSERVATION



B W A BERNARDO WILLS ARCHITECTS PC

WELCH-COMER ENGINEERS + SURVEYORS





Key Project Goals

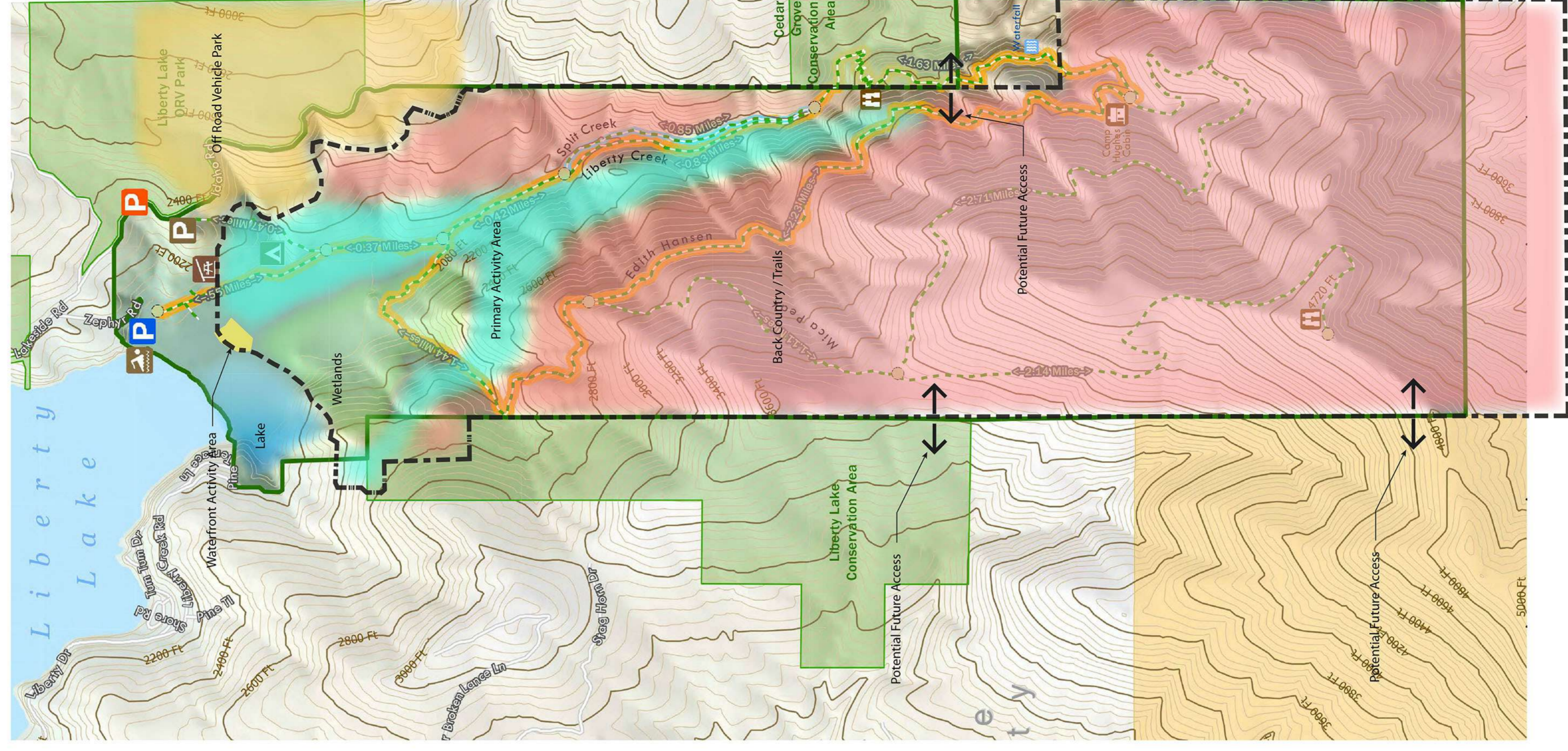
To develop a master plan for Liberty Lake Regional Park that is implementable, has support from user groups, the community, landowners, and accomplishes the “Guiding Principles” for the plan

“Guiding Principles”

- Improvements shall be sustainable by design, easily maintained, reasonable in cost and able to be added in phases.
- The Master Plan shall serve a wide spectrum of the current and future park users.
- The Master Plan shall physically and visibly connect major sub-areas in the park, including:
 - The beach
 - Day use/shelter areas
 - Campgrounds
 - Backcountry areas
 - Special use areas (equestrian, ORV).
- Park improvements shall be appropriate for each sub-area and compliment or enhance the key function of that sub-area.
- Park design shall accommodate parking needs associated with improvements.
- Master Plan features shall maintain or increase accessibility to the park and its amenities.
- The Master Plan shall strive to make the park as financially sustainable as possible.

Project Schedule

- Baseline Data Gathering - April/May 2017
- Orientation Interviews June 6 - 7th, 2017
- Design Exploration Broad-brush park planning scenarios - May/June 2017
- Design Workshop - August (TBD) 3:00 pm - 5:00 pm
- Open House August (TBD) 6:00 pm - 8:00 pm
- Master Plan Preparation - July/September 2017
- Draft Plan Rollout - October 2017
- Plan Refinement - October/November 2017
- Plan Adoption - December 2017



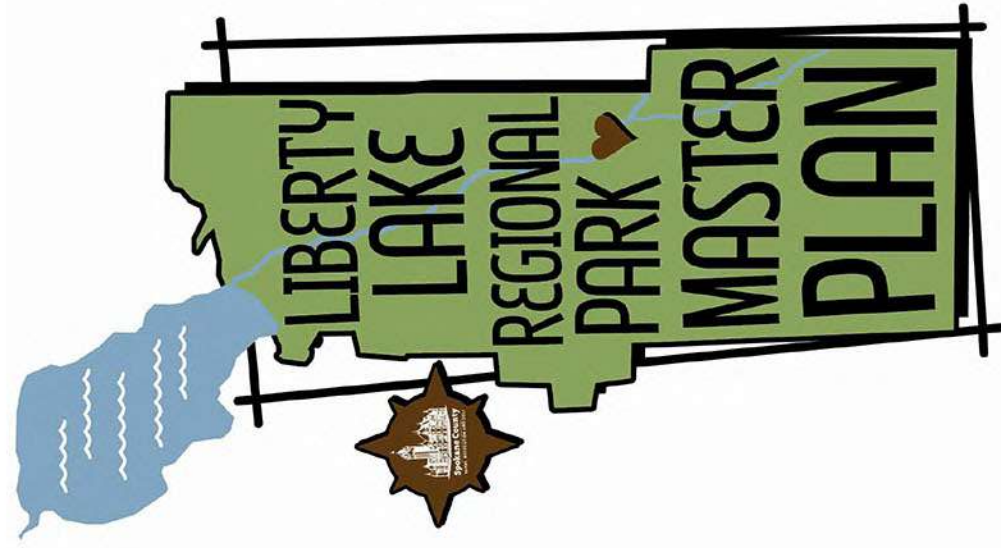
LIBERTY LAKE REGIONAL PARK Master Plan

PROJECT ORIENTATION



BWA BERNARDO WILLS
ARCHITECTS PC

WELCH-COMER
ENGINEERS & SURVEYORS



Scenario Narrative

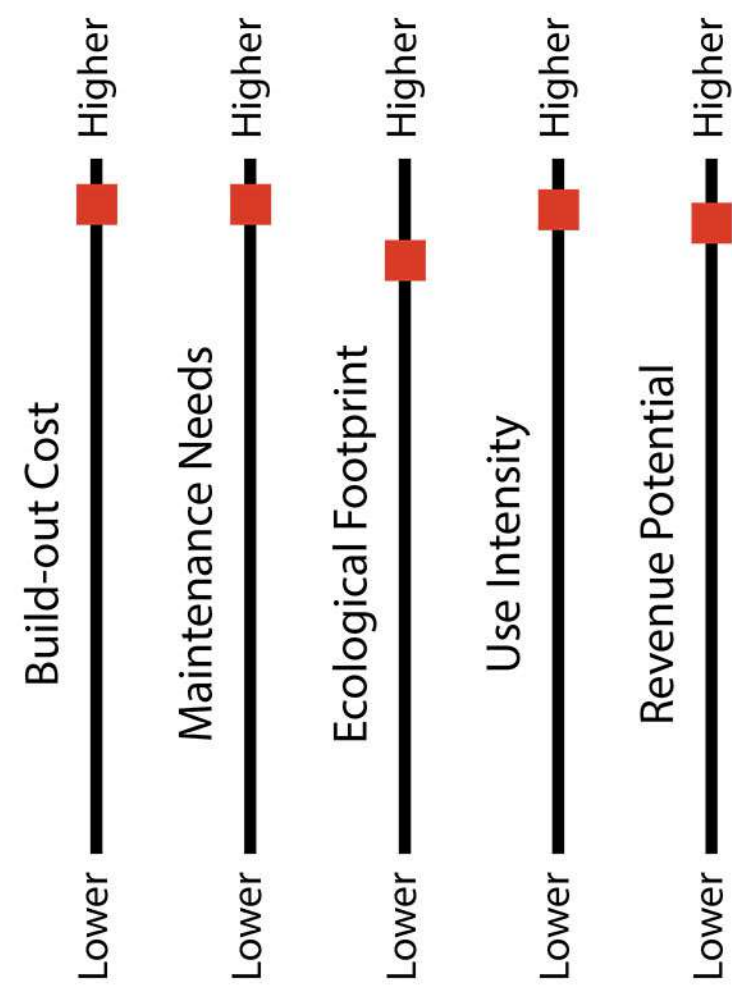
In this scenario, the park is designed, improved and managed to maximize its attractiveness as a destination for tourism and visitation. It is marketed and operated as a host venue for a variety of special events, ranging from concerts to triathlons, weddings to company picnics. It celebrates and improves its trails network, accommodating enthusiasts who might train and compete here - as well as families who might plan their summer vacations around a week of camping by the lake.

The park might be loud. The park might be crowded. But it would also be an amazingly fun and active park, with families, athletes, music and food.

Features would focus on summer activities, but winter visitors would find plenty to do as well, with things like snowshoe races and backcountry skiing helping to fill the park's calendar.

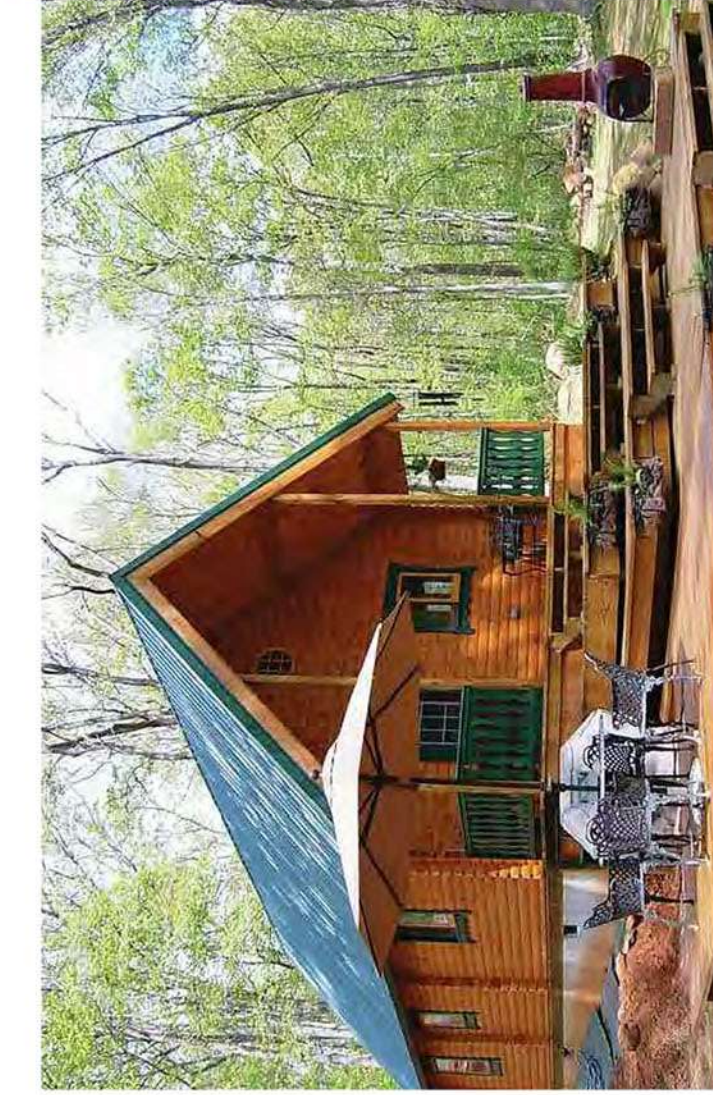
In addition to reinvestment in assembly, beach, camping, and restroom facilities, significant upgrades to parking, water and wastewater systems would be needed to support this approach. But a busier park would also help generate more revenue, helping pay for improvements - and perhaps even helping the parks system as a whole.

Performance Chart



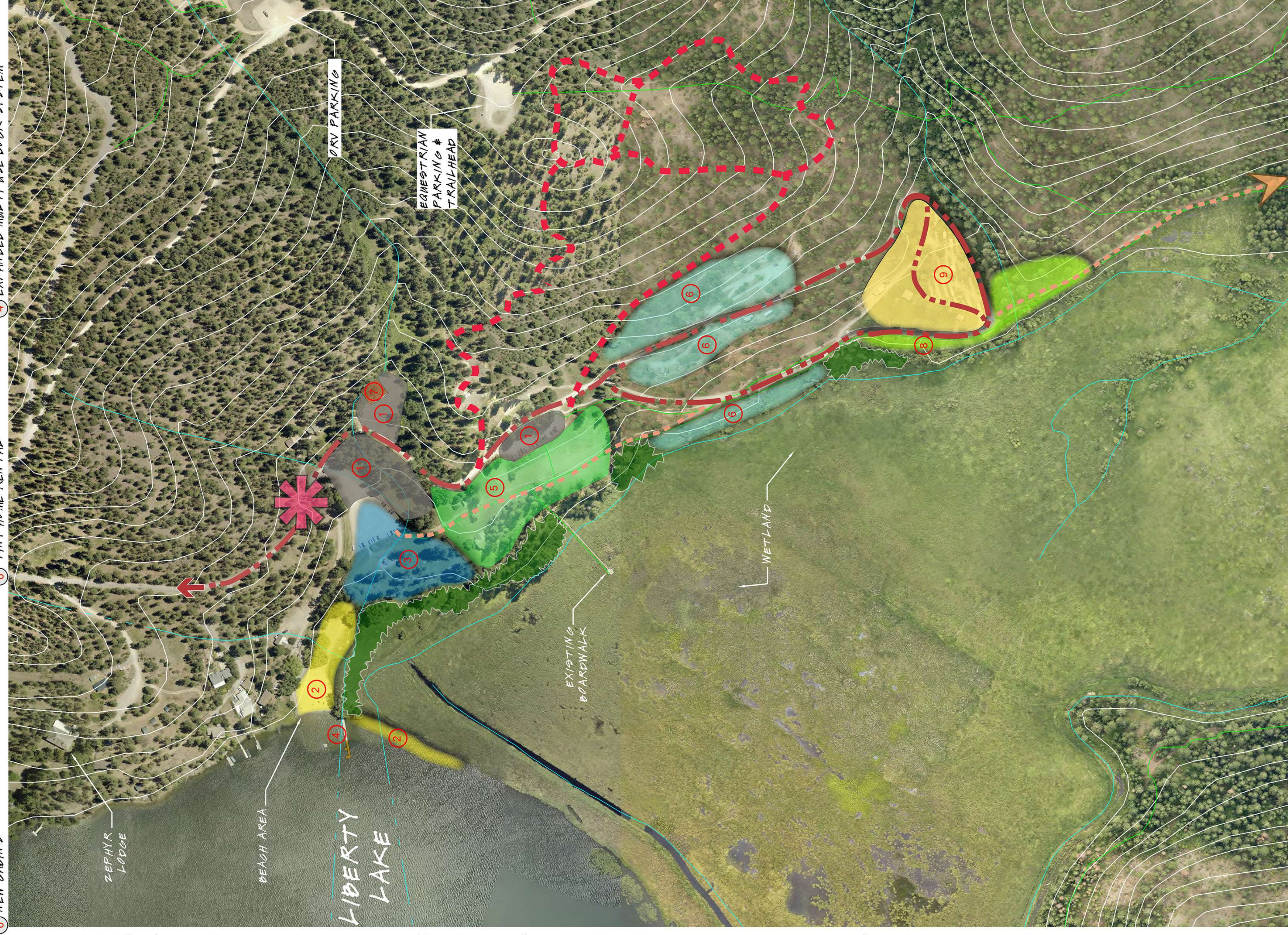
Key Legend

- 1** PARKING
- 2** BEACH
 - a. Expansion for increased water frontage
 - b. Volleyball - more courts
 - c. Improved restroom with concessions/rentals
- 3** EVENT SPACE
 - a. New amphitheater
 - b. New power/PA system
 - c. Expanded Playground to Regional size
- 4** DOCK
 - a. Expansion/Multi-Use
- 5** OPEN SPACE / ACTIVITY & TRAINING AREA
- 6** CABINS
 - a. New winterized cabins
 - b. Tiny homes rentals
- 7** SPECIAL EVENT LODGE WITH RESTROOMS
 - a. Family Oriented - Food, Snacks, Rentals
- 8** TENT CAMPING
 - a. Expansion of tent camping
- 9** RV CAMPING
 - a. Reorganize and expand RV spaces
 - b. Improved restroom
- ADDITIONAL TRAILS & CROSS COUNTRY COURSE
- ACCESS ROAD
- TRAILS
- FRONT ENTRY
 - a. Pay Kiosk
 - b. Gateway Signage



6 TINY HOME RENTAL

4 EXPANDED MULTI-USE DOCK SYSTEM



3 EVENT TENT SETUP SPACE

2 IMPROVED BEACH CONCESSIONS & RESTROOMS

3 THEMED INCLINE PLAYGROUND - REGIONAL SIZE

LIBERTY LAKE REGIONAL PARK

Master Plan

Alternative Scenario -

TOURISM & VISITATION



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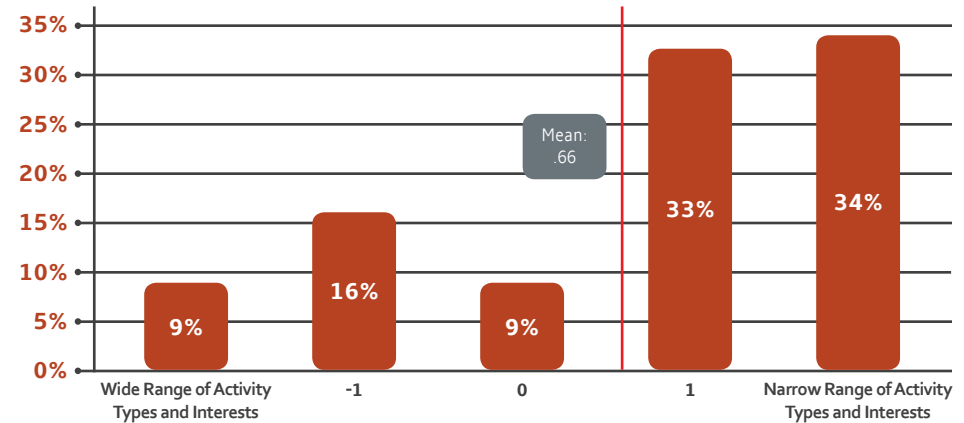
Priorities Poll: Introduction

This report summarizes the responses to the Liberty Lake Regional Park "Priorities Poll" conducted as part of the public engagement process. The poll, designed by the consultant team and reviewed by Spokane County staff, was launched on July 22 and publicized using County email to citizens and stakeholder groups, social media outlets, the County's website and articles in local media. Hard copy versions were distributed at the "Bivvy Day" tent in the park (July 22) and at the August 19 Liberty Lake Farmers Market. Questionnaire responses were collected through the 21st of September. 134 respondents completed the poll online, with 32 respondents completing the paper version for a total of 166 responses. Of all respondents, 110 identified themselves as residents living in "City or Town, Spokane County," 41 indicating "Unincorporated Spokane County," and 15 responding "Other/Don't Know." The survey understood as advisory and not statistically valid. Inferential tools including mean and standard deviation are included to help describe response patterns. Results are charted and analyzed on the following pages.



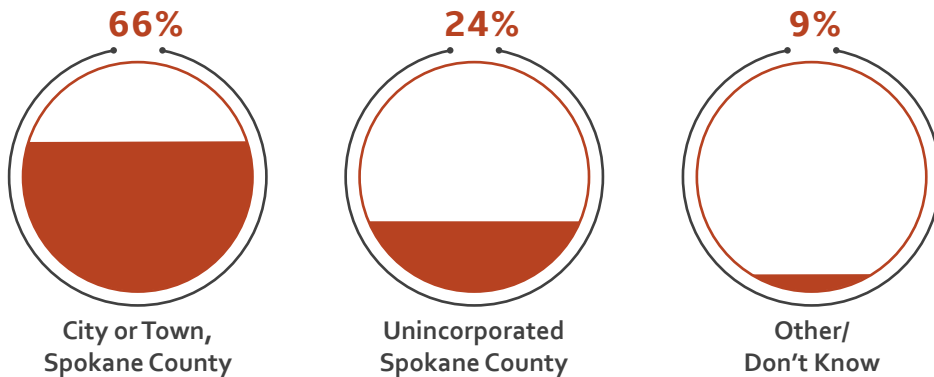
- ▶ **Question #2: What's the right balance for Liberty Lake Regional Park?** Respondents were asked to move a slider bar (online) or mark the box (paper) that most closely matched their policy inclination, with the far-left end (-2) characterized by "The park should focus on a wide range of activity types and interests, building or improving features that provide a little something for everyone." The opposite response, to the far right (+2) was characterized by "The park should focus on a narrow range of activity types and interests, building or improving features that provide a top-shelf experience for things that really match the park's natural capacities."

Out of the five options, 67% of respondents chose 1 or 2, favoring a narrow range of activities and interests. The mean of the answers was .66 with a standard deviation of 1.33.



Questions and Responses

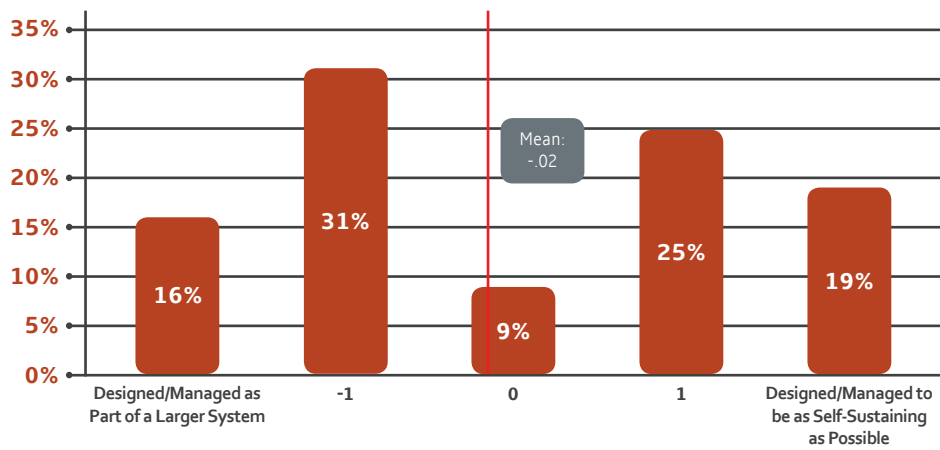
- ▶ **Question #1: I reside in (check one):**
A majority of respondents answered that they live in a City or Town, Spokane County, Unincorporated Spokane County, or Other/Don't Know.



- ▶ **Question #3: What's the right balance for Liberty Lake Regional Park? (Part of system versus self-sustaining)**

Respondents were asked to move a slider bar (online) or mark the box (paper) that most closely matched their policy inclination, with the far left end (-2) characterized by "The park should be designed and managed as part of a larger system, developed in ways that anticipate cost-sharing by users, community groups, other agencies and Spokane County." The opposite response, to the far right (+2) was characterized by "The park should be designed and managed to be as self-sustaining as possible, ensuring that for the most part, users cover costs of operations and maintenance."

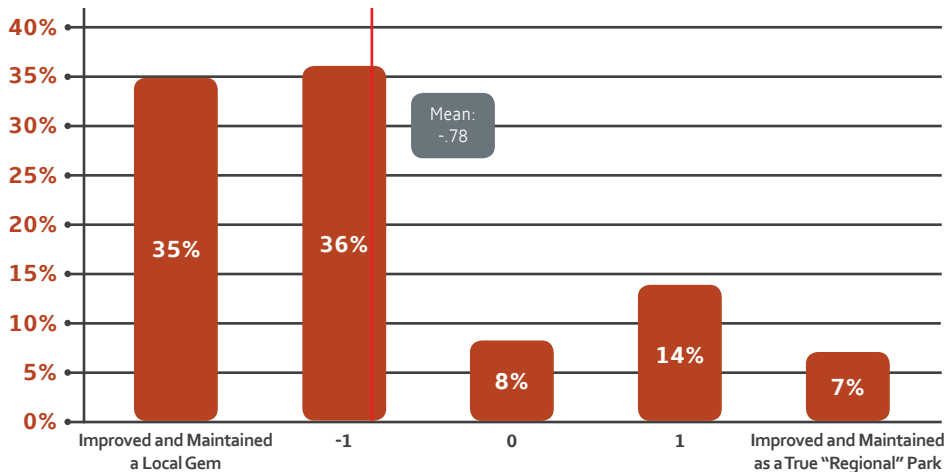
Responses were nearly tied on either side of this sliding scale, with 47% of respondents choosing -2 or -1 (a park that is "designed and managed as part of a larger system") and 44% of respondents chose 1 or 2, favoring a park that is "designed and managed to be as self-sustaining as possible." The mean of the answers was -.02 with a standard deviation of 1.37.



► **Question #4:** What's the right balance for Liberty Lake Regional Park? (Local gem versus true "regional" park)

Respondents were asked to move a slider bar (online) or mark the box (paper) that most closely matched their policy inclination, with the far left end (-2) characterized by "The park should be improved and maintained as a local gem, with features targeting the needs of a more casual (after-work and day-trip) user base." The opposite response, to the far right (+2) was characterized by "The park should be improved and maintained as a true 'regional' park, with features and programming that attract groups and users from miles away."

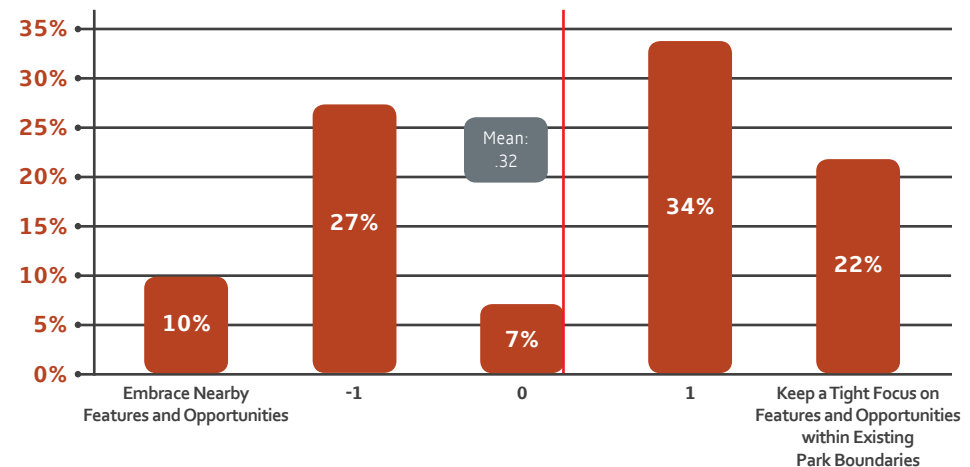
Out of the five options, an overwhelming majority—71% of respondents—chose -2 or -1, indicating the park should be "improved and maintained as a local gem." The mean of the answers was -.78 with a standard deviation of 1.25.



► **Question #5:** What's the right balance for Liberty Lake Regional Park? (Nearby features versus tight focus on features inside park boundaries)

Respondents were asked to move a slider bar (online) or mark the box (paper) that most closely matched their policy inclination, with the far left end (-2) characterized by "Designs should embrace nearby features and opportunities, favoring investments that help the park become more of a 'gateway' or 'hub.' Ties to nearby features are an important priority." The opposite response (+2) was characterized by "Park design should keep a tight focus on features and opportunities within existing park boundaries. Connecting to features outside the park would spread resources too thin."

Out of the five options, 36% of respondents chose -2 or -1, favoring a design that helps the park "embrace nearby features and opportunities." A greater percentage (58%) felt the park should maintain a focus on features within existing park boundaries. The mean of the answers was .32 with a standard deviation of 1.35.



Liberty Lake Regional Park

Entry Gateway and Kiosk

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 13,750.00	\$ 13,750.00
Clearing and Grubbing	SF	11400	\$ 0.30	\$ 3,420.00
Entry Gateway	EA	1	\$ 30,000.00	\$ 30,000.00
Gatehouse Pay Kiosk	EA	1	\$ 60,000.00	\$ 60,000.00
Automated Gates	LF	2	\$ 6,000.00	\$ 12,000.00
Directional Signage	EA	1	\$ 3,500.00	\$ 3,500.00
Interpretive Signage/Kiosk	EA		\$ 3,500.00	\$ -
Retaining wall	LFF	700	\$ 15.00	\$ 10,500.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	7700	\$ 3.50	\$ 26,950.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	2400	\$ 5.25	\$ 12,600.00
Amended Topsoil - Shrubs - 12" depth	CY	90	\$ 40.00	\$ 3,600.00
Trees - Deciduous	EA	3	\$ 500.00	\$ 1,500.00
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	1300	\$ 0.50	\$ 650.00
Irrigation - Mainline - 2"	LF	50	\$ 20.00	\$ 1,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00
Subtotal				\$ 182,470.00
General Contractor O&P, Ins etc. (20%)				\$ 36,494.00
AE Fees/ Soft Cost (12%)				\$ 21,896.40
Contingency (15%)				\$ 27,370.50
Grand Total				\$ 268,230.90

Liberty Lake Regional Park

Main Parking Lot Expansion and Improvements

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 36,918.00	\$ 36,918.00
Clearing and Grubbing	SF	84000	\$ 0.30	\$ 25,200.00
Retaining wall	LFF	620	\$ 15.00	\$ 9,300.00
Footbridge	EA	1	\$ 14,000.00	\$ 14,000.00
Interpretive Signage/Kiosk	EA	1	\$ 3,500.00	\$ 3,500.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	56300	\$ 3.50	\$ 197,050.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	5700	\$ 7.00	\$ 39,900.00
Shrubs - plants, irr, topdressing, grading	SF	3450	\$ 5.25	\$ 18,112.50
Amended Topsoil - Shrubs - 12" depth	CY	130	\$ 40.00	\$ 5,200.00
Raingarden - plants, irr, topdressing, grading	SF	14800	\$ 5.25	\$ 77,700.00
Amended Topsoil - Shrubs - 12" depth	CY	550	\$ 40.00	\$ 22,000.00
Trees - Deciduous	EA	15	\$ 500.00	\$ 7,500.00
Trees - Evergreen	EA	10	\$ 500.00	\$ 5,000.00
Grass areas - Sod, irr, grading, establishment	SF	3650	\$ 2.25	\$ 8,212.50
Amended Topsoil - Shrubs - 4" depth	CY	45	\$ 40.00	\$ 1,800.00
Repair Areas - Seeding, grading	SF	0	\$ 0.50	\$ -
Irrigation - Mainline - 3"	LF	900	\$ 25.00	\$ 22,500.00
Irrigation - Controller on pedestal	LS	1	\$ 5,000.00	\$ 5,000.00
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00
Subtotal				\$ 501,893.00
General Contractor O&P, Ins etc. (20%)				\$ 100,378.60
AE Fees/ Soft Cost (12%)				\$ 60,227.16
Contingency (15%)				\$ 75,283.95
Grand Total				\$ 737,782.71

Liberty Lake Regional Park

Park Access Drive Improvements

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 14,401.12	\$ 14,401.12
Retaining wall	LFF	0	\$ 15.00	\$ -
Asphalt Paving - 3" pave w/ 6" base rock	SF	47867	\$ 3.50	\$ 167,534.50
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Repair Areas - Seeding, grading	SF	24959	\$ 0.50	\$ 12,479.50
Irrigation - Misc repairs	LS	1	\$ 2,000.00	\$ 2,000.00
Subtotal				\$ 196,415.12
General Contractor O&P, Ins etc. (20%)				\$ 39,283.02
AE Fees/ Soft Cost (12%)				\$ 23,569.81
Contingency (15%)				\$ 29,462.27
Grand Total				\$ 288,730.23

Liberty Lake Regional Park

Beach and Dock Upgrades

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 57,005.00	\$ 57,005.00
Clearing and Grubbing	SF	28000	\$ 0.30	\$ 8,400.00
Multi - Use Dock	SF	4327	\$ 42.00	\$ 181,734.00
ADA Kayak Launch	EA	1	\$ 25,000.00	\$ 25,000.00
Dock Railing	LF	156	\$ 140.00	\$ 21,840.00
Upgraded ADA Restroom Facility	LS	1	\$225,000.00	\$ 225,000.00
Shade Structure	EA	3	\$ 12,000.00	\$ 36,000.00
Open Air Pavilion	EA	1	\$ 75,000.00	\$ 75,000.00
Retaining wall	LFF	755	\$ 15.00	\$ 11,325.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	15000	\$ 3.50	\$ 52,500.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	6000	\$ 7.00	\$ 42,000.00
Shrubs - plants, irr, topdressing, gradin	SF	3500	\$ 5.25	\$ 18,375.00
Amended Topsoil - Shrubs - 12" depth	CY	130	\$ 40.00	\$ 5,200.00
Trees - Deciduous	EA	5	\$ 500.00	\$ 2,500.00
Trees - Evergreen	EA	5	\$ 500.00	\$ 2,500.00
Grass areas - Sod, irr, grading, establishment	SF	600	\$ 2.25	\$ 1,350.00
Amended Topsoil - Shrubs - 4" depth	CY	8	\$ 40.00	\$ 320.00
Repair Areas - Seeding, grading	SF	3000	\$ 0.50	\$ 1,500.00
Irrigation - Mainline - 3"	LF	400	\$ 25.00	\$ 10,000.00
Irrigation - Controller	LS	1	\$ 3,000.00	\$ 3,000.00
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00
Subtotal			\$	783,549.00
General Contractor O&P, Ins etc. (20%)			\$	156,709.80
AE Fees/ Soft Cost (12%)			\$	94,025.88
Contingency (15%)			\$	117,532.35
Grand Total			\$	1,151,817.03

Dock Permit investigation needs to be thoroughly conducted. Initial findings indicate a SEPA permit and Public Review process will be required. Potential for other government agency reviews. SEPA Permit and Public Review process is estimated to cost \$10,000 and at least 6 months to proceed through.

Liberty Lake Regional Park

Tent Camping Loop

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 6,624.24	\$ 6,624.24
Clearing and Grubbing	SF	25410	\$ 0.30	\$ 7,623.00
Tent Pad sites	EA	13	\$ 200.00	\$ 2,600.00
Campsite Fire rings	EA	13	\$ 400.00	\$ 5,200.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	14225	\$ 3.50	\$ 49,787.50
Trees - Deciduous	EA	3	\$ 500.00	\$ 1,500.00
Trees - Evergreen	EA	5	\$ 500.00	\$ 2,500.00
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	11185	\$ 0.50	\$ 5,592.50
Irrigation - Mainline - 2"	LF	350	\$ 20.00	\$ 7,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 1,000.00	\$ 1,000.00
Subtotal				\$ 89,427.24
General Contractor O&P, Ins etc. (20%)				\$ 17,885.45
AE Fees/ Soft Cost (12%)				\$ 10,731.27
Contingency (15%)				\$ 13,414.09
Grand Total				\$ 131,458.04

Liberty Lake Regional Park

Group Tent Camping, Trailhead Parking, and Family Trail Loop

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 38,550.00	\$ 38,550.00
Clearing and Grubbing	SF	72050	\$ 0.30	\$ 21,615.00
ADA Restroom Facility	LS	1	\$ 225,000.00	\$ 225,000.00
Open Air Pavilion	EA	1	\$ 75,000.00	\$ 75,000.00
Retaining wall	LFF	0	\$ 15.00	\$ -
Group Firepit	LS	1	\$ 5,000.00	\$ 5,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	27750	\$ 3.50	\$ 97,125.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Grading - campsites and group areas	SF	17600	\$ 0.25	\$ 4,400.00
Trails - grading, pathway materials	SF	31800	\$ 0.65	\$ 20,670.00
Dumpster Enclosure	LS	1	\$ 8,000.00	\$ 8,000.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	5	\$ 500.00	\$ 2,500.00
Trees - Evergreen	EA	10	\$ 500.00	\$ 5,000.00
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	23100	\$ 0.50	\$ 11,550.00
Irrigation - Mainline - 2"	LF	200	\$ 25.00	\$ 5,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 1,000.00	\$ 1,000.00
Subtotal			\$	520,410.00
General Contractor O&P, Ins etc. (20%)			\$	104,082.00
AE Fees/ Soft Cost (12%)			\$	62,449.20
Contingency (15%)			\$	78,061.50
Grand Total			\$	765,002.70

Liberty Lake Regional Park

Boardwalk and Trail Extensions - Phase 1

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$40,750.00	\$ 40,750.00
Clearing and Grubbing	SF	30947	\$ 0.30	\$ 9,284.10
Observation Deck - Decking	SF	980	\$ 42.00	\$ 41,160.00
Observation Deck - Stairs	LNF	80	\$ 35.00	\$ 2,800.00
Observation Deck - Rails	LF	130	\$ 115.00	\$ 14,950.00
Observation Deck - Piers	EA	16	\$ 250.00	\$ 4,000.00
Boardwalk	SF	2528	\$ 116.00	\$ 293,248.00
Boardwalk railing	LF	689	\$ 140.00	\$ 96,460.00
Trails - grading, pathway materials	SF	10514	\$ 0.65	\$ 6,834.10
Interpretive Signage/Kiosk	EA	3	\$ 3,500.00	\$ 10,500.00
Benches	EA	4	\$ 2,000.00	\$ 8,000.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	6	\$ 500.00	\$ 3,000.00
Trees - Evergreen	EA	9	\$ 500.00	\$ 4,500.00
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	16925	\$ 0.50	\$ 8,462.50
Irrigation - Mainline - 2"	LF	400	\$ 20.00	\$ 8,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 1,500.00	\$ 1,500.00
Subtotal			\$	\$ 553,448.70
General Contractor O&P, Ins etc. (20%)			\$	\$ 110,689.74
AE Fees/ Soft Cost (12%)			\$	\$ 66,413.84
Contingency (15%)			\$	\$ 83,017.31
Grand Total			\$	\$ 813,569.59

Boardwalk Permit investigation needs to be thoroughly conducted. Initial findings indicate a SEPA permit and Public Review process will be required. Potential for other government agency reviews. SEPA Permit and Public Review process is estimated to cost \$10,000 and at least 6 months to proceed through.

Liberty Lake Regional Park

Boardwalk and Trail Extensions - Phase 2

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 51,000.00	\$ 51,000.00
Clearing and Grubbing	SF	0	\$ 0.30	\$ -
Observation Deck - Decking	SF	0	\$ 42.00	\$ -
Observation Deck - Stairs	LNF	0	\$ 35.00	\$ -
Observation Deck - Rails	LF	0	\$ 115.00	\$ -
Observation Deck - Piers	EA	0	\$ 250.00	\$ -
Boardwalk	SF	4068	\$ 116.00	\$ 471,888.00
Boardwalk railing	LF	1050	\$ 140.00	\$ 147,000.00
Trails - grading, pathway materials	SF	797	\$ 0.65	\$ 518.05
Interpretive Signage/Kiosk	EA	3	\$ 3,500.00	\$ 10,500.00
Benches	EA	4	\$ 2,000.00	\$ 8,000.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	0	\$ 500.00	\$ -
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	1600	\$ 0.50	\$ 800.00
Irrigation - Mainline - 2"	LF	0	\$ 20.00	\$ -
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	0	\$ 1,500.00	\$ -
Subtotal			\$	689,706.05
General Contractor O&P, Ins etc. (20%)			\$	137,941.21
AE Fees/ Soft Cost (12%)			\$	82,764.73
Contingency (15%)			\$	103,455.91
Grand Total			\$	1,013,867.89

Boardwalk Permit investigation needs to be thoroughly conducted. Initial findings indicate a SEPA permit and Public Review process will be required. Potential for other government agency reviews. SEPA Permit and Public Review process is estimated to cost \$10,000 and at least 6 months to proceed through.

Liberty Lake Regional Park

Cabin Camping - Phase 1

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 63,500.00	\$ 63,500.00
Clearing and Grubbing	SF	16227	\$ 0.30	\$ 4,868.10
ADA Restroom & Shower Facility	SF	2500	\$ 225.00	\$ 562,500.00
Tent Pad sites	EA	0	\$ 200.00	\$ -
Campsite Fire rings	EA	5	\$ 400.00	\$ 2,000.00
Group Firepit	LS	0	\$ 5,000.00	\$ -
Retaining wall	LFF	0	\$ 15.00	\$ -
Rental Cabins	EA	3	\$ 62,000.00	\$ 186,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	8056	\$ 3.50	\$ 28,196.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	0	\$ 500.00	\$ -
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	5671	\$ 0.50	\$ 2,835.50
Irrigation - Mainline - 2"	LF	30	\$ 20.00	\$ 600.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00

Subtotal	\$ 853,499.60
General Contractor O&P, Ins etc. (20%)	\$ 170,699.92
AE Fees/ Soft Cost (12%)	\$ 102,419.95
Contingency (15%)	\$ 128,024.94
Grand Total	\$ 1,254,644.41

Liberty Lake Regional Park

Cabin Camping - Phase 2

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 25,000.00	\$ 25,000.00
Clearing and Grubbing	SF	17580	\$ 0.30	\$ 5,274.00
ADA Restroom & Shower Facility	SF	0	\$ 225.00	\$ -
Tent Pad sites	EA	0	\$ 200.00	\$ -
Campsite Fire rings	EA	4	\$ 400.00	\$ 1,600.00
Group Firepit	LS	1	\$ 5,000.00	\$ 5,000.00
Retaining wall	LFF	0	\$ 15.00	\$ -
Rental Cabins	EA	4	\$ 62,000.00	\$ 248,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	11652	\$ 3.50	\$ 40,782.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	3	\$ 500.00	\$ 1,500.00
Trees - Evergreen	EA	5	\$ 500.00	\$ 2,500.00
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	5928	\$ 0.50	\$ 2,964.00
Irrigation - Mainline - 2"	LF	200	\$ 20.00	\$ 4,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	0	\$ 3,000.00	\$ -
Subtotal			\$	\$ 336,620.00
General Contractor O&P, Ins etc. (20%)			\$	\$ 67,324.00
AE Fees/ Soft Cost (12%)			\$	\$ 40,394.40
Contingency (15%)			\$	\$ 50,493.00
Grand Total			\$	\$ 494,831.40

Liberty Lake Regional Park

Cabin Camping - Phase 3

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 16,300.00	\$ 16,300.00
Clearing and Grubbing	SF	6874	\$ 0.30	\$ 2,062.20
ADA Restroom & Shower Facility	SF	0	\$ 225.00	\$ -
Tent Pad sites	EA	6	\$ 200.00	\$ 1,200.00
Campsite Fire rings	EA	9	\$ 400.00	\$ 3,600.00
Group Firepit	LS	0	\$ 5,000.00	\$ -
Retaining wall	LFF	0	\$ 15.00	\$ -
Rental Cabins	EA	3	\$ 62,000.00	\$ 186,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	2395	\$ 3.50	\$ 8,382.50
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	0	\$ 500.00	\$ -
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	4479	\$ 0.50	\$ 2,239.50
Irrigation - Mainline - 2"	LF	0	\$ 20.00	\$ -
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	0	\$ 3,000.00	\$ -
Subtotal			\$	\$ 219,784.20
General Contractor O&P, Ins etc. (20%)			\$	\$ 43,956.84
AE Fees/ Soft Cost (12%)			\$	\$ 26,374.10
Contingency (15%)			\$	\$ 32,967.63
Grand Total			\$	\$ 323,082.77

Liberty Lake Regional Park

RV Camping Expansion

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 87,275.00	\$ 87,275.00
Clearing and Grubbing	SF	147400	\$ 0.30	\$ 44,220.00
Upgraded Restroom and Shower Facility	SF	2500	\$ 225.00	\$ 562,500.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	77350	\$ 3.50	\$ 270,725.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	3725	\$ 7.00	\$ 26,075.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	10	\$ 500.00	\$ 5,000.00
Trees - Evergreen	EA	6	\$ 500.00	\$ 3,000.00
Grass areas - Sod, irr, grading, establishment	SF	54825	\$ 2.25	\$ 123,356.25
Amended Topsoil - Shrubs - 4" depth	CY	670	\$ 40.00	\$ 26,800.00
Repair Areas - Seeding, grading	SF	11500	\$ 0.50	\$ 5,750.00
Irrigation - Mainline - 3"	LF	700	\$ 25.00	\$ 17,500.00
Irrigation - Controller	LS	1	\$ 3,000.00	\$ 3,000.00
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00
Subtotal				\$ 1,178,201.25
General Contractor O&P, Ins etc. (20%)				\$ 235,640.25
AE Fees/ Soft Cost (12%)				\$ 141,384.15
Contingency (15%)				\$ 176,730.19
Engineer's Estimate for Utility Services and Design				\$ 404,000.00
Grand Total				\$ 2,135,955.84

Liberty Lake Regional Park

Environmental Learning Center/Park Headquarters

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$57,831.70	\$ 57,831.70
Clearing and Grubbing	SF	17325	\$ 0.30	\$ 5,197.50
Retaining wall	LFF	565	\$ 15.00	\$ 8,475.00
New Environmental Park Headquarters Center	LS	3000	\$ 200.00	\$ 600,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	9450	\$ 3.50	\$ 33,075.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	1850	\$ 7.00	\$ 12,950.00
Shrubs - plants, irr, topdressing, grading	SF	5300	\$ 5.25	\$ 27,825.00
Amended Topsoil - Shrubs - 12" depth	CY	395	\$ 40.00	\$ 15,800.00
Trees - Deciduous	EA	5	\$ 500.00	\$ 2,500.00
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	2575	\$ 2.25	\$ 5,793.75
Amended Topsoil - Shrubs - 4" depth	CY	32	\$ 40.00	\$ 1,280.00
Repair Areas - Seeding, grading	SF	0	\$ 0.50	\$ -
Irrigation - Mainline -2"	LF	200	\$ 20.00	\$ 4,000.00
Irrigation - Controller	LS	1	\$ 3,000.00	\$ 3,000.00
Irrigation - Misc items	LS	1	\$ 3,000.00	\$ 3,000.00

Subtotal			\$	780,727.95
General Contractor O&P, Ins etc. (20%)			\$	156,145.59
AE Fees/ Soft Cost (12%)			\$	93,687.35
Contingency (15%)			\$	117,109.19
Grand Total			\$	1,147,670.09

Liberty Lake Regional Park

Overflow/Group Camping Parking Lot

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 7,227.86	\$ 7,227.86
Clearing and Grubbing	SF	21615	\$ 0.30	\$ 6,484.50
Retaining wall	LFF	150	\$ 15.00	\$ 2,250.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	15200	\$ 3.50	\$ 53,200.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	1800	\$ 5.25	\$ 9,450.00
Amended Topsoil - Shrubs - 12" depth	CY	67	\$ 40.00	\$ 2,680.00
Trees - Deciduous	EA	3	\$ 500.00	\$ 1,500.00
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	4615	\$ 2.25	\$ 10,383.75
Amended Topsoil - Shrubs - 4" depth	CY	60	\$ 40.00	\$ 2,400.00
Repair Areas - Seeding, grading	SF	0	\$ 0.50	\$ -
Irrigation - Mainline - 2"	LF	50	\$ 20.00	\$ 1,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 1,000.00	\$ 1,000.00
Subtotal				\$ 97,576.11
General Contractor O&P, Ins etc. (20%)				\$ 19,515.22
AE Fees/ Soft Cost (12%)				\$ 11,709.13
Contingency (15%)				\$ 14,636.42
Grand Total				\$ 143,436.88

Liberty Lake Regional Park

Beach Concession Building Renovation

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 41,600.00	\$ 41,600.00
Clearing and Grubbing	SF	0	\$ 0.30	\$ -
Multi - Use Dock	SF	0	\$ 42.00	\$ -
ADA Kayak Launch	EA	0	\$ 25,000.00	\$ -
Dock Railing	LF	0	\$ 140.00	\$ -
Shade Structure	EA	0	\$ 12,000.00	\$ -
Open Air Pavilion	EA	0	\$ 75,000.00	\$ -
Retaining wall	LFF	0	\$ 15.00	\$ -
Updated Office/Concessions/Rental Building	SF	2600	\$ 200.00	\$ 520,000.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	0	\$ 3.50	\$ -
Standard Concrete Sidewalk - w/ 4" of base rock	SF	0	\$ 7.00	\$ -
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	0	\$ 500.00	\$ -
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	0	\$ 0.50	\$ -
Irrigation - Mainline - 3"	LF	0	\$ 25.00	\$ -
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	0	\$ 3,000.00	\$ -
Subtotal				\$ 561,600.00
General Contractor O&P, Ins etc. (20%)				\$ 112,320.00
AE Fees/ Soft Cost (12%)				\$ 67,392.00
Contingency (15%)				\$ 84,240.00
Grand Total				\$ 825,552.00

Liberty Lake Regional Park

Equestrian TrailHead - Idaho Road

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 11,698.60	\$ 11,698.60
Clearing and Grubbing	SF	31150	\$ 0.30	\$ 9,345.00
Trailhead Kiosk	EA	1	\$ 3,500.00	\$ 3,500.00
Benches	EA	5	\$ 2,000.00	\$ 10,000.00
Vault Toilet - CXT	LS	1	\$ 25,000.00	\$ 25,000.00
Winter Closure Gate	LS	1	\$ 5,000.00	\$ 5,000.00
Retaining wall	LFF	0	\$ 15.00	\$ -
Asphalt Paving - 3"pave w/ 6" base rock	SF	24150	\$ 3.50	\$ 84,525.00
Standard Concrete Sidewalk - w/ 4" of base rock	SF	825	\$ 7.00	\$ 5,775.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	0	\$ 500.00	\$ -
Trees - Evergreen	EA	0	\$ 500.00	\$ -
Grass areas - Sod, irr, grading, establishment	SF	0	\$ 2.25	\$ -
Amended Topsoil - Shrubs - 4" depth	CY	0	\$ 40.00	\$ -
Repair Areas - Seeding, grading	SF	6175	\$ 0.50	\$ 3,087.50
Irrigation - Mainline - 3"	LF	0	\$ 25.00	\$ -
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	0	\$ 3,000.00	\$ -

Subtotal	\$ 157,931.10
General Contractor O&P, Ins etc. (20%)	\$ 31,586.22
AE Fees/ Soft Cost (12%)	\$ 18,951.73
Contingency (15%)	\$ 23,689.67
Grand Total	\$ 232,158.72

Liberty Lake Regional Park

Nature Play Playground

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 17,928.20	\$ 17,928.20
Clearing and Grubbing	SF	9350	\$ 0.30	\$ 2,805.00
Footbridge -	EA	2	\$ 14,000.00	\$ 28,000.00
Nature Play Playground and Hillisides	LS	1	\$ 150,000.00	\$ 150,000.00
Mounding	CY	320	\$ 8.00	\$ 2,560.00
Asphalt Paving - 3"pave w/ 6" base rock	SF	0	\$ 3.50	\$ -
Standard Concrete Sidewalk - w/ 4" of base rock	SF	1200	\$ 7.00	\$ 8,400.00
Shrubs - plants, irr, topdressing, grading	SF	0	\$ 5.25	\$ -
Amended Topsoil - Shrubs - 12" depth	CY	0	\$ 40.00	\$ -
Trees - Deciduous	EA	5	\$ 500.00	\$ 2,500.00
Trees - Evergreen	EA	3	\$ 500.00	\$ 1,500.00
Grass areas - Sod, irr, grading, establishment	SF	8150	\$ 2.25	\$ 18,337.50
Amended Topsoil - Shrubs - 4" depth	CY	100	\$ 40.00	\$ 4,000.00
Repair Areas - Seeding, grading	SF	0	\$ 0.50	\$ -
Irrigation - Mainline - 3"	LF	200	\$ 25.00	\$ 5,000.00
Irrigation - Controller	LS	0	\$ 3,000.00	\$ -
Irrigation - Misc items	LS	1	\$ 1,000.00	\$ 1,000.00

Subtotal				\$ 242,030.70
General Contractor O&P, Ins etc. (20%)				\$ 48,406.14
AE Fees/ Soft Cost (12%)				\$ 29,043.68
Contingency (15%)				\$ 36,304.61
Grand Total				\$ 355,785.13

Liberty Lake Regional Park

Existing Facility Renovations

Date: 12/29/17

Description	Pay Unit	Total Quantity	Unit Price	Total Amount
Mobilization (8%)	LS	1	\$ 22,000.00	\$ 22,000.00
Upgraded Restroom Facility	LS	1	\$ 225,000.00	\$ 225,000.00
Update Existing Pavilion	LS	1	\$ 35,000.00	\$ 35,000.00
Update Existing Amphitheatre	LS	1	\$ 15,000.00	\$ 15,000.00
Subtotal				\$ 297,000.00
General Contractor O&P, Ins etc. (20%)				\$ 59,400.00
AE Fees/ Soft Cost (12%)				\$ 35,640.00
Contingency (15%)				\$ 44,550.00
Grand Total				\$ 436,590.00