

Tuesday, May 23, 2023
City Council Meeting - Hybrid (In-Person & Electronic)

7:00 P.M.

#2118 Regular City Council Meeting - Hybrid (In-Person & Electronic)

In-Person at the College Place Fire Department, 629 S College Avenue, College Place Washington

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/84527388137>

Or you may call this number to listen: 1-669-900-9128 ID# 845 2738 8137 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items.

Subject :	1.01 Call To Order
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	1. Opening Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Hernández will call the meeting to order.

Subject :	1.02 Roll Call
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	1. Opening Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Norma L. Hernández

Paul T. Jessup,

Michael Cleveland,

Tito Espinoza Jr.,

Council Members Loren Peterson,

Monica Boyle

Public Content

Council meetings are primarily structured to permit Council Membersto arrive at the decisions necessary to govern the City.

Meeting Protocol for Public Comment:

When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for writtencomments to be included in the meeting documents.

- Your Name
- Your Address

Written Public comments may be provided by submitting comment to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.(If typewritten, no less than 11 pt font).

Verbal Public Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Council.

File Attachments

[It is SO EASY to participate in public meetings!.png \(224 KB\)](#)

2. Consent Agenda.

Subject :	2.01 AB 23124 - Approve Agenda for May 23, 2023
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

Subject :	2.02 AB 23125 - Approve Council Minutes from May 9, 2023
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.

Access :	Public
Type :	Action (Consent), Minutes
Minutes :	View Minutes for May 9, 2023 - City Council Meeting - Hybrid (In-Person & Electro

File Attachments

[2023-5-9_Council_Meeting_Minutes_Draft_BoardDocs® Plus.pdf \(788 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

Subject :	2.03 AB 23126 - Cancellation of the June 13, 2023 Council Meeting
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)

Public Content

The City Clerk will out-of-town at Professional Development II.

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

Subject :	2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.
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Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve the consent agenda

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

3. Presentations.

Subject :	3.01 AB 23127 - Juneteenth Proclamation - Mayor Hernández
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	3. Presentations.
Access :	Public
Type :	Discussion, Information

File Attachments

[Proclamation_Juneteenth_2023.pdf \(293 KB\)](#)

Subject :	3.02 AB 23128 - LGBTQIA+ Proclamation - Mayor Hernández
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	3. Presentations.
Access :	Public
Type :	Discussion, Information

File Attachments

[LGBTQIA+ Proclamation_June2023.pdf \(291 KB\)](#)

4. Public Hearings - None

5. Action Items.

Subject :	5.01 AB 23129 - Tax Increment Financing Ordinance - Rea Culwell
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-

Person & Electronic)

Category :

5. Action Items.

Access :

Public

Type :

Action

Recommended Action :

Motion to approve Ordinance No. 23-007, an ordinance designating the Stone Creek/Downtown College Place Tax Increment Area, setting a sunset date for the increment area, identifying the public improvements to be financed, indicating the City's intent to issue bonds to finance public improvement costs in a maximum principal amount not to exceed \$8,186,000, providing that the Increment Area will take effect on June 1, 2023, imposing a deadline for commencement of construction, and providing for related matters.

Public Content

Historical Perspective:

The City has been considering creating a Tax Increment Area in the City which would allow the City to invest in public infrastructure and improvements to spur development and redevelopment with the TIA. In turn, the City is able to capture a portion of the tax revenue increase due to the new development that would normally go to other taxing districts, (Tax Increment Financing TIF)

Earlier this year, Council approved engaging a professional to produce a Project Analysis of possible TIF in the City. Next Council accepted the Project Analysis and instructed City administration to transmit the Project Analysis to the State Office of the Treasurer for review. The Treasurer stated: "we believe that the City's project analysis generally addresses the topics listed in section 020(2) of RCW 39.114 (the "TIF Statute"). The Treasure made no requests for modification or further information.

The final step in the process is to codify the TIA by passing a City ordinance.

Information for Consideration:

The TIF Act was modified by the state legislature during this last session. Working with Bob Stowe who produced the Project Analysis, and the City Attorney and Clerk, we have insured that our process has and will comply with the law.

The City has received no complaints or concerns from the affected taxing districts, nor the public.

The City will require development agreements, as necessary from those who will be developing properties within the TIA.

File Attachments

[1527.PL.pdf \(112 KB\)](#)

[May 2 2023 - February 1 2023 COLLEGE PLACE Final Project Analysis_Appendix_1.pdf \(12,860 KB\)](#)

[TIF_Review_City_of_College_Place_Appendix_2.pdf \(1,248 KB\)](#)

[2023-4-6_Public_Briefing_Notice_TIF_AD52947.pdf \(97 KB\)](#)

[2023-4-20_Public_Briefing_Notice_TIF_AD54052.pdf \(103 KB\)](#)

[2023-5-7_TIF_Ordinance_Notice_AD55286.pdf \(138 KB\)](#)

Subject :	5.02 AB 23130 - Interlocal Agreement with City of Walla Walla to Develop Equitable Rate to Send Treated Wastewater to Walla Walla - Mr. McAndrews
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Preferred Date :	May 23, 2023
Dollar Amount :	\$23,300.00
Budgeted :	Yes
Recommended Action :	Motion to adopt Interlocal Agreement to share in costs to determine rates and/or charges for Walla Walla to accept treated wastewater from College Place.

Public Content

Historical Perspective:

The City of Walla Walla and City of College Place have been in discussions about the possibility of College Place sending treated effluent to Walla Walla's wastewater treatment plant (WWTP). This would serve as an alternative to expensive capital investments that would otherwise be required.

On February 14, 2023 this was presented to Council and more information was requested so it was tabled.

During a Joint Council Meeting with City of Walla Walla on April 19, 2023 FCS presented on the differences between renter, customer, and partner models. FCS shared some various examples and covered the differences.

Information for Consideration:

FCS Group has provided an estimate of \$46,600 to conduct a study and prepare a memorandum with findings.

FCS Group will include up to 3 virtual workshops to review findings. they will also include up to 2 City Council workshops, one virtual and one on site.

The City of Walla Walla and City of College Place will each pay an equal share of 1/2 the total cost.

The City of College Place has \$2,500,000 budgeted for WWTP design. There is about \$600,000 remaining budget for the WWTP design.

File Attachments

[2023-02-08 WW-CP cost share ILA for Wastewater-FCS.pdf \(97 KB\)](#)
[Proposal for 2023 WW Treatment Alternatives Analysis \(Phase 2\).pdf \(253 KB\)](#)

Subject : 5.03 AB 23131 - Resolution of Support for College Place Safety Action Plan application into the Federal Safe Streets and Roads for All Grant Program - Mr. Rizzitiello

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 5. Action Items.

Access : Public

Type : Action

Dollar Amount : \$128,100.00

Budget Source : 100% Federal S4 Grant

Recommended Action : Motion to adopt Resolution #23-033 which is a resolution of support for Federal Department of Transportation Safe Streets and Roads for All Grant Application for College Place Safety Action Plan.

Public Content

Historical Perspective:

The College Place City Council adopted #21-018 Capital Facility Plan during the November 23rd 2021 City Council meeting. The City applied for the Implementation money last year but it was found the Local Road Safety Plan the City had compiled prior to the creation of this program lacked required elements to competitively go for implementation money.

Information for Consideration:

The City wants to submit for a grant to complete a Safety Action Plan that meets all elements of the Federal S4 Grant program. Then the City will go back to the Federal Department of Transportation in 2024 and 2025 for implementation grant dollars.

File Attachments

[Federal S4 Grant.pdf \(266 KB\)](#)
[SS4A Action Plan Fee Estimate.pdf \(72 KB\)](#)
[Res_23-033_Federal_DOT_SS4A_Grant_2023-5-23.pdf \(147 KB\)](#)

Subject : 5.04 AB 23132 - Resolution of Support for College Place Urban Forestry Grant for Tree & Irrigation Installation Throughout Community - Mr. Rizzitiello

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 5. Action Items.

Access : Public

Type : Action

Dollar Amount : \$250,000.00

Budget Source :	100% Federal Urban Forestry Grant
Recommended Action :	Motion to adopt Resolution #23-034 which is a resolution of support for grant application into the USDA Forest Service Urban Forestry Grant Program for installation of trees and irrigation throughout the community.

Public Content

Historical Perspective:

The Federal government has a one time grant program for urban forestry programs funded by the Inflation Reduction Act through the US Forest Service.

Information for Consideration:

This grant program is one time and even features a match waiver which we can apply and qualify for based upon our demographics. Some programs this could fund:

- Installation of trees/irrigation along SW Mojonier (College to Bluvue)
- Installation of trees/irrigation along new east-west road
- Installation of trees near key intersections along SE 12th
- Installation of trees along Whitman Drive Multiuse Path (Homestead to Hampton Lane)

File Attachments

[College Place UFMP 043021.pdf \(5.389 KB\)](#)
[College Place UFMP Updated 063023.pdf \(7.197 KB\)](#)
[Website.pdf \(235 KB\)](#)
[Res_No_23-034_US_Forest_Services_Grant_2023-5-23.pdf \(146 KB\)](#)

Subject :	5.05 AB 23133 - Resolution Declaring Water System Emergency - Mr. McAndrews
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Preferred Date :	May 23, 2023
Absolute Date :	May 23, 2023
Fiscal Impact :	Yes
Budgeted :	No
Recommended Action :	Motion to approve Resolution #23-035 Declaring a Water System Emergency and authorizing the City Administrator and/or Public Works Director to allocate funds and resources accordingly.

Public Content

Historical Perspective:

As ship dates have been pushed out over and over again for critical components needed to get Well 6 on line, City staff have been working on performing maintenance and testing on the City's other wells to ensure there will not be a water shortage this summer.

The City contracted H&N Electric to perform some electrical tests on City wells.

The City has an interlocal agreement with City of Walla Walla to provide emergency water.

Information for Consideration:

H&N determined that Well 2 is showing signs of power transmission cord failure. They recommended not using that source unless necessary. Well 2 is the well that has been rising and is slated to be replaced by well 6 anyway. This well is already used as minimally as possible anyway.

H&N also advised that Well 3 shows signs of insulation failure on the windings of the 450HP motor. This could cause sudden failure without notice. They recommended removing the motor and having it reconditioned and re-wound. Well 3 is one of the City's highest producing wells and is critical to keep up with water demand.

H&N has indicated they can remove the motor, take it to their shop, re-wind and recondition it, and reinstall it. This can be completed in about two weeks. If we elect to do so, an alternative water supply should be available. The City of Walla Walla has indicated they are able to provide water through our interties if an emergency is declared in writing.

Declaring the emergency will allow the City to make the necessary repairs and will allow the City Administrator and Public Works Director authority to make necessary purchases or hire necessary contractors to get the issue resolved.

File Attachments

[2021 Intertie Agreement \(CP & WW\).pdf \(251 KB\)](#)

[CP Well Map 5-3-2023.jpg \(372 KB\)](#)

[well #3.msg \(55 KB\)](#)

[Res_No_23-005_Water_System_Emergency_2023-5-23.pdf \(147 KB\)](#)

Subject :	5.06 AB 23134 - 2023 Sewer CIPP - Mr. McAndrews
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Preferred Date :	May 23, 2023
Absolute Date :	May 23, 2023
Dollar Amount :	\$360,000.00
Budgeted :	Yes
Recommended Action :	Motion to authorize City Administrator to sign Agreement

for Professional Services with JUB engineers for design and construction phase engineering services for the 2023 CIPP Project.

Public Content

Historical Perspective:

The City of College Place (City) has identified a portion of the existing sanitary sewer system, approximately 15,000 LF, that is in poor condition and in need of rehabilitation. A trenchless rehabilitation method known as Cured in Place Piping (CIPP) has been selected for this project. In addition to the pipe rehabilitation, approximately 107 linear feet of new 6-inch gravity sewer pipe and two new manholes are needed. The project is defined and budgeted for in the March 2022 General Sewer Plan and includes items RR.5 through RR.10, RR.12, RR.13, RR.15, and F. 1 through F.10 as identified in Table 7-2 and corresponding report figures.

Information for Consideration:

JUB will perform design and construction phase services for the 2023 CIPP project in accordance with the City's General Sewer Plan.

This project is funded by Department of Ecology as part of the WWTP Upgrades.

This agreement is for a total of \$360,000.

File Attachments

[A - Combined.pdf \(1,083 KB\)](#)
[CIPP Maps.pdf \(19,738 KB\)](#)

Subject :	5.07 AB 23135 - Mojonnier Road Contract Amendment for Final Design - Mr. McAndrews
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action, Information
Preferred Date :	May 23, 2023
Absolute Date :	May 23, 2023
Dollar Amount :	\$390,003.88
Budgeted :	Yes
Recommended Action :	Motion to allow the Public Works Director to sign supplemental agreement number 02 for PBS Engineering to complete design and right of way acquisition services for the Mojonnier Road Reconstruction Project.

Public Content

Historical Perspective:

The City bid the design phase of the Mojonnier Road Reconstruction Project to get to 75% design, and so right of way needs could be determined.

PBS Engineering has completed the 75% design and is ready to move forward with final design and right of way acquisition.

Information for Consideration:

PBS plans to complete right of way acquisition and final design by spring of 2024 so the project can go do construction mid-late 2024.

As approved in the 2023-2028 CFP, this project is funded by a Federal MPO grant, Transportation earmark grant, TIB grant, and local TIF.

File Attachments

[Mojonnier_LAG_Amend01_2023-04-26.pdf \(207 KB\)](#)
[MojonnierRoad_Final-Design-Budget_2023-04-26.pdf \(113 KB\)](#)
[MojonnierRoad-PBS-FinalDesignScope.pdf \(268 KB\)](#)
[MojonnierRoad-SubBudget_GTE-FinalDesign.pdf \(102 KB\)](#)
[MojonnierRoad-UFS_Budget 3-28-23.pdf \(103 KB\)](#)

Subject :	5.08 AB 23136 - SW 6th and SW 8th Sidewalk Improvement Project - Mr. McAndrews
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action, Information
Preferred Date :	May 23, 2023
Absolute Date :	May 23, 2023
Fiscal Impact :	Yes
Dollar Amount :	\$718,000.00
Budgeted :	Yes
Budget Source :	CDBG has said they will give us another \$276,816 for bid alternate 1. Water Utility Fund will cover the \$37,566.22 for Bid alternate 2. REET 1 will cover the other \$39,617.78 which is mostly contingency.
Recommended Action :	Motion to award the sidewalk improvements for SW 6th St, SW 8th St, and 6th St water valve replacement to Nelson Construction in the amount not to exceed \$718,000.

Public Content

Historical Perspective:

The state Community Block Development Grant (CDBG) awarded the City \$364,000 for sidewalk improvements on SW 6th and SW 8th St. Anderson Perry completed design and their engineer estimate was higher than the awarded amount due to recent increases in cost of concrete and construction.

The City bid the project with SW 6th St as the base bid and SW 8th St as alternate bid 1. Some water valving that needs to be replacing in the SW 6th/Bade intersection was included as alternate bid 2.

The City received 3 bids from Nelson Construction, Don Jackson, and Humbert Asphalt. Nelson was the low bidder with a base bid of \$354,486.68.

After opening bids the City and Anderson Perry contacted Department of Commerce and shared the bid tabs. Department of Commerce said they could provide an additional \$276,816 and would amend the contract amount to \$618,000.

Information for Consideration:

The total bids for base bid, bid alternative 1, and bid alternative 2 is \$626,135.42. After including roughly 15% contingency that brings it to a total of \$718,000.

File Attachments

[Bid Results Letter.pdf \(2.487 KB\)](#)

[RE City of College Place - Sidewalk Improvements Project.msg \(138 KB\)](#)

[SW 6th and SW 8th Map.jpg \(715 KB\)](#)

Subject :	5.09 AB 23137 - Martin Airport Annexation - Mr. Rickard
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Recommended Action :	Motion to require the simultaneous adoption of zoning regulations; require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and set a public hearing date of July 11, 2023.

Public Content

Historical Perspective:

Martin Airport has been apart of the College Place Urban Growth Area (UGA) since 2004. Through that time period it was owned and operated by David Cheney up until September of 2019 when it was acquired by Martin Airport, LLC.

Information for Consideration:

Martin Airport, LLC under the signature of Eben Corliss, President has made application to annex approximately 234.69 Acres into the municipal boundaries of the City of College Place. The proposal by Martin Airport includes four parcels owned by the applicant (350734210008, 350734110002, 350734130004, 350734130005).

With development desires unknown at this time, it is likely that prior to the City accepting any development applications, the City will require that the City and the developer execute one or more development agreements to implement the provision of the development code. (CPMC 14.100.060).

Two property that are not owned by the Martin Airport are also included in the annexation proposal. The properties are:

397 Martin Field Ln. owned by Brent and Lindsey Hinshaw (350734110003); and

1827 W Whitman Dr owned by Charles and Jo-an Ritchie (350734240001).

The method of annexation being used is the Sixty Percent Petition Annexation Method (RCW 35A.14.120) whereby petitioners of the annexation area must have at least 60% of the property value in the area being proposed for annexation.

Total assessed property value for property owned by Martin Airport, LLC - \$2,748,080.00.

Total assessed property value for property owned by Hinshaw and Ritchie - \$695,340.00.

Total assessed valuation for all properties is \$3,443,420.00.

60% of the total assessed valuation is \$2,066,052.00.

No resolution is required, just that the Council shall record the action in its minutes.

The petitioners of the annexation have an excess of the 60% required assessed valuation.

According to RCW 35A.14.120 the Council must meet with the initiating party to determine:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether the City will require the simultaneous adoption of a zoning regulations; and
3. Whether the City will require the assumption of all or any portion of existing city indebtedness by the area to be annexed.

Councils decision must be reflected in the meeting minutes.

Staff recommends:

- 1) Geographically modifying the annexation to include the right-of-way of W Whitman Dr.
- 2) Require the simultaneous adoption of zoning regulations;
- 3) Require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and
- 4) Set a public hearing date of July 11, 2023.

File Attachments

[2023.05.01.Application.Martin.Airport.LLC.pdf \(1.750 KB\)](#)

[Map MARTIN AIRPORT ANNEXATION.pdf \(355 KB\)](#)

Subject :	5.10 AB 23138 - Rowe Annexation - Mr. Rickard
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Recommended Action :	Motion to require the simultaneous adoption of zoning regulations; require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and set a public hearing date of July 11, 2023.

Public Content

Historical Perspective:

414 & 421 NE Lambert and 835 NE Spitzenberg were connected to City Sewer in the early 1970's. Permits were issued for the connections but utility billing was never established. All three were discovered to be connected to City Sewer in 2022. City code and state law allows the City to back-bill up to six years. City policy is to back-bill 3 years or in instances where a property is not within the municipal boundary, to offer forgiveness of the back-billing in exchange for annexation.

Information for Consideration:

Janet Rowe has made application to annex approximately three properties totaling 21,779 Sq Ft into the municipal boundaries of the City of College Place. The three parcels owned by the applicant (350725522319,350725522411,350725522318) are addressed 414 & 421 NE Lambert and 835 NE Spitzenburg.

The method of annexation being used is the Sixty Percent Petition Annexation Method (RCW 35A.14.120) whereby petitioners of the annexation area must have at least 60% of the property value in the area being proposed for annexation.

No resolution is required, just that the Council shall record the action in its minutes.

The petitioners of the annexation have an excess of the 60% required assessed valuation.

According to RCW 35A.14.120 the Council must meet with the initiating party to determine:

1. Whether the City will accept, reject, or geographically modify the proposed annexation;
2. Whether the City will require the simultaneous adoption of a zoning regulations; and
3. Whether the City will require the assumption of all or any portion of existing city indebtedness by the area to be annexed.

Councils decision must be reflected in the meeting minutes.

Staff recommends:

- 1) Require the simultaneous adoption of zoning regulations;
- 2) Require the assumption of all or any portion of existing city indebtedness by the area to be annexed; and
- 3) Set a public hearing date of July 11, 2023.

File Attachments

[2022.04.19.Application.Rowe.pdf \(3,297 KB\)](#)

[MAP ROWE ANNEXATION.pdf \(468 KB\)](#)

6. Administrative Reports.

Subject :	6.01 AB 23139 - Water Quality Report - Mr. McAndrews & Mr. Wolpert
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	6. Administrative Reports.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

The State Department of Health requires water systems to send out water quality reports or consumer confidence reports annually. These reports include information about water quality and test results from required monitoring.

Information for Consideration:

In the spring of 2022 the City did not meet its monitoring requirements and was required to state so in the water quality report.

The City's Water Quality Operator, Kevin Wolpert, and Public Works Director, Robert McAndrews will discuss the water quality report and be available to answer any questions.

File Attachments

[Water Quality Report 2022.pdf \(509 KB\)](#)

7. Informational Reports.

Subject :	7.01 AB 23140 - CPPD Monthly Report
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	7. Informational Reports.
Access :	Public
Type :	Information

File Attachments

[April 2023 Officer Activity.pdf \(112 KB\)](#)
[Daily Incident Log_04 2023.pdf \(3,717 KB\)](#)
[Incident Activity Report_04 2023.pdf \(3,010 KB\)](#)

Subject : 7.02 AB 23141 - Metropolitan Planning Organization (MPO) Grant Announcement

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 7. Informational Reports.

Access : Public

Type : Information

File Attachments

[City of College Place Funding Award.pdf \(616 KB\)](#)

Subject : 7.03 AB 23142 - Proposed Decennial MPO Boundary Update

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 7. Informational Reports.

Access : Public

Type : Information

File Attachments

[Adjusted Urban Area.pdf \(1,418 KB\)](#)

Subject : 7.04 AB 23143 - Senate Bill 5336 - Blake Fix Bill

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 7. Informational Reports.

Access : Public

Type : Information

File Attachments

[Crosscut Article.pdf \(873 KB\)](#)
[Final Adopted Legislative Bill.pdf \(23 KB\)](#)
[Seattle Times Article.pdf \(711 KB\)](#)

8. Executive Session - None

9. Closing Items.

Subject : 9.01 Good of the Order?

Meeting : May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category :	9. Closing Items.
Access :	Public
Type :	Discussion, Information
Subject :	9.02 Conclusion - Motion to Conclude the Meeting.
Meeting :	May 23, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	9. Closing Items.
Access :	Public
Type :	Action
Recommended Action :	Motion to conclude the meeting

City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, May 9, 2023)

Generated by Sherri St Clair on Tuesday, May 9, 2023

1. Opening Items.

Procedural: 1.01 Call To Order

Mayor Hernández called the meeting to order at 7:01 PM.

Procedural: 1.02 Roll Call

PRESENT:

Mayor - Norma L. Hernández

Council Members – Paul Jessup, Michael Cleveland, Tito Espinoza Jr., Loren Peterson, Melodie Williams (arrived at 7:17 PM), Heather Schermann

Staff- Administrator, Mike Rizzitiello; City Attorney, Rea Culwell; Finance Director, Brian Carleton; Community Development Director; Jon Rickard; City Clerk, Sherri St. Clair

MEMBERS EXCUSED: Monica Boyle

MEMBERS ABSENT:

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - None

2. Consent Agenda.

Action (Consent): 2.01 AB 23114 - Approve Agenda for May 9, 2023

Action (Consent), Minutes: 2.02 AB 23115 - Approve Council Meeting Minutes from April 25, 2023

Action (Consent): 2.03 AB 23116 - Approve Council Workshop Minutes from May 2, 2023

Action (Consent): 2.04 AB 23117 - April 2023 Check Register/Financial Reports

Action (Consent): 2.05 Excusing the Absence of Council Members Boyle and Williams

Action (Consent): 2.06 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Council by a single motion. Most of the items listed under the consent agenda have gone through previous review either during the budget process, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Council Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Council Member.

Council Member Schermann made a motion to approve the consent agenda. Second by Member Cleveland and the motion passed 5-0.

3. Presentations - None**4. Public Hearings.**

Procedural: 4.01 Procedure for Public Testimony

Discussion, Information: 4.02 AB 23118 - Community Development Block Grant 2023 Application - Safewalk College Place -

Mr. Rizzitiello informed the Council that the City of College Place (City) qualifies for the Community Development Block Grant (CDBG). Mr. Rizzitiello noted that the City has many sidewalk gaps near the College Avenue corridor that meet the required threshold for qualification. The City has previously been awarded funds from the CDBG. The main focus for sidewalk installation if award the CDBG would be on 2nd Street and B Street.

Discussion ensued.

Mayor Hernández opened the public hearing at 7:09 PM

Testimony: Angie Peters of 407 SE 5th Street, College Place, WA. 99324

Ms. Peters noted that she is in full support of the project. Ms. Peters also requested that the City provide educational materials regarding sidewalk obstructions to residents where sidewalks are being installed.

Council Member Cleveland made a motion to close the public hearing at 7:12 PM. Second by Council Member Schermann and the motion passed 5-0.

Discussion ensued.

5. Action Items.

Action: 5.01 AB 23119 - Community Development Block Grant 2023 Application - Safewalk College Place -
This item was previously described in Public Hearing item 4.02.

Discussion ensued.

Council Member Jessup made a motion to approve Resolution #23-030 supporting Safewalk College Place State CDBG Grant Application. Second by Member Espinoza and the motion passed 5-0.

Action: 5.02 AB 23120 - Huett Right-of-Way Acquisition -

Mr. Rickard informed the Council that the City is under contract with Universal Field Services to provide right-of-way acquisition support services for the SW 11th and SW 12 Street improvements that will be made by the Deer Meadows developer. Prior to the City's purchase of two portions of property, the current land owner's lender is requiring a before and after appraisal report. Therefore, the costs of UFC services for the appraisal and extra work will incur an additional increase estimated at \$8,242.48.

Discussion ensued.

Council Member Peterson made a motion to authorize the City Administrator to sign Agreement Supplement No. 1 with Universal Field Services, IC. for a new contract amount of \$18,160.93 plus escrow and incidental costs required to close the transaction between the City and Huett's. Second by Member Cleveland and the motion passed 6-0.

Action: 5.03 AB 23121 - Washington Secretary of State Organize the File Room Grant -

Mr. Carleton informed the Council that the City would like to apply for the Organize the File Room grant to provide the City with part time staff to assist in archiving paper documents as well as needed supplies.

Council Member Williams made a motion to adopt Resolution #23-031 which supports grant application to the Secretary of State Public Records Grant program for an intern and associated supplies to assist with public record projects. Second by Member Schermann and the motion passed 6-0.

Action: 5.04 AB 23122 - Drinking Water/Hydration Station Policy -

Mr. Rizzitiello informed the Council that the City has been working to add hydration stations to numerous park locations and public places within the City. The City has been working with the Walla Walla Valley Blue Zones to create a policy and become Blue Zones certified.

Discussion ensued.

Council Member Schermann made a motion to adopt Resolution #23-032 creating a hydrations station administrative policy for public spaces in the City. Second by Member Espinoza and the motion passed 6-0.

Action: 5.05 AB 23123 - IT/Network Services Agreement - Price Computers -

Mr. Rizzitiello informed the Council that IMESD gave notice to the City that they would no longer be providing service to the City after June 30, 2023. The City advertised for a request for quotes for Managed Information Technology (IT) Services and to create an IT position. The City received four proposals, three on time and one past the due date. The selected Price Computers LLC. Mr. Carleton presented the cost estimate for Price Computers LLC. Ms. Culwell informed the Council that she worked with the City's Risk Manager in reviewing the Price Computers proposed agreement and made suggested edits to the agreement to reflect the City's desired services. Ms. Culwell also reported that as of this afternoon, Price Computers LLC. has agreed to the proposed language changes with the exception of a notice of price increase.

Discussion ensued.

Council Member Jessup made a motion to authorize the City Administrator or Mayor to execute agreement with Price Computers LLC for IT/Network services upon approval by City Attorney, Risk manager, and Finance Director. Second by Member Peterson and the motion passed 6-0.

6. Administrative Reports - None**7. Informational Reports** - None**8. Executive Session** - None**9. Closing Items.**Discussion, Information: 9.01 Good of the Order?

Mayor Hernández informed the Council that it is important that there is a quorum at the May 23, 2023 council meeting. Mr. Rizzitiello informed the Council that the City that Washington State Treasurers Office has concluded their review of the Tax Increment Financing (TIF) study and has approved. The deadline to submit the TIF District is at the end of May and the TIF District ordinance will be going before Council for approval at the May 23, 2023 council meeting.

Mayor Hernández also informed the Council that the re-election filing dates are May 15th through May 19th, 2023.

Discussion ensued.

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Espinoza made a motion to conclude the meeting at 7:44 PM. Second by Member Williams and with no objection, the meeting concluded.

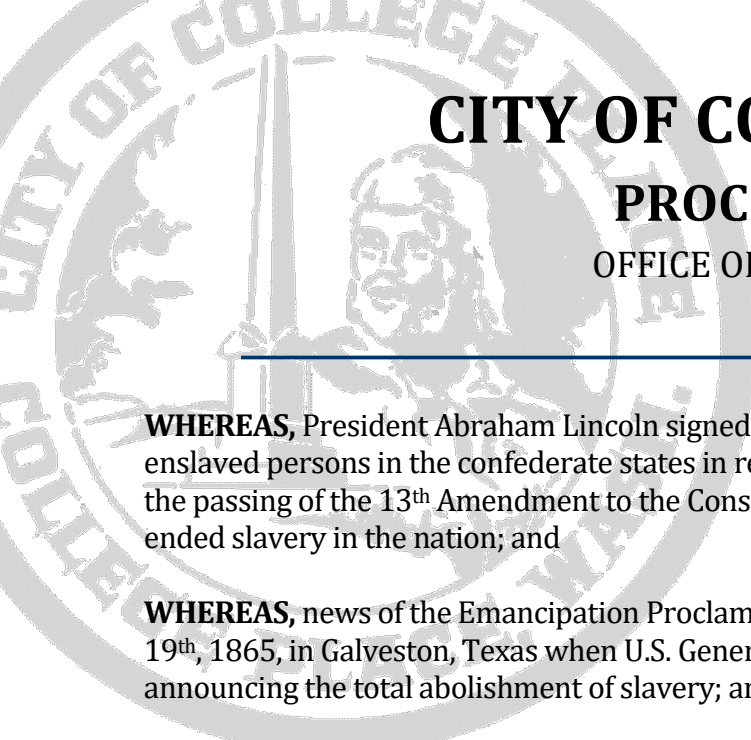
Approved:

Norma L. Hernández – Mayor

Attest:

Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the City Council meeting that occurred May 9, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.



CITY OF COLLEGE PLACE

PROCLAMATION

OFFICE OF THE MAYOR

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation, declaring that all enslaved persons in the confederate states in rebellion free as of January 1st, 1863, paving the way for the passing of the 13th Amendment to the Constitution of the United States of America which formally ended slavery in the nation; and

WHEREAS, news of the Emancipation Proclamation was delayed some two and one half years, to June 19th, 1865, in Galveston, Texas when U.S. General Gordon Granger read "General Order No. 3" announcing the total abolishment of slavery; and

WHEREAS, President Joe Biden signed legislation establishing Juneteenth as a federal holiday in 2021, creating the first new federal holiday established since Martin Luther King, Jr.'s birthday was approved in 1983; and

WHEREAS, thus June 19th has a special meaning to African-Americans, and is called "JUNETEENTH" combining the words June and Nineteenth and has been celebrated by the African-American community for over 150 years; and

WHEREAS, the African-American community in the City of College Place has made significant contributions to the history and quality of life within the City, Walla Walla Valley, State, and Nation; and

NOW THEREFORE,

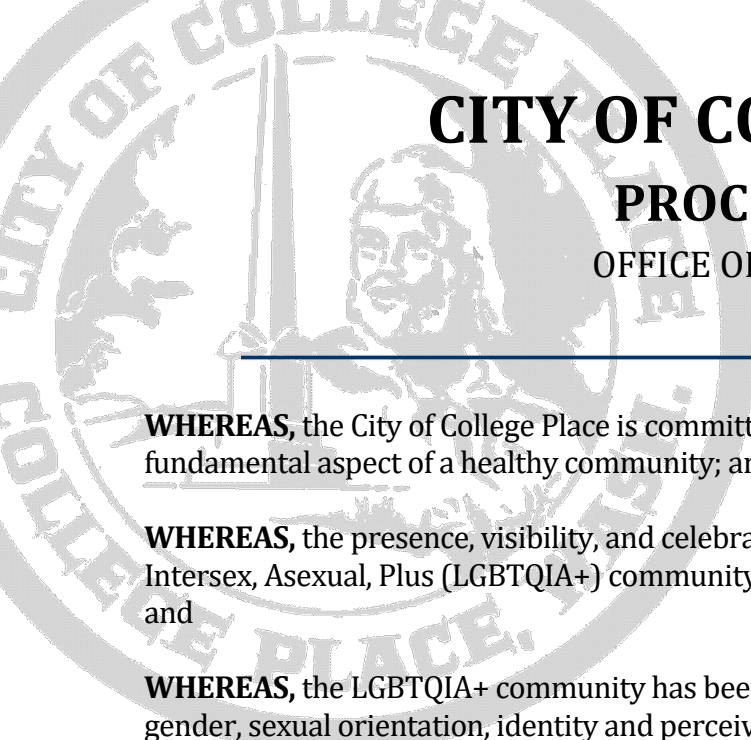
I, Norma L. Hernandez, Mayor of the City of College Place, Washington, do hereby proclaim June 19th, 2023 as

Juneteenth Day

In the City of College Place, Washington, and urge all residents to participate in the Walla Walla Valley Juneteenth Jubilee put on by Color Our Community on Awareness in Washington Park from 9 AM to 4 PM on June 17th, 2023 become more aware of the significance of this celebration in U.S. American History and in the heritage of our nation, valley, and City.

Given under my hand and seal as Mayor of the City of College Place, Washington, this 23rd day of May, 2023.

Norma L. Hernandez, Mayor



CITY OF COLLEGE PLACE

PROCLAMATION

OFFICE OF THE MAYOR

WHEREAS, the City of College Place is committed to diversity, equity, inclusion, and mutual respect as a fundamental aspect of a healthy community; and

WHEREAS, the presence, visibility, and celebration of the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, Plus (LGBTQIA+) community enhances the quality of life in the City of College Place; and

WHEREAS, the LGBTQIA+ community has been the target of discrimination and violence based on gender, sexual orientation, identity and perceived identity, which conflicts with core values as a community; and

WHEREAS, LGBTQIA+ rights are human rights; and

WHEREAS, the City of College Place strives to be a welcoming and safe place where people, families, and institutions thrive and the contributions of all are celebrated and valued;

NOW THEREFORE,

I, Norma L. Hernandez, Mayor of the City of College Place, Washington, do hereby proclaim June 2023 as

LGBTQIA+ PRIDE MONTH

Given under my hand and seal as Mayor of the City of College Place, Washington, this 23rd day of May, 2023.

Norma L. Hernandez, Mayor

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1527

68th Legislature
2023 Regular Session

Passed by the House April 14, 2023
Yeas 72 Nays 24

**Speaker of the House of
Representatives**

Passed by the Senate April 10, 2023
Yeas 49 Nays 0

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1527** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

**Secretary of State
State of Washington**

HOUSE BILL 1527

AS AMENDED BY THE SENATE

Passed Legislature - 2023 Regular Session

State of Washington

68th Legislature

2023 Regular Session

By Representatives Wylie, Sandlin, Duerr, Barnard, Connors, Chapman, Waters, Springer, Harris, and Gregerson; by request of State Treasurer

Read first time 01/23/23. Referred to Committee on Finance.

1 AN ACT Relating to making technical corrections to the local tax
2 increment financing program under chapter 39.114 RCW by applying the
3 definition of real property to ensure private investments made on
4 state and local government-owned land are included in the increment
5 value, ensuring that the relocation and construction of a government-
6 owned facility is included as an eligible project, ensuring that
7 acquisition costs include appurtenant rights, providing clarification
8 to definitions of increment value and tax allocation base value for
9 consistency with current law, clarifying notice requirements for the
10 creation of a tax increment area, and creating consistency with
11 current law for add-on levies codified in RCW 84.55.010; amending RCW
12 39.114.010, 39.114.020, 39.114.040, 39.114.050, 84.55.020, and
13 84.55.030; and declaring an emergency.

14 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

15 **Sec. 1.** RCW 39.114.010 and 2021 c 207 s 1 are each amended to
16 read as follows:

17 The definitions in this section apply throughout this chapter
18 unless the context clearly requires otherwise.

19 (1) "Assessed value of real property" means the valuation of
20 taxable real property as placed on the last completed assessment roll
21 prepared pursuant to Title 84 RCW.

1 (2) "Increment area" means the geographic area within which
2 regular property tax revenues are to be apportioned to pay public
3 improvement costs, as authorized under this chapter.

4 (3) "Increment value" means 100 percent of any increase in the
5 true and fair value of real property in an increment area that is
6 placed on the tax rolls after the increment area (~~(is created)~~) takes
7 effect. The increment value shall not be less than zero.

8 (4) "Local government" means any city, town, county, port
9 district, or any combination thereof.

10 (5) "Ordinance" means any appropriate method of taking
11 legislative action by a local government, including a resolution
12 adopted by a port district organized under Title 53 RCW.

13 (6) "Public improvement costs" means the costs of:

14 (a) Design, planning, acquisition, required permitting, required
15 environmental studies and mitigation, seismic studies or surveys,
16 archaeological studies or surveys, land surveying, site acquisition,
17 including appurtenant rights and site preparation, construction,
18 reconstruction, rehabilitation, improvement, expansion, and
19 installation of public improvements, and other directly related
20 costs;

21 (b) Relocating, maintaining, and operating property pending
22 construction of public improvements;

23 (c) Relocating utilities as a result of public improvements;

24 (d) Financing public improvements, including capitalized interest
25 for up to six months following completion of construction, legal and
26 other professional services, taxes, insurance, principal and interest
27 costs on general indebtedness issued to finance public improvements,
28 and any necessary debt service reserves;

29 (e) Expenses incurred in revaluing real property for the purpose
30 of determining the tax allocation base value by a county assessor
31 under chapter 84.41 RCW and expenses incurred by a county treasurer
32 under chapter 84.56 RCW in apportioning the taxes and complying with
33 this chapter and other applicable law. For purposes of this
34 subsection (6)(e), "expenses incurred" means actual staff and
35 software costs directly related to the implementation and ongoing
36 administration of increment areas under this chapter; and

37 (f) Administrative expenses and feasibility studies reasonably
38 necessary and related to these costs, including related costs that
39 may have been incurred before adoption of the ordinance authorizing

1 the public improvements and the use of tax increment financing to
2 fund the costs of the public improvements.

3 (7) "Public improvements" means:

4 (a) Infrastructure improvements owned by a state or local
5 government within or outside of and serving the increment area (~~that~~
6 ~~include~~) and real property owned or acquired by a local government
7 within the increment area including:

8 (i) Street and road construction;

9 (ii) Water and sewer system construction, expansion, and
10 improvements;

11 (iii) Sidewalks and other nonmotorized transportation
12 improvements and streetlights;

13 (iv) Parking, terminal, and dock facilities;

14 (v) Park and ride facilities or other transit facilities;

15 (vi) Park and community facilities and recreational areas;

16 (vii) Stormwater and drainage management systems;

17 (viii) Electric, broadband, or rail service;

18 (ix) Mitigation of brownfields; or

19 (b) Expenditures for any of the following purposes:

20 (i) Purchasing, rehabilitating, retrofitting for energy
21 efficiency, and constructing housing for the purpose of creating or
22 preserving long-term affordable housing;

23 (ii) Purchasing, rehabilitating, retrofitting for energy
24 efficiency, and constructing child care facilities serving children
25 and youth that are low-income, homeless, or in foster care;

26 (iii) Providing maintenance and security for the public
27 improvements; (~~or~~)

28 (iv) Historic preservation activities authorized under RCW
29 35.21.395; or

30 (v) Relocation and construction of a government-owned facility,
31 with written permission from the agency owning the facility and the
32 office of financial management.

33 (8) "Real property" means:

34 (a) Real property as defined in RCW 84.04.090; and

35 (b) Privately owned or used improvements located on publicly
36 owned land that are subject to property taxation or leasehold excise
37 tax.

38 (9) "Regular property taxes" means regular property taxes as
39 defined in RCW 84.04.140, except: (a) Regular property taxes levied
40 by port districts or public utility districts to the extent necessary

1 for the payments of principal and interest on general obligation
2 debt; and (b) regular property taxes levied by the state for the
3 support of the common schools under RCW 84.52.065. Regular property
4 taxes do not include excess property tax levies that are exempt from
5 the aggregate limits for junior and senior taxing districts as
6 provided in RCW 84.52.043. "Regular property taxes" does not include
7 excess property taxes levied by local school districts.

8 ~~((+9))~~ (10) "Tax allocation base value" means the assessed value
9 of real property located within an increment area for taxes imposed
10 in the year in which the increment area ~~((is first designated))~~ takes
11 effect.

12 ~~((+10))~~ (11) "Tax allocation revenues" means those revenues
13 derived from the imposition of regular property taxes on the
14 increment value.

15 ~~((+11))~~ (12) "Taxing district" means a governmental entity that
16 levies or has levied for it regular property taxes upon real property
17 located within a proposed or approved increment area.

18 **Sec. 2.** RCW 39.114.020 and 2021 c 207 s 2 are each amended to
19 read as follows:

20 (1) A local government may designate an increment area under this
21 chapter and use the tax allocation revenues to pay public improvement
22 costs, subject to the following conditions:

23 (a) The local government must adopt an ordinance designating an
24 increment area within its boundaries and describing the public
25 improvements proposed to be paid for, or financed with, tax
26 allocation revenues;

27 (b) The local government may not designate increment area
28 boundaries such that the entirety of its territory falls within an
29 increment area;

30 (c) The increment area may not have an assessed valuation of more
31 than \$200,000,000 or more than 20 percent of the sponsoring
32 jurisdiction's total assessed valuation, whichever is less, when the
33 ordinance is passed. If a sponsoring jurisdiction creates two
34 increment areas, the total combined assessed valuation in both of the
35 two increment areas may not equal more than \$200,000,000 or more than
36 20 percent of the sponsoring jurisdiction's total assessed valuation,
37 whichever is less, when the ordinances are passed creating the
38 increment areas;

1 (d) A local government can create no more than two active
2 increment areas at any given time and they may not physically overlap
3 by including the same land in more than one increment area at any
4 time;

5 (e) The ordinance must set a sunset date for the increment area,
6 which may be no more than 25 years after the first year in which tax
7 allocation revenues are collected from the increment area;

8 (f) The ordinance must identify the public improvements to be
9 financed and indicate whether the local government intends to issue
10 bonds or other obligations, payable in whole or in part, from tax
11 allocation revenues to finance the public improvement costs, and must
12 estimate the maximum amount of obligations contemplated;

13 (g) The ordinance must provide that the increment area takes
14 effect on June 1st following the adoption of the ordinance in (a) of
15 this subsection;

16 (h) The sponsoring jurisdiction may not add additional public
17 improvements to the project after adoption of the ordinance creating
18 the increment area or change the boundaries of the increment area.
19 The sponsoring jurisdiction may expand, alter, or add to the original
20 public improvements when doing so is necessary to assure the
21 originally approved improvements can be constructed or operated;

22 (i) The ordinance must impose a deadline by which commencement of
23 construction of the public improvements shall begin, which deadline
24 must be at least five years into the future and for which extensions
25 shall be made available for good cause; and

26 (j) The local government must make a finding that:

27 (i) The public improvements proposed to be paid or financed with
28 tax allocation revenues are expected to encourage private development
29 within the increment area and to increase the assessed value of real
30 property within the increment area;

31 (ii) Private development that is anticipated to occur within the
32 increment area as a result of the proposed public improvements will
33 be permitted consistent with the permitting jurisdiction's applicable
34 zoning and development standards;

35 (iii) The private development would not reasonably be expected to
36 occur solely through private investment within the reasonably
37 foreseeable future without the proposed public improvements; and

38 (iv) The increased assessed value within the increment area that
39 could reasonably be expected to occur without the proposed public
40 improvements would be less than the increase in the assessed value

1 estimated to result from the proposed development with the proposed
2 public improvements.

3 (2) In considering whether to designate an increment area, the
4 legislative body of the local government must prepare a project
5 analysis that shall include, but need not be limited to, the
6 following:

7 (a) A statement of objectives of the local government for the
8 designated increment area;

9 (b) A statement as to the property within the increment area, if
10 any, that the local government may intend to acquire;

11 (c) The duration of the increment area;

12 (d) Identification of all parcels to be included in the area;

13 (e) A description of the expected private development within the
14 increment area, including a comparison of scenarios with the proposed
15 public improvements and without the proposed public improvements;

16 (f) A description of the public improvements, estimated public
17 improvement costs, and the estimated amount of bonds or other
18 obligations expected to be issued to finance the public improvement
19 costs and repaid with tax allocation revenues;

20 (g) The assessed value of real property listed on the tax roll as
21 certified by the county assessor under RCW 84.52.080 from within the
22 increment area and an estimate of the increment value and tax
23 allocation revenues expected to be generated;

24 (h) An estimate of the job creation reasonably expected to result
25 from the public improvements and the private development expected to
26 occur in the increment area; and

27 (i) An assessment of any impacts and any necessary mitigation to
28 address the impacts identified on the following:

29 (i) Affordable and low-income housing;

30 (ii) The local business community;

31 (iii) The local school districts; and

32 (iv) The local fire service.

33 (3) The local government may charge a private developer, who
34 agrees to participate in creating the increment area, a fee
35 sufficient to cover the cost of the project analysis and establishing
36 the increment area, including staff time, professionals and
37 consultants, and other administrative costs related to establishing
38 the increment area.

39 (4) Nothing in this section prohibits a local government from
40 entering into an agreement under chapter 39.34 RCW with another local

1 government for the administration or other activities related to tax
2 increment financing authorized under this section.

3 (5) If the project analysis indicates that an increment area will
4 impact at least 20 percent of the assessed value in a fire protection
5 district or regional fire protection service authority, or the fire
6 service agency's annual report demonstrates an increase in the level
7 of service directly related to the increment area, the local
8 government must negotiate a mitigation plan with the fire protection
9 district or regional fire protection service authority to address
10 level of service issues in the increment area.

11 (6) The local government may reimburse the assessor and treasurer
12 for their costs as provided in RCW 39.114.010(6)(e).

13 (7) Prior to the adoption of an ordinance authorizing creation of
14 an increment area, the local government must:

15 (a) Hold at least two public briefings for the community solely
16 on the tax increment project that include the description of the
17 increment area, the public improvements proposed to be financed with
18 the tax allocation revenues, and a detailed estimate of tax revenues
19 for the participating local governments and taxing districts,
20 including the amounts allocated to the increment public improvements.
21 The briefings must be announced at least two weeks prior to the date
22 being held, including publishing in a legal newspaper of general
23 circulation and posting information on the local government website
24 and all local government social media sites; and

25 (b) Submit the project analysis to the office of the treasurer
26 for review and consider any comments that the treasurer may provide
27 upon completion of their review of the project analysis as provided
28 under this subsection. The treasurer must complete the review within
29 90 days of receipt of the project analysis and may consult with other
30 agencies and outside experts as necessary. Upon completing their
31 review, the treasurer must promptly provide to the local government
32 any comments regarding suggested revisions or enhancements to the
33 project analysis that the treasurer deems appropriate based on the
34 requirements in subsection (2) of this section.

35 **Sec. 3.** RCW 39.114.040 and 2021 c 207 s 4 are each amended to
36 read as follows:

37 The local government designating the increment area must:

38 (1) Publish notice in a legal newspaper of general circulation
39 within the jurisdiction of the local government at least two weeks

1 before the date on which the ordinance authorizing creation of an
2 increment area is adopted that describes the public improvements,
3 describes the boundaries of the increment area, and identifies the
4 location and times where the ordinance and other public information
5 concerning the public improvement may be inspected; and

6 (2) Deliver a certified copy of the adopted ordinance to the
7 county treasurer, the county assessor, and the governing body of each
8 taxing district within which the increment area is located at the
9 respective addresses specified pursuant to RCW 42.56.040 within 10
10 days of the date on which the ordinance was adopted.

11 **Sec. 4.** RCW 39.114.050 and 2021 c 207 s 5 are each amended to
12 read as follows:

13 Apportionment of taxes shall be as follows:

14 (1) Commencing in the calendar year immediately following the
15 ~~((passage of the ordinance))~~ calendar year in which the increment
16 area takes effect in accordance with RCW 39.114.020, the county
17 treasurer shall distribute receipts from regular property taxes
18 imposed on real property located in the increment area as follows:

19 (a) Each taxing district shall receive that portion of its
20 regular property taxes produced by the rate of tax levied by or for
21 the taxing district on the tax allocation base value for that
22 increment area;

23 (b) The local government that designated the increment area shall
24 be entitled to receive an additional amount equal to the amount
25 derived from the regular property taxes levied by or for each taxing
26 district upon the increment value within the increment area. The
27 local government that designated the increment area shall receive no
28 more than is needed to pay or repay costs directly associated with
29 the public improvements identified in the approved ordinance and may
30 agree to receive less than the full amount of this portion, as long
31 as bond debt service, reserve, and other bond covenant requirements
32 are satisfied, in which case the balance of these tax receipts shall
33 be allocated to the taxing districts that imposed regular property
34 taxes, or have regular property taxes imposed for them, in the
35 increment area for collection that year in proportion to their
36 regular tax levy rates for collection that year. The local government
37 may request that the treasurer transfer this additional portion of
38 the property taxes to its designated agent. The portion of the tax
39 receipts distributed to the local government or its agent under this

1 subsection (1)(b) may only be expended to finance public improvement
2 costs associated with the public improvements financed in whole or in
3 part by tax increment financing; and

4 (c) This section shall not apply to any receipts from the regular
5 property taxes levied by:

6 (i) The state for the support of the common schools under RCW
7 84.52.065;

8 (ii) Local school district excess levies; and

9 (iii) Port districts or public utility districts specifically for
10 the purpose of making required payments of principal and interest or
11 general indebtedness.

12 (2) The apportionment of tax allocation revenues must cease when
13 the taxing district certifies to the county assessor in writing that
14 tax allocation revenues are no longer necessary or obligated to pay
15 public improvement costs, but in no event shall the apportionment of
16 tax allocation revenues continue beyond the sunset date established
17 pursuant to RCW 39.114.020(1)(e). Any excess tax allocation revenues
18 and earnings on the tax allocation revenues remaining at the time the
19 apportionment of tax receipts terminates must be returned to the
20 county treasurer and distributed to the taxing districts that imposed
21 regular property taxes, or had regular property taxes imposed for it,
22 in the increment area for collection that year, in proportion to the
23 rates of their regular property tax levies for collection that year.

24 (3) The apportionment and distribution of portions of the regular
25 property taxes levied by or for each taxing district upon the
26 increment value within the increment area pursuant to and subject to
27 the requirements of this chapter is declared to be a public purpose
28 of and benefit each such taxing district.

29 (4) The apportionment and distribution of portions of the regular
30 property taxes levied by or for each taxing district upon the
31 increment value within the increment area pursuant to this section
32 shall not affect or be deemed to affect the rate of taxes levied by
33 or within any such taxing district or the consistency of any such
34 levies with the uniformity requirement of Article VII, section 1 of
35 the state Constitution.

36 (5)(a) For a local government having a designated increment area
37 under this chapter as of the effective date of this section, the
38 county assessor must adjust the tax allocation base value for that
39 increment area to include the assessed value of any privately owned
40 improvements located on publicly owned land for taxes imposed in the

1 year in which the increment area was first designated. However, no
2 adjustment is required if the increment area does not include any
3 privately owned improvements located on publicly owned land subject
4 to property taxation as of the date the increment area became
5 effective.

6 (b) The adjusted tax allocation base value under this subsection
7 (5) does not impact any apportionment and distribution under this
8 section occurring in calendar years before calendar year 2024.

9 **Sec. 5.** RCW 84.55.020 and 2014 c 4 s 3 are each amended to read
10 as follows:

11 Notwithstanding the limitation set forth in RCW 84.55.010, the
12 first levy for a taxing district created from consolidation of
13 similar taxing districts must be set so that the regular property
14 taxes payable in the following year do not exceed the limit factor
15 multiplied by the sum of the amount of regular property taxes
16 lawfully levied for each component taxing district in the highest of
17 the three most recent years in which such taxes were levied for such
18 district plus the additional dollar amount calculated by multiplying
19 the regular property tax rate of each component district for the
20 preceding year by the increase in assessed value in each component
21 district resulting from:

22 (1) New construction;

23 (2) Increases in assessed value due to construction of wind
24 turbine, solar, biomass, and geothermal facilities, if such
25 facilities generate electricity and the property is not included
26 elsewhere under this section for purposes of providing an additional
27 dollar amount. The property may be classified as real or personal
28 property;

29 (3) Improvements to property; ~~((and))~~

30 (4) Any increase in the assessed value of state-assessed
31 property; and

32 (5) Any increase in the assessed value of real property, as
33 defined in RCW 39.114.010, within an increment area as designated by
34 any local government under RCW 39.114.020 if the increase is not
35 included elsewhere under this section. This subsection does not apply
36 to levies by the state or by port districts and public utility
37 districts for the purpose of making required payments of principal
38 and interest on general indebtedness.

1 **Sec. 6.** RCW 84.55.030 and 2014 c 4 s 4 are each amended to read
2 as follows:

3 For the first levy for a taxing district following annexation of
4 additional property, the limitation set forth in RCW 84.55.010 must
5 be increased by an amount equal to the aggregate assessed valuation
6 of the newly annexed property as shown by the current completed and
7 balanced tax rolls of the county or counties within which such
8 property lies, multiplied by the dollar rate that would have been
9 used by the annexing unit in the absence of such annexation, plus the
10 additional dollar amount calculated by multiplying the regular
11 property tax levy rate of that annexing taxing district for the
12 preceding year by the increase in assessed value in the annexing
13 district resulting from:

14 (1) New construction;

15 (2) Increases in assessed value due to construction of wind
16 turbine, solar, biomass, and geothermal facilities, if such
17 facilities generate electricity and the property is not included
18 elsewhere under this section for purposes of providing an additional
19 dollar amount. The property may be classified as real or personal
20 property;

21 (3) Improvements to property; ~~((and))~~

22 (4) Any increase in the assessed value of state-assessed
23 property; and

24 (5) Any increase in the assessed value of real property, as
25 defined in RCW 39.114.010, within an increment area as designated by
26 any local government in RCW 39.114.020 if the increase is not
27 included elsewhere under this section. This subsection does not apply
28 to levies by the state or by port districts or public utility
29 districts for the purpose of making required payments of principal
30 and interest on general indebtedness.

31 NEW SECTION. **Sec. 7.** This act is necessary for the immediate
32 preservation of the public peace, health, or safety, or support of
33 the state government and its existing public institutions, and takes
34 effect immediately.

--- END ---

**COLLEGE PLACE
STONE CREEK & DOWNTOWN DEVELOPMENT
TAX INCREMENT FINANCING (TIF)
PROJECT ANALYSIS**



February 1, 2023

ACKNOWLEDGEMENTS

This Project Analysis was prepared for the City of College Place by Stowe Development & Strategies, LLC in association with ECONorthwest (SDS/ECO team).

The Project Analysis represents a thorough and comprehensive evaluation of a future Tax Increment Financing program and establishment of a Tax Increment Area for a significant development opportunity in the Stone Creek and Downtown areas. The production of this report would not have been possible without the participation, collaboration, and guidance of the following individuals and groups.

College Place Mayor & City Council

- Mayor Norma Hernandez
- Councilmember Paul Jessup
- Councilmember Michael Cleveland
- Councilmember Tito Espinoza
- Councilmember Loren Peterson
- Councilmember Melodie Williams
- Councilmember Heather Schermann
- Councilmember Monica Boyle

City of College Place Staff

- Mike Rizzitiello, City Administrator
- Rea Culwell, City Attorney
- Brian Carleton, Finance Director
- Jon Rickard, Community Development Director
- Robert McAndrews, Public Works Director

Tax Increment Financing Consultants

- Bob Stowe, Stowe Development & Strategies (TIF Project Manager)
- Morgan Shook, ECONorthwest

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About College Place:

The City of College Place is located in the Walla Walla Valley of Southeastern Washington State adjacent to the City of Walla Walla. The City incorporated on January 19, 1946 and has a Strong Mayor form of government. College Place is a full service municipality providing police, fire, ambulance, community development, public works, and a host of other services with 55 staff members.

The City has 9,902 residents and is anchored by Walla Walla University, a Seventh-Day Adventist Higher Education Institution. The City also features a public K-12 and Seventh-Day Adventist K-12 School Systems. The City has a Downtown Business District focused around College Avenue as well as big box commercial districts located near Myra Rd, State Route 125 and Meadowbrook Blvd.

Figure1: College Ave./Walla Walla University



Source: City of College Place, 2023

Introduction/Summary

This Project Analysis explains in detail the proposed Tax Increment Area designation of Stone Creek and Downtown, public improvement projects, envisioned private development, and associated tax increment revenue to fund the public improvement projects.

Highlights

- **\$18.9M Total Public Infrastructure – \$8.186M TIF Funded**
 - \$9.1M Mojonier Road - **\$4.3M TIF funded**
 - \$7.1M new East-West road - **\$1.936M TIF funded**
 - \$1.1M new traffic signals at College Ave/new East-West road - **\$550,000 TIF funded**
 - \$1.4M 3-4 parking lots downtown - **\$1.4M TIF funded**
- **Up to \$17M of TIF increment Property Tax Revenue at Full Build-Out Over 25 Years**
 - Baseline (Most Aggressive): \$17,020,000
 - Alternative1 (Most Likely): \$13,850,000
 - Alternative 2: \$9,180,000
- **Private Development at Build-Out:**
 - 829 residential units (200 senior housing)
 - One 200 room hotel
 - 280,000 SF of commercial development
- **\$414M Market Value of Private Development at Build-Out**
- **\$21.7M Additional Tax Revenue**
- **1130 Temporary Construction Jobs**
- **270 Ongoing Jobs**

Tax Increment Financing (TIF) is a powerful economic development tool adopted into law in Washington State in 2021. The Washington state legislature created the TIF authority through House Bill 1189 (now codified as chapter 39.114, Revised Code of Washington (RCW)) for a city, county, or port district to designate a geographical area within the jurisdiction as a tax increment area (TIA). The increment property tax revenue funds the public infrastructure needed by private development in the TIA. Jurisdictions throughout the United States use TIFs to promote economic development.

In general, our State's TIF is a financing option which allows a city, county, or port to fund publicly-owned infrastructure determined necessary to encourage private development within a TIA. As private development occurs as a result of the public agency's investment in public improvements, property values rise, and the public agency uses the newly generated property tax dollars to pay for the public improvements. After the costs are paid, the public agency retires the TIA. Sponsoring jurisdictions identify TIAs and the public infrastructure, including costs of construction by ordinance. The sponsoring jurisdiction may incur debt through bond issuance to secure financing to make public improvements in the TIA.

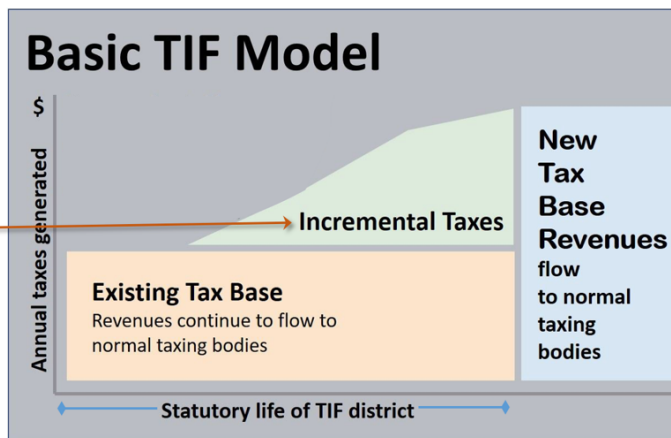
Figure 2: TIF Model

Generally, TIF captures property taxes generated from the increased assessed valuation on the site that results from private development following infrastructure investment.

Washington State TIF law excludes State property tax and voter approved school levies.

Revenues from **REGULAR** property taxes assessed against the **Increment Value** only, are captured:

- ✓ To pay "public improvement costs"
- ✓ To **repay bonds** issued for "public improvements"



Source: Stowe Development & Strategies, 2023

Statutory limits on TIF

- No more than two active increment areas per sponsoring jurisdiction, which cannot overlap, and cannot be changed.
- Increment areas may not total more than \$200 million in assessed valuation, or more than 20% of the total assessed valuation of the sponsoring jurisdiction, whichever is less.
- Once public improvements are identified, additional public improvements cannot be TIF financed.
- Construction of public improvements must begin within 5 years following adoption of the TIF ordinance (with an ability to extend for good cause).
- Sponsoring jurisdiction may only receive TIF revenues for the time period necessary to pay for the public improvements.
- TIA must be retired no more than 25 years after the adoption of the ordinance.

Risks

Because increased tax revenue is generated after a local government begins construction on public infrastructure and after private development occurs, using TIF is risky. Understanding and accepting a certain level of risk is important as the City will be obligated for the repayment of any bond debt that is issued for the infrastructure improvements, regardless if the projected private development and property tax materialize. Sponsoring jurisdictions must evaluate risks associated with TIF. The two main risks are: 1) expected private development does not occur; occurs slower than expected; and/or, the type of development and its magnitude is less than expected, and, 2)

cost for infrastructure improvements is higher than projected. These risks impact the expected TIF revenues and/or the public infrastructure improvements cost. If revenues are not sufficient to cover the cost, the sponsoring jurisdiction must then use other sources of revenue to pay for the public infrastructure. A mitigation plan may alleviate some risks. Other risks include over-investment of infrastructure, or building infrastructure, which isn't necessary for development to occur, resulting in loss of tax dollars that could have been used for other public purposes. Local governments can guard against and potentially avoid over-investing and under-development by carefully evaluating the local market conditions and analyzing the But-For requirement. Utilized correctly, growth and development in a TIA will pay for the infrastructure investments that encouraged it.

A risk and mitigation plan is included in this Project Analysis.

Other Revenues and Options

This Project Analysis also examines other anticipated revenues from the projected private development, including sales tax on construction and ongoing sales tax. Additionally, we examine sequencing appropriate infrastructure improvements with multiple bond issues over time (e.g., 5-year period) as well as structuring debt service to align with projected property tax revenues generated to better manage risks. Following TIA adoption, the City has multiple levers to direct a successful project utilizing TIA generated revenues and safeguarding its other resources. These options include amount of debt issued and when to issue debt based upon expected private development type and scale, as well as refinement of infrastructure cost estimates.

Private development interest and anticipated interest rates will drive the City's actions; the City can proceed with the development plan identified here, or, because the City has up to five years after passing the TIF ordinance, may modify it as conditions may change. The City could choose not to issue any debt, especially if development interest substantially changes to a very low level or the cost of debt is too high. The City could use a pay-as-you-go strategy for the infrastructure, however, doing so will likely delay the timing and reduce the scale of the private development. Finally, the City could also rescind or retire the TIA by ordinance prior to incurring debt.

Planning

The City of College Place has been planning the Stone Creek and Downtown area development for many years. Stone Creek area planning dates back to the early 2000s when the land was brought into the College Place Urban Growth area. The City annexed the area in 2018. The Stone Creek area (SW Mojonner Road, East-West Road, and intersection of College Avenue & East-West Road) has been slated for a mix of residential and commercial development as was expounded upon in the 2018 Comprehensive Plan. Likewise, the vision for College Avenue as a mixed-use Downtown corridor can also be traced in the City's 2018 Comprehensive Plan and the 2018 City adopted College Avenue Design Standards and Guidelines which can be found at: https://www.cpwa.us/departments/planning/design_standards.php

Figure 3: Comprehensive Plan Meeting



Public development projects which would support private development of the Stone Creek area have existed in the City's Comprehensive Plan and Capital Facilities Plan for several years.

Infrastructure Needs

To spur and support the envisioned private development within the Stone Creek and Downtown TIA, a public infrastructure investment of **\$8,186,000 from TIF** is needed. The proposed improvements will correct inadequate infrastructure, provide regional transportation benefits, and support the envisioned private development. Four projects were identified as candidates to be supported by TIF because they were unlikely to be built by any single development and may take over a decade to complete, if at all. Proactively building the infrastructure will serve the City's development vision.

Mojonnier Road

Cost: \$9.3 million

TIF is proposed to fund **\$4, 300,000 of improvements to Mojonner Road**, with the balance coming from Federal earmark funds (already received), and expected State earmark funds. The current condition of this road is inadequate to support additional development and traffic to and from College Place High School/Sager Middle School campuses (CPHS/Sager campuses) and the proposed future development of the Stone Creek area.

East-West Road

Cost: \$7.1 million

TIF is proposed to fund **\$1,936,000 (for new road improvements across the McKiernan Property planned for commercial development)** with the balance coming from the Stone Creek developer, College Place School District, and the City of College Place. The specific funding contributions will be determined at a later date. This new road is needed to allow circulation into the development and to connect the CPHS/Sager campuses with the eventual new intermediate school at the far west end of the East-West Road.

Signalization at College Avenue and East/West road**Cost: \$1.1 million**

TIF is proposed to fund **\$550,000 for new traffic signals at College Avenue and the proposed new East-West road** with the balance coming from the Stone Creek developer, College Place School District, and the City of College Place. The specific funding contributions will be determined at a later date. The improvements will make safer CPHS/Sager campuses ingress and egress by lining up the school parking lot entrance with the new East-West road and installing traffic controlled at the intersection. The signalization will support the increased vehicle and pedestrian traffic from the envisioned private development.

Downtown Parking Lots**Cost: \$1.4 million**

TIF is proposed to fund the **full cost of \$1,400,000 for 3 to 4 new parking lots Downtown**. City officials have cited a lack of parking in the Downtown area along College Avenue as deterring business and private investment in the Downtown. TIF funds would be used to acquire land and build 3-4 surface parking lots in the Downtown corridor likely providing up to 183 parking spaces that could be accessed by the land uses Downtown. Simultaneously, City administration plans to advance legislation for the City Council to consider reducing and/or eliminating parking requirements in the Downtown to further encourage private investment in concert with the proposed TIF improvements.

Private Development

The proposed TIA includes two development areas of Stone Creek and Downtown. The Stone Creek area is owned by two property owners. The largest area of 131 acres is owned by Lakeside Capital. McKiernan Commercial owns the other parcel of land comprising 47.5 acres. The remaining properties are owned by multiple parties in Downtown along College Avenue. Within the Stone Creek area, it is envisioned that a mixed-use development will be built that contains 829 residential units (including senior housing), a 200-room hotel, and both small and large commercial retail stores totaling 280,000 square feet. Based on discussions with the Stone Creek property owners and review of the Draft Conceptual Site Plan (see next page) created by the Stone Creek property owner/developers, SDS has developed a preliminary Base Development Scenario below for purposes of evaluating potential TIF revenues. The Baseline Development Scenario represents over \$414 million of private market value in the TIA.

Figure 4: Baseline Development Scenario

Phase 1 - North	Value Per Unit	Number of Units	Start Year	Build-Out/Years	Total Value
SF Homes - 5,200 Lot	\$676,554	130	2024	4 years	\$87,952,020
SF Homes - 7,800 Lot	\$817,148	44	2026	2 years	\$35,954,512
Sub-Total					\$123,906,532
Phase 2 - South					
Row Homes	\$448,880	50	2030	2 years	\$22,444,000
Cottage BTR	\$448,880	37	2032	2 years	\$16,608,560
SF Homes- 3850 Lot	\$524,635	24	2029	3 years	\$12,591,240
SF Homes - 5720 Lot	\$676,554	58	2030	2 years	\$39,240,132
SF Homes - 8640 Lot	\$817,148	20	2031	2 years	\$16,342,960
Sub-Total					\$107,226,892
Phase 3					
Apartments (Market)	\$225,000	176	2034	2 years	\$39,600,000
Apartments (Workforce)	\$175,000	120	2036	2 years	\$21,000,000
Sub-Total					\$60,600,000
Phase 4					
Senior Housing	\$200,000	170	2038	2 years	\$34,000,000
Sub-Total					\$34,000,000
McKiernan					
Hotel (Rooms)	\$150,000	200	2026	2 years	\$30,000,000
Retail - Large Format (SF)	\$150	200,000	2030	4 years	\$30,000,000
Retail/Restaurant (SF)	\$325	80,000	2026	10 years	\$26,000,000
Sub-Total					\$86,000,000
Downtown					
Retail/Restaurant (SF)	\$325	10,000	2024	5 years	\$3,250,000
Sub-Total					\$3,250,000
TOTAL					\$414,983,424

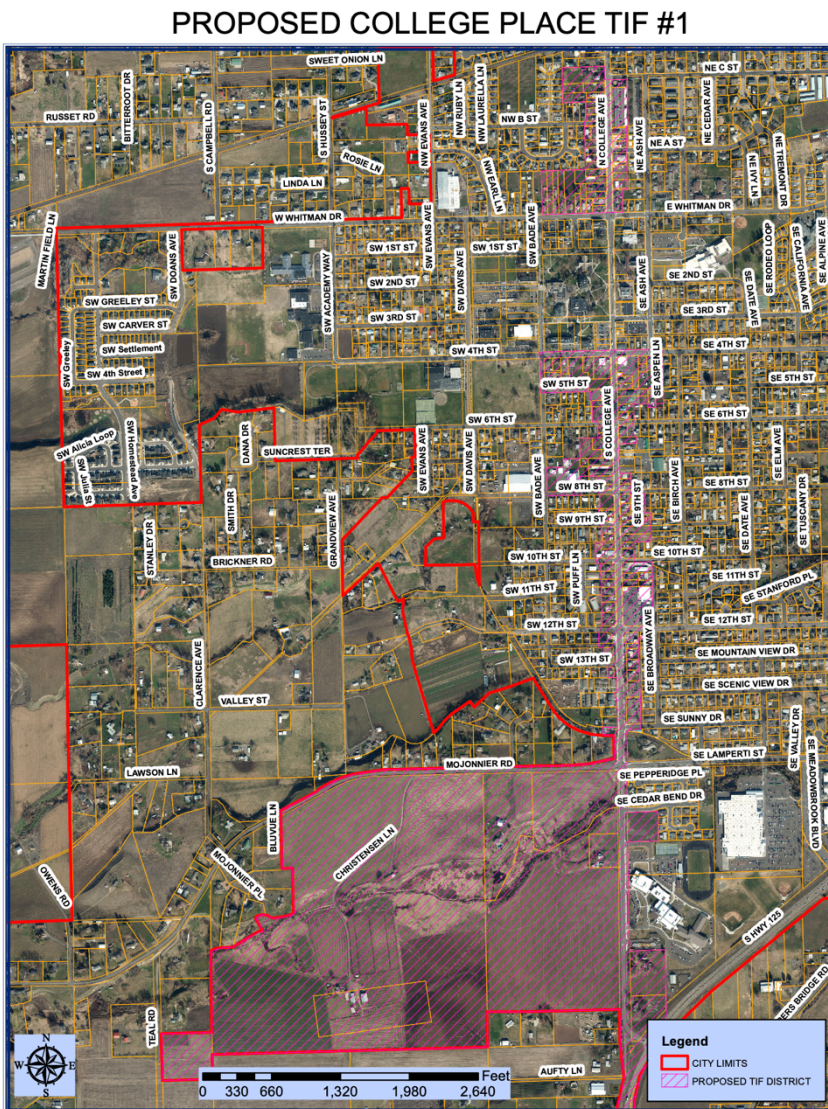
Source: Stowe Development & Strategies; Values Per Unit for Phase 1 and 2 provided by Lakeside Capital Group/John Burns Real Estate Consulting

The Base Development Scenario has been developed to help assess potential opportunities and risks within the TIA. The Baseline Development Scenario represents the most aggressive development program. Two additional development scenarios (Alternative 1 and Alternative 2) were developed as part of a sensitivity analysis to further help assess the risks and provide greater

Tax Increment Area

The TIA includes the Stone Creek and Downtown area shown below which represents approximately 258.9 acres. The assessed valuation of the TIA in 2022 for 2023 taxes is approximately \$42,835,090, well below either the \$200 million assessed valuation threshold or the 20% of the City of College Place's total assessed valuation of \$907,140,360 at \$181,428,072.¹ The TIA is 4.7% of the total City valuation. The TIA boundary was selected in part because it represents key areas that are expected to redevelop over time as the result of the infrastructure improvements funded by TIF and also reserves some capacity to form another TIA in the future provided that the assessed value of a second TIA is less than \$138,592,982.

Figure 6: Map of TIA



Source: City of College Place, 2023

¹ The Walla Walla County Assessor has not published 2023 valuations for 2024 taxes at the time of this analysis.

The below table in Figure 7 summarizes the parcel identification numbers and assessed values of properties in the TIF area.

Figure 7: Summary TIF Parcels

Parcel ID	Appraised Land Value	Appraised Improvement Value	Total Appraised Value	Parcel ID	Appraised Land Value	Appraised Improvement Value	Total Appraised Value	Parcel ID	Appraised Land Value	Appraised Improvement Value	Total Appraised Value
350601230047	\$94,410	\$155,110	\$249,520	350726523811	\$0	\$0	\$0	350736600514	\$39,900	\$132,300	\$172,200
350735602419	\$60,010	\$286,820	\$346,830	350735602514	\$65,780	\$0	\$65,780	350726523928	\$0	\$0	\$0
350726523978	\$49,140	\$271,070	\$320,210	350736600404	\$67,900	\$0	\$67,900	350735601747	\$105,500	\$0	\$105,500
350726523936	\$60,900	\$25,100	\$86,000	350736600446	\$61,670	\$291,640	\$353,310	350601230032	\$103,600	\$240,480	\$344,080
350726523821	\$61,040	\$109,780	\$170,820	350735602413	\$35,400	\$0	\$35,400	350736600445	\$77,380	\$111,810	\$189,190
350736601209	\$61,300	\$201,810	\$263,110	350735602805	\$61,080	\$240,470	\$301,550	350726523932	\$0	\$0	\$0
350602110002	\$0	\$0	\$0	350736600417	\$61,710	\$298,230	\$359,940	350735601722	\$62,070	\$298,380	\$360,450
350736601211	\$38,480	\$221,610	\$260,090	350736601213	\$32,060	\$133,840	\$165,900	350736601215	\$45,400	\$13,800	\$59,200
350725570412	\$28,400	\$130,600	\$159,000	350735602530	\$56,700	\$41,810	\$98,510	350725620001	\$28,500	\$103,500	\$132,000
350726523983	\$81,310	\$170,110	\$251,420	350735602528	\$0	\$0	\$0	350735602427	\$72,890	\$0	\$72,890
350735601746	\$211,700	\$517,800	\$729,500	350726523828	\$62,510	\$263,060	\$325,570	350735602803	\$61,080	\$247,150	\$308,230
350736600416	\$213,300	\$1,003,400	\$1,216,700	350726523935	\$0	\$247,010	\$247,010	350736601334	\$397,900	\$1,586,100	\$1,984,000
350736601321	\$59,230	\$0	\$59,230	350736600429	\$23,970	\$0	\$23,970	350735601723	\$41,300	\$312,300	\$353,600
350736580118	\$61,100	\$101,500	\$162,600	350735602420	\$47,250	\$265,310	\$312,560	350726523920	\$63,820	\$213,650	\$277,470
350736600418	\$47,960	\$201,650	\$249,610	350735602424	\$67,910	\$294,970	\$362,880	350735602808	\$61,140	\$275,910	\$337,050
350735601737	\$61,570	\$273,110	\$334,680	350736601201	\$68,310	\$154,330	\$222,640	350736600515	\$37,130	\$288,520	\$325,650
350726523919	\$63,820	\$333,100	\$396,920	350725330018	\$204,400	\$0	\$204,400	350735602521	\$46,300	\$231,200	\$277,500
350735440053	\$63,010	\$261,770	\$324,780	350725330014	\$60,940	\$217,130	\$278,070	350736580111	\$62,720	\$143,110	\$205,830
350735601708	\$61,250	\$232,110	\$293,360	350726523971	\$66,700	\$307,150	\$373,850	350736600507	\$72,700	\$154,800	\$227,500
350736601234	\$44,550	\$168,500	\$213,050	350726523918	\$64,800	\$290,840	\$355,640	350735602804	\$61,080	\$253,940	\$315,020
350735601703	\$61,200	\$274,620	\$335,820	350726523933	\$58,850	\$284,960	\$343,810	350736601237	\$64,050	\$142,550	\$206,600
350736600421	\$12,600	\$43,100	\$55,700	350736600401	\$61,350	\$97,500	\$158,850	350726523822	\$61,310	\$202,490	\$263,800
350735602525	\$106,300	\$174,500	\$280,800	350735601724	\$30,380	\$155,540	\$185,920	350726523970	\$2,030	\$0	\$2,030
350735602523	\$66,000	\$0	\$66,000	350602110005	\$0	\$0	\$0	350736601328	\$53,760	\$197,560	\$251,320
350736580115	\$42,200	\$3,000	\$45,200	350725570414	\$46,200	\$175,800	\$222,000	350736580101	\$85,600	\$1,418,000	\$1,503,600
350736601239	\$73,000	\$390,080	\$463,080	350735602802	\$64,550	\$262,480	\$327,030	350726523979	\$19,090	\$31,810	\$50,900
350735601744	\$159,200	\$698,200	\$857,400	350726523823	\$0	\$0	\$0	350735601725	\$62,400	\$0	\$62,400
350726523931	\$70,700	\$234,600	\$305,300	350736600443	\$43,620	\$0	\$43,620	350736600506	\$72,600	\$331,900	\$404,500
350602130001	\$0	\$159,200	\$159,200	350601320073	\$75,500	\$0	\$75,500	350602110003	\$158,000	\$123,350	\$281,350
350725330061	\$41,200	\$0	\$41,200	350735440128	\$5,090	\$0	\$5,090	350736600523	\$50,200	\$10,700	\$60,900
350726523915	\$52,500	\$0	\$52,500	350735602545	\$25,400	\$110,100	\$135,500	350735601706	\$33,800	\$131,600	\$165,400
350735602807	\$62,570	\$248,120	\$310,690	350725570105	\$54,200	\$258,700	\$312,900	350735601728	\$30,380	\$137,180	\$167,560
350735601727	\$30,780	\$248,370	\$279,150	350725570107	\$8,500	\$0	\$8,500	350736601329	\$61,060	\$303,670	\$364,730
350736580116	\$75,100	\$215,100	\$290,200	350726523934	\$49,000	\$237,200	\$286,200	350726523810	\$62,210	\$10,200	\$72,410
350602230040	\$259,700	\$0	\$259,700	350735602544	\$35,400	\$199,090	\$234,490	350736601333	\$163,700	\$121,000	\$284,700
350726523843	\$9,870	\$0	\$9,870	350736600513	\$0	\$0	\$0	350725570413	\$73,600	\$639,000	\$712,600
350726523927	\$69,500	\$397,890	\$467,390	350736600406	\$61,990	\$229,560	\$291,550	350726523926	\$68,630	\$118,210	\$186,840
350736601203	\$68,310	\$152,680	\$220,990	350725330063	\$54,100	\$1,143,250	\$1,197,350	350726523925	\$68,040	\$159,700	\$227,740
350725620002	\$28,100	\$98,700	\$126,800	350735602809	\$49,800	\$434,130	\$483,930	350726523972	\$4,860	\$0	\$4,860
350725570109	\$20,300	\$93,400	\$113,700	350725330062	\$98,100	\$64,000	\$162,100	350736600403	\$67,900	\$456,500	\$524,400
350735602411	\$88,100	\$762,300	\$850,400	350736601208	\$0	\$0	\$0	350735602412	\$60,930	\$113,350	\$174,280
350736600408	\$46,240	\$252,560	\$298,800	350735601704	\$62,020	\$269,000	\$331,020	350736600407	\$27,840	\$174,020	\$201,860
350736600444	\$41,320	\$269,450	\$310,770	350735440061	\$87,000	\$573,090	\$660,090	350735602417	\$54,300	\$593,800	\$648,100
350736601210	\$53,400	\$64,100	\$117,500	350725570111	\$37,800	\$121,500	\$159,300	350726523969	\$53,840	\$262,020	\$315,860
350602120006	\$0	\$0	\$0	350735602541	\$12,150	\$0	\$12,150	350726523901	\$63,820	\$302,180	\$366,000
350736600437	\$63,470	\$247,980	\$311,450	350602110004	\$222,470	\$470,610	\$693,080	350735601701	\$104,000	\$284,800	\$388,800
350735601748	\$71,800	\$271,760	\$343,560	350726523842	\$66,260	\$257,800	\$324,060	350735601726	\$30,800	\$157,550	\$188,350
350736601212	\$61,820	\$334,890	\$396,710	350735440027	\$40,090	\$216,550	\$256,640	350735601729	\$112,500	\$391,400	\$503,900
350736601322	\$61,210	\$0	\$61,210	350735602519	\$48,600	\$189,590	\$238,190	350726523817	\$61,860	\$112,740	\$174,600
350735602410	\$175,600	\$1,707,000	\$1,882,600	350736580109	\$62,810	\$250,600	\$313,410	350735602426	\$20,760	\$54,630	\$75,390
350736580106	\$66,500	\$0	\$66,500	350736580113	\$62,700	\$19,100	\$81,800	350735601741	\$18,590	\$0	\$18,590
350735602414	\$66,700	\$605,220	\$671,920	350726523982	\$0	\$0	\$0	350601220067	\$94,860	\$0	\$94,860
Total Assessed Value											\$22,446,010

Source: ECONorthwest, 2023

Tax Increment Revenue Projections

Overview of TIF Allocation Revenues

Following guidance issued by the Washington State Department of Revenue (June 29, 2022), the analysis estimates the apportionment of taxes to the TIA. These revenues are available to the sponsoring jurisdiction for funding identified public infrastructure projects. Under the TIF

legislation, only certain regular levies are available to the TIA. Using 2022 levy rates in the preliminary TIA, only \$4.17 of the \$11.68 total levy, approximately 35.7%, would be available.²

Since these are regular levies, the taxes must conform with the constitutional 1% limit as well as the \$5.90 aggregate limits. Both parts of the State School levy, local school district excess levies, and voted bond levies are excluded. Also, any taxes levied by port districts for making payments on bonds would be excluded.

TIF in Washington allocates a portion of incremental property taxes to the TIA based on the amount of assessed value added to the TIA. Each taxing district in the TIA will receive that portion of its regular property taxes produced by the rate of tax levied by the taxing district based on the assessed value of real property located in the area in the year that the TIA was created. This amount will flow to the member districts for the period that the TIA is in place. The local government that created the TIA will receive a portion of the regular property taxes levied by each taxing district based on the increment value within the increment area. For the local government that created the TIA, this includes their portion of their regular levy. Property taxes from the TIA begin on the calendar year following the passage of the ordinance. The County Treasurer will distribute these funds to the agency that created the TIA. The table on the following page shows the Levy Rate Composition for 2023 Taxes.

Figure 8: Levy Rate Composition for 2023 Taxes

Levy Code Area 74	2022 Taxes Rates	Exempt: State Schools	Exempt: Excess and Other Levies	Available for TIF allocation
Total	\$11.6779	\$2.8308	\$4.6769	\$4.1703
State				
Part 1	\$1.83965	\$1.8397		\$0.0000
Part 2	\$0.99115	\$0.9911		\$0.0000
County				
Regular_Current Expense	\$1.20642			\$1.2064
Regular_Veterans Aid	\$0.01560			\$0.0156
Regular_Mental Health	\$0.02500			\$0.0250
Port				
General Fund	\$0.29279			\$0.2928
Bond Fund			\$0.00000	\$0.0000
City of College Place				
Regular Levy	\$1.75704			\$1.7570
City Bond	\$0.54596		\$0.54596	\$0.0000
EMS				
Regular Levy	\$0.44688			\$0.4469
School				
#250 Enrichment	\$1.85621		\$1.85621	\$0.0000
#250 Bond	\$1.85621		\$1.85621	\$0.0000
#250 Capital	\$0.41849		\$0.41849	\$0.0000
Library District				
Regular Levy	\$0.42655			\$0.4265
Bond Levy			\$0.00000	\$0.0000

Source: ECONorthwest, 2023

² The Walla Walla County Assessor has not published 2024 levy rates.

TIA Allocation Revenue Modeling

New incremental development in the TIA will drive future growth in incremental assessed value. These values are multiplied by the levy rate in the respective years to estimate the amount of TIA allocation revenues. To accomplish this, four separate analyses must be completed.

- **Forecast incremental TIA assessed value.** Based on the development program, the future assessed value is estimated by assigning market-based improvement prices based on the land use and size of the proposed development.
- **Forecast jurisdiction assessed value.** Outside of growth in the incremental assessed value in the TIA, it is necessary to forecast growth in the City's overall assessed value (not including incremental growth in the TIA).
- **Forecast the highest lawful levy.** For each taxing jurisdiction in the TIA, future levies must be estimated. To do so, the amount of new construction, other add-on value, 101% limit factor, total levy limit, and the maximum allowable levy must be taken into consideration. From that interplay, it is possible to estimate what the given levy will be for any respective jurisdiction in the future.
- **Forecast levy rates.** Once the levy and assessed value are known in future years, it is possible to calculate the levy rate (divide levy by thousands of assessed value). TIA allocations are made by multiplying the levy rate by the incremental TIF assessed value.

To determine TIA allocation property tax revenues, a 25-year cash flow model estimates the stream of future property tax revenues, which reflect development over time using the appropriate property tax base productivity and property tax rates. Additional assumptions in the forecast modelling include:

- Inflation (impacting the cost of construction) is assumed to be 3%.
- City assessed valuation growth is assumed to be 2.8% a year. This is the average real growth in assessed value growth.
- Newly built structures, (new tax assessments), are also assumed to grow at a real rate of 2.8% a year after their initial assessment.
- Outside of new construction growth within the tax increment area, new construction within the City is assumed to be no more than 2.9% of the City's assessed value base (based on a historical average of the relationship).

TIA Allocation Results

Assumptions on Incremental Assessed Value Growth

Using the assumptions identified in the Baseline Development Scenario, plus two additional scenario alternatives, future assessed values of improvements are estimated and serve as a foundation for the expected TIA allocation revenues.

TIA Allocation Revenues

The following tables summarize the discounted value of 25 years of TIA allocation revenues that would flow to the preliminary TIA (first year of revenues is 2024) based on a Base Development Scenario. Revenues are discounted at a rate of 4.5% to approximate the City's cost of capital (debt and issuance costs) and a slightly higher rate of 5.0% to address rate uncertainty. The Base Development scenario supported by TIF could generate between \$15.9 and \$17.0 million in TIF allocation revenues (25-year PV at 4.5 and 5.0%). As stated previously, the Base Development scenario is the most aggressive development program.

Two other scenarios have also prepared. Alternative 1 doubles the build-out/years for completion of all development identified in the Baseline Scenario and reduces the single-family home value by 20%. Alternative 2 also doubles the build-out/years for completion of all development identified in the Baseline Scenario, reduces the single-family home value by 30%, reduces the number of senior housing units by 50%, and only includes commercial development of the hotel. These alternatives generate between \$9.2 and \$13.8 million depending on the alternative and discount rate. The following tables summarize the discounted values of TIA allocation revenues for each of the development scenario alternatives.

Baseline

- Represents Full Development

Alternative 1

- Extends the Build-Out/Year for All Development by 2X; and,
- Reduce Single-Family Home valuation developed by 20 percent.

Alternative 2

- Extend Build-Out/Year for All Development by 2X;
- Reduce Single-Family Home Value by **30 percent**;
- Reduce Senior Housing by 50 percent; and,
- Hotel Development Only on McKiernan Parcel.

Figure 9: Summary of TIF Allocation Revenues

4.50% Discount Rate				5.00% Discount Rate			
	Baseline	Alternative 1	Alternative 2	Baseline	Alternative 1	Alternative 2	Alternative 2
College Place	\$7,130,000	\$5,800,000	\$4,150,000	College Place	\$6,640,000	\$5,380,000	\$3,850,000
Walla Walla County	\$5,150,000	\$4,190,000	\$3,000,000	Walla Walla County	\$4,800,000	\$3,890,000	\$2,780,000
Port of Walla Walla	\$1,190,000	\$970,000	\$690,000	Port of Walla Walla	\$1,110,000	\$900,000	\$640,000
EMS	\$1,820,000	\$1,480,000	\$1,060,000	EMS	\$1,690,000	\$1,370,000	\$980,000
Library	\$1,730,000	\$1,410,000	\$1,010,000	Library	\$1,610,000	\$1,310,000	\$930,000
Total	\$17,020,000	\$13,850,000	\$9,910,000	Total	\$15,850,000	\$12,850,000	\$9,180,000

Source: ECONorthwest, 2023

The table in the figure below 1) summarizes the property taxes that will remain in the affected taxing districts and 2) identifies the property tax allocation values that will flow to the TIA. They are shown for:

- The City of College Place
- Walla Walla County
- The Port of Walla Walla
- Emergency Medical District (EMS)
- Library

Figure 10: TIF Allocation Revenues to City and Other Taxing Jurisdictions – Baseline Scenario

City of College Place													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Value	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
Increment Value	\$0	\$0	\$26,000,000	\$53,490,000	\$114,270,000	\$178,490,000	\$184,170,000	\$195,460,000	\$254,180,000	\$325,540,000	\$365,750,000	\$397,370,000	\$433,770,000
Levy Rate	\$1.67	\$1.64	\$1.62	\$1.59	\$1.56	\$1.54	\$1.51	\$1.49	\$1.46	\$1.44	\$1.41	\$1.39	\$1.37
Total Property Tax	\$40,000	\$40,000	\$80,000	\$120,000	\$210,000	\$310,000	\$310,000	\$320,000	\$400,000	\$500,000	\$550,000	\$580,000	\$620,000
Tax Allocated to TIF	\$0	\$0	\$40,000	\$90,000	\$180,000	\$270,000	\$280,000	\$290,000	\$370,000	\$470,000	\$520,000	\$550,000	\$590,000
Tax Allocated to City	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
\$471,940,000	\$503,340,000	\$536,160,000	\$602,660,000	\$672,550,000	\$691,040,000	\$710,050,000	\$729,570,000	\$749,640,000	\$770,250,000	\$791,430,000	\$813,200,000	\$835,560,000	\$858,540,000	\$858,540,000
\$1.35	\$1.32	\$1.30	\$1.28	\$1.26	\$1.24	\$1.22	\$1.20	\$1.18	\$1.16	\$1.14	\$1.12	\$1.10	\$1.08	\$1.08
\$670,000	\$700,000	\$730,000	\$800,000	\$870,000	\$880,000	\$890,000	\$900,000	\$910,000	\$920,000	\$930,000	\$940,000	\$940,000	\$950,000	\$950,000
\$630,000	\$670,000	\$700,000	\$770,000	\$850,000	\$860,000	\$870,000	\$880,000	\$890,000	\$900,000	\$900,000	\$910,000	\$920,000	\$930,000	\$930,000
\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$20,000	\$20,000	\$20,000

Walla Walla County													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Value	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
Increment Value	\$0	\$0	\$26,000,000	\$53,490,000	\$114,270,000	\$178,490,000	\$184,170,000	\$195,460,000	\$254,180,000	\$325,540,000	\$365,750,000	\$397,370,000	\$433,770,000
Levy Rate	\$1.25	\$1.19	\$1.17	\$1.15	\$1.13	\$1.11	\$1.09	\$1.07	\$1.06	\$1.04	\$1.02	\$1.00	\$0.99
Total Property Tax	\$30,000	\$30,000	\$60,000	\$90,000	\$150,000	\$220,000	\$230,000	\$230,000	\$290,000	\$360,000	\$400,000	\$420,000	\$450,000
Tax Allocated to TIF	\$0	\$0	\$30,000	\$60,000	\$130,000	\$200,000	\$200,000	\$210,000	\$270,000	\$340,000	\$370,000	\$400,000	\$430,000
Tax Allocated to County	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
\$471,940,000	\$503,340,000	\$536,160,000	\$602,660,000	\$672,550,000	\$691,040,000	\$710,050,000	\$729,570,000	\$749,640,000	\$770,250,000	\$791,430,000	\$813,200,000	\$835,560,000	\$858,540,000	\$858,540,000
\$0.97	\$0.96	\$0.94	\$0.92	\$0.91	\$0.89	\$0.88	\$0.86	\$0.85	\$0.84	\$0.82	\$0.81	\$0.80	\$0.78	\$0.78
\$480,000	\$500,000	\$530,000	\$580,000	\$630,000	\$640,000	\$640,000	\$650,000	\$660,000	\$660,000	\$670,000	\$680,000	\$680,000	\$690,000	\$690,000
\$460,000	\$480,000	\$500,000	\$560,000	\$610,000	\$620,000	\$620,000	\$630,000	\$640,000	\$640,000	\$650,000	\$660,000	\$660,000	\$670,000	\$670,000
\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Port of Walla Walla													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Value	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
Increment Value	\$0	\$0	\$26,000,000	\$53,490,000	\$114,270,000	\$178,490,000	\$184,170,000	\$195,460,000	\$254,180,000	\$325,540,000	\$365,750,000	\$397,370,000	\$433,770,000
Levy Rate	\$0.28	\$0.27	\$0.27	\$0.27	\$0.26	\$0.26	\$0.25	\$0.25	\$0.24	\$0.24	\$0.24	\$0.23	\$0.23
Total Property Tax	\$10,000	\$10,000	\$10,000	\$20,000	\$40,000	\$50,000	\$50,000	\$50,000	\$70,000	\$80,000	\$90,000	\$100,000	\$100,000
Tax Allocated to TIF	\$0	\$0	\$10,000	\$10,000	\$30,000	\$50,000	\$50,000	\$50,000	\$60,000	\$80,000	\$90,000	\$90,000	\$100,000
Tax Allocated to Port	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
\$471,940,000	\$503,340,000	\$536,160,000	\$602,660,000	\$672,550,000	\$691,040,000	\$710,050,000	\$729,570,000	\$749,640,000	\$770,250,000	\$791,430,000	\$813,200,000	\$835,560,000	\$858,540,000	\$858,540,000
\$0.22	\$0.22	\$0.22	\$0.21	\$0.21	\$0.21	\$0.21	\$0.20	\$0.20	\$0.20	\$0.19	\$0.19	\$0.19	\$0.18	\$0.18
\$110,000	\$120,000	\$120,000	\$130,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$160,000	\$160,000	\$160,000
\$110,000	\$110,000	\$120,000	\$130,000	\$140,000	\$140,000	\$140,000	\$140,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$160,000
\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Figure 10: TIF Allocation Revenues to City and Other Taxing Jurisdictions – Baseline Scenario Continued

EMS													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Value	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
Increment Value	\$0	\$0	\$26,000,000	\$53,490,000	\$114,270,000	\$178,490,000	\$184,170,000	\$195,460,000	\$254,180,000	\$325,540,000	\$365,750,000	\$397,370,000	\$433,770,000
Levy Rate	\$0.43	\$0.42	\$0.41	\$0.40	\$0.40	\$0.39	\$0.39	\$0.38	\$0.37	\$0.37	\$0.36	\$0.35	\$0.35
Total Property Tax	\$10,000	\$10,000	\$20,000	\$30,000	\$50,000	\$80,000	\$80,000	\$80,000	\$100,000	\$130,000	\$140,000	\$150,000	\$160,000
Tax Allocated to TIF	\$0	\$0	\$10,000	\$20,000	\$50,000	\$70,000	\$70,000	\$70,000	\$90,000	\$120,000	\$130,000	\$140,000	\$150,000
Tax Allocated to EMS	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
\$471,940,000	\$503,340,000	\$536,160,000	\$602,660,000	\$672,550,000	\$691,040,000	\$710,050,000	\$729,570,000	\$749,640,000	\$770,250,000	\$791,430,000	\$813,200,000	\$835,560,000	\$858,540,000	\$881,520,000
\$0.34	\$0.34	\$0.33	\$0.33	\$0.32	\$0.32	\$0.31	\$0.30	\$0.30	\$0.29	\$0.29	\$0.29	\$0.28	\$0.28	\$0.27
\$170,000	\$180,000	\$190,000	\$200,000	\$220,000	\$220,000	\$230,000	\$230,000	\$230,000	\$230,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
\$160,000	\$170,000	\$180,000	\$200,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Library													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Value	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
Increment Value	\$0	\$0	\$26,000,000	\$53,490,000	\$114,270,000	\$178,490,000	\$184,170,000	\$195,460,000	\$254,180,000	\$325,540,000	\$365,750,000	\$397,370,000	\$433,770,000
Levy Rate	\$0.41	\$0.40	\$0.39	\$0.39	\$0.38	\$0.37	\$0.37	\$0.36	\$0.36	\$0.35	\$0.34	\$0.34	\$0.33
Total Property Tax	\$10,000	\$10,000	\$20,000	\$30,000	\$50,000	\$80,000	\$80,000	\$80,000	\$100,000	\$120,000	\$130,000	\$140,000	\$150,000
Tax Allocated to TIF	\$0	\$0	\$10,000	\$20,000	\$40,000	\$70,000	\$70,000	\$70,000	\$90,000	\$110,000	\$130,000	\$130,000	\$140,000
Tax Allocated to Library	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000	\$22,450,000
\$471,940,000	\$503,340,000	\$536,160,000	\$602,660,000	\$672,550,000	\$691,040,000	\$710,050,000	\$729,570,000	\$749,640,000	\$770,250,000	\$791,430,000	\$813,200,000	\$835,560,000	\$858,540,000	\$881,520,000
\$0.33	\$0.32	\$0.32	\$0.31	\$0.31	\$0.30	\$0.30	\$0.29	\$0.29	\$0.28	\$0.28	\$0.27	\$0.27	\$0.26	\$0.26
\$160,000	\$170,000	\$180,000	\$190,000	\$210,000	\$210,000	\$220,000	\$220,000	\$220,000	\$220,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
\$150,000	\$160,000	\$170,000	\$190,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$220,000	\$220,000	\$220,000	\$220,000	\$230,000	\$230,000
\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Financing Plan/Duration of TIA

The City anticipates issuing Limited Term General Obligation (LTGO no-voted debt) tax-exempt bonds to pay for the TIF infrastructure projects in the amount not to exceed \$8.186 million. The City anticipates issuing the debt in mid 2023 or early 2024 to coincide with the public infrastructure and private development timelines.

The City plans the LTGO bonds to be structured with a 25-year amortization and a 10-year par call. Additionally, the City is not currently expecting to capitalize interest during the first three years of the financing when TIF revenues alone are not expected to be sufficient to cover debt service. Instead, the City plans to pay any difference between debt service and TIF revenues from non-TIF revenues. The City will reimburse itself for any feasibility studies, including engineering design work to accurately project costs that occurred prior to the expected adoption of the Ordinance designating a TIA in May 2023. The City also plans to reimburse itself for any non-TIF revenue sources that are needed to meet the City's debt service payments associated with the TIF Infrastructure.

Debt Capacity

The maximum limit for LTGO non-voted debt cannot exceed 1.5 percent of the value of taxable property within the City. Based on an assessed value of \$907,140,360 in 2022, the City has \$13,607,105 million in total non-voted debt capacity and will have \$16,050,895 in 2023. As shown below, the City has sufficient capacity for the issuance of the proposed \$8.186 million LTGO bonds related to the TIF public improvements and is expected to have approximately \$3.988 million, in debt capacity available after the proposed issuance.

Figure 11: Debt Capacity Table

	2022	2023
Assessed Valuation for 2022/2023 Collections	\$907,140,360	\$1,070,059,643
Non-Voted Debt Capacity (1.5% of AV)	\$13,607,105	\$16,050,895
<i>Less: Outstanding Non-Voted Debt</i>	\$4,138,800	\$3,877,052
New Non-Voted Debt	\$9,468,305	\$12,173,843
<i>Less: Financing Proposed</i>		\$8,186,000
Projected Remaining Non-Voted Capacity		\$3,987,843

Source: Stowe Development & Strategies & City of College Place, 2023

Debt Service Payments and Coverage

Assuming the City issues \$8,186,000 of debt in mid 2023 or early 2024 to fund the proposed infrastructure project, it will need to service that debt with available resources regardless of whether the anticipated private development occurs and regardless of whether assessed values increase within the TIA. The debt service in Figure 12 assumes an interest rate of 4.5% and the schedule is illustrative of the range of debt but does not have the precision of working with bond professionals in the issuance of debt.

However, given the nature of TIF, incremental revenues early in the TIF period may not be sufficient to service the debt as private development construction will be in progress, and it will take time to build incremental assessed value contributions that ultimately determine the TIF allocation revenues estimated in this report.

Figure 13 summarizes potential debt service payments (assuming equal debt service) relative to the different TIF tax allocation revenue scenarios that would flow to the City. Until private development (and more specifically increases in assessed valuation in the TIA) catches up and matches the City's debt service payment, the City will need to cover these early deficits by using revenues identified in this Project Analysis (see Additional Incremental Tax and Impact Assessment and Mitigation Sections below) or structure their debt payments in line with their revenue stream (such as interest only).

Figure 12: Illustrative Debt Service Schedule – Level Payments

Year	Debt Payment	Year	Debt Payment
2023		2036	\$629,308
2024	\$629,308	2037	\$629,308
2025	\$629,308	2038	\$629,308
2026	\$629,308	2039	\$629,308
2027	\$629,308	2040	\$629,308
2028	\$629,308	2041	\$629,308
2029	\$629,308	2042	\$629,308
2030	\$629,308	2043	\$629,308
2031	\$629,308	2044	
2032	\$629,308	2045	
2033	\$629,308	2046	
2034	\$629,308	2047	
2035	\$629,308		

Source: ECONorthwest calculations

Figure 13: Summary Equal Debt Payments and TIF Revenue Allocations

TIF Allocation Revenues													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Baseline													
TIF Revenues	\$0	\$0	\$100,000	\$200,000	\$430,000	\$660,000	\$660,000	\$690,000	\$890,000	\$1,120,000	\$1,230,000	\$1,320,000	\$1,420,000
TIF Debt Service	\$0	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Annual Surplus/Deficit	\$0	(\$630,000)	(\$530,000)	(\$430,000)	(\$200,000)	\$30,000	\$30,000	\$60,000	\$260,000	\$490,000	\$600,000	\$690,000	\$790,000
Cumulative Surplus/Deficit	\$0	(\$630,000)	(\$1,160,000)	(\$1,590,000)	(\$1,790,000)	(\$1,760,000)	(\$1,730,000)	(\$1,670,000)	(\$1,410,000)	(\$920,000)	(\$320,000)	\$370,000	\$1,160,000
TIF Allocation Revenues													
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$1,520,000	\$1,590,000	\$1,670,000	\$1,840,000	\$2,020,000	\$2,040,000	\$2,060,000	\$2,080,000	\$2,110,000	\$2,130,000	\$2,150,000	\$2,170,000	\$2,200,000
TIF Debt Service	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$0	\$0	\$0	\$0	\$0
Annual Surplus/Deficit	\$890,000	\$960,000	\$1,040,000	\$1,210,000	\$1,390,000	\$1,410,000	\$1,430,000	\$1,450,000	\$2,110,000	\$2,130,000	\$2,150,000	\$2,170,000	\$2,200,000
Cumulative Surplus/Deficit	\$2,050,000	\$3,010,000	\$4,050,000	\$5,260,000	\$6,650,000	\$8,060,000	\$9,490,000	\$10,940,000	\$13,050,000	\$15,180,000	\$17,330,000	\$19,500,000	\$21,700,000
TIF Allocation Revenues													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Alternative 1													
TIF Revenues	\$0	\$0	\$110,000	\$120,000	\$230,000	\$260,000	\$430,000	\$540,000	\$760,000	\$800,000	\$880,000	\$1,050,000	\$1,150,000
TIF Debt Service	\$0	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Annual Surplus/Deficit	\$0	(\$630,000)	(\$520,000)	(\$510,000)	(\$400,000)	(\$370,000)	(\$200,000)	(\$90,000)	\$130,000	\$170,000	\$250,000	\$420,000	\$520,000
Cumulative Surplus/Deficit	\$0	(\$630,000)	(\$1,150,000)	(\$1,660,000)	(\$2,060,000)	(\$2,430,000)	(\$2,630,000)	(\$2,720,000)	(\$2,590,000)	(\$2,420,000)	(\$2,170,000)	(\$1,750,000)	(\$1,230,000)
TIF Allocation Revenues													
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$1,220,000	\$1,290,000	\$1,370,000	\$1,490,000	\$1,620,000	\$1,750,000	\$1,880,000	\$1,900,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
TIF Debt Service	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$0	\$0	\$0	\$0	\$0
Annual Surplus/Deficit	\$590,000	\$660,000	\$740,000	\$860,000	\$990,000	\$1,120,000	\$1,250,000	\$1,270,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
Cumulative Surplus/Deficit	(\$640,000)	\$20,000	\$760,000	\$1,620,000	\$2,610,000	\$3,730,000	\$4,980,000	\$6,250,000	\$8,170,000	\$10,110,000	\$12,070,000	\$14,050,000	\$16,050,000
TIF Allocation Revenues													
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Alternative 2													
TIF Revenues	\$0	\$0	\$50,000	\$100,000	\$140,000	\$180,000	\$240,000	\$330,000	\$460,000	\$560,000	\$600,000	\$700,000	\$830,000
TIF Debt Service	\$0	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Annual Surplus/Deficit	\$0	(\$630,000)	(\$580,000)	(\$530,000)	(\$490,000)	(\$450,000)	(\$390,000)	(\$300,000)	(\$170,000)	(\$70,000)	(\$30,000)	\$70,000	\$200,000
Cumulative Surplus/Deficit	\$0	(\$630,000)	(\$1,210,000)	(\$1,740,000)	(\$2,230,000)	(\$2,680,000)	(\$3,070,000)	(\$3,370,000)	(\$3,540,000)	(\$3,610,000)	(\$3,640,000)	(\$3,570,000)	(\$3,370,000)
TIF Allocation Revenues													
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$890,000	\$940,000	\$1,000,000	\$1,100,000	\$1,200,000	\$1,300,000	\$1,400,000	\$1,420,000	\$1,430,000	\$1,450,000	\$1,460,000	\$1,480,000	\$1,490,000
TIF Debt Service	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$0	\$0	\$0	\$0	\$0
Annual Surplus/Deficit	\$260,000	\$310,000	\$370,000	\$470,000	\$570,000	\$670,000	\$770,000	\$790,000	\$1,430,000	\$1,450,000	\$1,460,000	\$1,480,000	\$1,490,000
Cumulative Surplus/Deficit	(\$3,110,000)	(\$2,800,000)	(\$2,430,000)	(\$1,960,000)	(\$1,390,000)	(\$720,000)	\$50,000	\$840,000	\$2,270,000	\$3,720,000	\$5,180,000	\$6,660,000	\$8,150,000

Jobs Analysis

The job analysis considers two sources of employment tied to the TIA. First, the construction of private development will create jobs in the construction industry. These jobs will occur during the construction and are therefore “one-time” events. Once the buildings are constructed, commercial-oriented buildings will be used to for commercial purposes .These jobs are “ongoing”, meaning they are permanent on the condition of occupation within the TIA. The following sections summarize these job estimates, and the methods used to derive them.

Construction Employment

Construction of the development over the anticipated build-out period would create temporary construction jobs within the region and state. The jobs estimated in Figure 14 are derived by using the 2023 value of construction investment for the Development Program Scenarios (Baseline, Alternative 1, and Alternative 2) and interpolating them into the Washington State Office of Financial Management’s Input/Output model.

The model relates spending in an industry sector to the number of jobs directly supported by that same investment. While the model estimates the number of jobs generated in the state of Washington, it is likely that most of these workers would come from the immediate region. The region is rapidly growing in population, such that many of the jobs created would be additive to existing jobs within the region. Ultimately, the income earned by workers would bring additional spending to the City that would not have otherwise occurred.

ECONorthwest estimated the total number of construction jobs based on the spending by scenario. The number of jobs at any given time would vary depending on the timing and scale of development. As expected, the scale of the investment in the Baseline scenario produces the largest amount of construction jobs, in this case, 1,130 construction jobs.

Figure 14: Construction Jobs

	Baseline	Alt 1	Alt 2
Construction Jobs	1,130	1,030	770
Investment (millions)	\$311	\$282	\$211

Source: ECONorthwest calculations and Office of Financial Management Input/Output Model, 2022.

Ongoing Employment

Based on the types of uses and square feet of building area, ECONorthwest estimated the potential number of jobs the development would support when built. These numbers are derived from ratio estimate building area to number of employees. The U.S. Energy Information Administration releases data from the 2018 Commercial Buildings Energy Consumption Survey (CBECS) that provides building characteristics information for commercial buildings in 2018 in the U.S. (the latest year of data). The data contain the average building square foot per worker by building use. Using the amount of planned development square footage by building use at full buildout of the scenarios, these ratios can be applied (less a vacancy rate of 5%) to estimate the number of ongoing

jobs. The Baseline scenario, by measure of having more commercial space than either of the other scenarios has the largest number of ongoing jobs at 270.

Figure 15: Ongoing Jobs

Employment Uses	Jobs: Baseline	Jobs: Alt 1	Jobs: Alt 2	Mean SqFt/Work
Retail and Food & Beverage	230	230	0	750-1,500
Hotel	40	40	40	2,200
Total Jobs	270	270	40	

Source: 2018 CBECS, Table B1. Summary table: total and means of floorspace, number of workers, and hours of operation, 2018 (Release date: September 2021)

Impact Assessment and Mitigation

Affordable Housing:

No residential housing will be displaced from the envisioned development. It is expected that as additional housing is built, demand is lowered and housing costs are reduced over the long-term and become more affordable. The increased number of housing units from this development will help house the growing population base, meeting the demand with supply. Without additional housing in College Place and Walla Walla County, affordability will only become increasingly challenging. Additionally, the City supports and is implementing (subject to available resources) a Regional Housing Assistance Plan prepared on behalf of a coalition of cities in Walla Walla County.

Local Business Community: In addition to the new residents, between 40 and 270 ongoing jobs will be introduced depending on which development scenario occurs. Likewise, between 770 and 1,130 construction jobs will be introduced based on private investment for development between \$211 million to \$311 million based on the specific Development Program growth scenario. These new jobs supported by significant private investment will benefit other businesses in the City as well as the surrounding jurisdictions.

Local School District: The College Place School District's property tax levies (enrichment, capital, and bond) are excluded from the TIF under the law. The increased assessed values generated in the TIA will operate to lower the rate per thousand of assessed value of levies imposed by the district. School district Enrichment and Capital Levies are excess levies, and the districts periodically ask voters to maintain existing levels of purchasing power via voted ballots. Bond levies ask voters to approve bonds to expand or improve their facilities and to approve excess property tax levies as necessary to pay debt service on the bonds. The effect of growth in the tax base coming from TIF will have two implications. First, it increases the tax base of the district, meaning that lower overall tax rates (per thousand of AV) are needed to fund a similar level of service. Second, it increases the proportion of the tax base that is commercial which leverages the relative voting power of residential households to support school expenditures backed by these excess levies (voter approved or otherwise).

Local Fire Service: State law requires a mitigation plan if the TIA will impact at least 20 percent of the assessed value of an impacted fire district. Local fire service is provided by the City of College Place and therefore there is no impact to another taxing district. Increased revenues from

the TIA are expected to be sufficient, to provide at a minimum, the City's existing levels of services to the area.

Early Outreach to Impacted Taxing Districts

While Washington State law requires formal notice to be provided to each impacted taxing districts upon approval of the Tax Increment Area (TIA), the City has engaged the Walla Walla County Commissioners, Treasurer and Assessor, and the Walla Walla Port District earlier in the process. This early outreach has allowed the City to collect feedback focused on the logistics of implementing TIF.

The taxing districts whose property tax levy would be directly impacted by TIF include:

- The City of College Place
- Walla Walla County
- The Port of Walla Walla
- Emergency Medical District (EMS)
- Library

The levy rate from each of these jurisdictions will be applied to the increased assessed valuation within the TIA and remitted to the City to pay the bonds associated with constructing the public infrastructure to support the anticipated private development. Alternatively, if TIF revenues exceed the amount necessary to pay the bonds then excess revenues will be distributed to these taxing districts.

The City intends to provide the formal notice once the City Council approves the ordinance establishing the TIA.

But-For-Requirement

Washington State's TIF law requires its local government sponsor to make the following findings:

- (i) The public improvements proposed to be paid or financed with tax allocation revenues are expected to encourage private development within the increment area and to increase the assessed value of real property within the increment area;
- (ii) Private development anticipated to occur within the increment area as a result of the proposed public improvements will be permitted consistent with the permitting jurisdiction's applicable zoning and development standards;
- (iii) The private development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future without the proposed public improvements; and,
- (iv) The increased assessed value within the increment area that could reasonably be expected to occur without the proposed public improvements would be less than the increase in the assessed value estimated to result from the proposed development with the proposed public improvements.

These findings (specifically sections i, ii, and iv) are commonly referred to as the “But-For-Requirement”. The name comes from the assertion that private development would not occur but-for the use of TIF. This requirement is a foundational element of TIF, which directs public tax dollars generated by the development to only those public improvement projects necessary to support the proposed development. Although TIF is new to Washington state governments, the But-For-Requirement and associated analysis is not. Many local governments have examined its return on infrastructure investment from the generation of ongoing tax revenues associated with private development projects. Additionally, for most local governments, infrastructure demand exceeds revenue capacity, forcing local governments to make priority decisions regarding infrastructure projects that are funded with tax dollars and determining which projects can be paid for by developers. The But-For-Requirement for TIF formalizes the analysis and requires the local government sponsoring TIF to provide convincing evidence showing that tax dollars from the TIA are necessary to make the development possible.

If the proposed development would occur without TIF, public tax dollars should not be used because it will cost taxpayers more than it should for the resulting development or growth. However, if TIF is used to encourage a development that would not otherwise happen, the tax base can be increased. A larger tax base helps pay for needed services and can control the growth of new taxes. The But- For-Requirement is critical as a means to determining the proper use of public tax dollars.

The proposed TIA is an area of College Place has not seen new levels of development in the recent past. The City and its development partners have zeroed in on the cost inadequate infrastructure in the area necessary to support community expectations for land development. If the cost of the proposed TIF infrastructure below (estimated at \$8.186 million) were required to be funded by private developers it would likely mean that only the most profitable single-family market rate housing could be built and the project may not be able to deliver on the same amount of public benefits such as proposed with the Stone Creek development. The levels of TIF infrastructure allow development to reach greater levels of intensity and economies of scale. The road projects improve the transportation access to public schools. Without the TIF investments in the transportation environment, it may be financially difficult to achieve the same level of investment by the private development and/or place an additional burden on the School District to accommodate access to students in the area. Finally, without the investment in parking, insufficient downtown parking would continue to be a drag on existing commercial performance and stunt the investment in new downtown commercial properties due to the lack of proximate or required parking.

Expected Development Without TIF Improvements

The City studied the expected development within the TIA. Without the proposed TIF funding, the area is expected to accommodate less development and take a longer time to develop. This includes about 75% fewer housing units and no commercial components. The figure below compares the amount of assessed valuation growth anticipated in the area with TIF and without TIF for each development scenario.

The figure below compares the amount of assessed valuation growth in both conditions.

Figure 16: Comparison of Assessed Value Growth Between TIF Scenarios and No TIF

Assessment Year	2023	2028	2033	2038	2043	2048
Baseline	\$0	\$184,174,000	\$397,375,000	\$602,661,000	\$749,635,000	\$858,537,000
Alternative 1	\$0	\$118,557,000	\$316,867,000	\$488,655,000	\$682,738,000	\$781,922,000
Alternative 2	\$0	\$66,052,000	\$210,713,000	\$358,625,000	\$509,824,000	\$583,887,000
No TIF	\$0	\$37,345,000	\$79,037,000	\$121,391,000	\$146,974,000	\$168,325,000

Source: ECONorthwest calculations, 2023

Summary of “But-For-Requirement”

Based on the above analysis the proposed private development could not occur without the identified TIF infrastructure improvements. Additionally, the assessed values from projected private development within the TIA would be less than the increase in assessed values from private development with the TIF improvements.

Additional Incremental Taxes

The City’s LTGO bonds will be backed the City’s full faith and credit, meaning bondholders can make a legal claim against the general revenue of the City if a default occurs. However, the City can use any unrestricted revenue sources it has available to satisfy its debt obligations. Washington state tax policy has conditions that allow governments that grow their tax bases to collect additional revenues. This relationship creates a mutually reinforcing benefit of housing and commercial development with additional tax revenues. New land development represents a direct financial investment in land preparation and building structures. Those structures, occupied by residential neighborhoods and businesses, increase the lands' productive economic capacity. That economic value generates taxable bases at the land, business operation, and transaction levels, represented in land value, retail sales, business income, etc. State tax policy allows government jurisdictions to tax these bases (subject to rate, annual increase and other limitations) to fund needed public services and infrastructure.

Outside of the TIF, allocations and the base value of property tax that would flow to TIF jurisdictions, the development, and occupation of buildings in the TIA will generate other incremental taxes to those jurisdictions. Tax revenues can be differentiated into three categories:

- **One-time Revenues.** These revenues are tied to construction. Specifically, they include the retail sales tax on construction (materials and labor), which is taxable under Washington state law.
- **Recurring Revenues.** These revenues are derived from the occupation of structures by residents and businesses. Specific revenues include retail sales tax, and utility taxes.
- **Capital Restricted Revenues.** These revenues are restricted to capital and include real estate excise taxes.

City of College Place

The City of College Place is the local service provider for police, fire, public works, community development, parks, and other local services. To support these services, the City collects a range of general and restricted taxes, these include the following.

Sales & Use Taxes

Sales Tax. Of the 8.7% sales tax currently collected in the City on general retail purchases, a 1% "local" share of the tax accrues to local jurisdictions. The City receives 85% of the 1% local tax and King County gets 15%. This tax is levied on businesses in the area, and on construction activity and some transactions related to housing and business, such as certain online purchases and the delivery of personal and commercial goods. The current rate accruing to the City for the local option is 0.85%. Walla Walla County levies a 0.3% Public Safety sales tax which is shared with the cities in the county. The incremental growth of this revenue is based on pro-rata population growth in the TIF development. The City also receives a population pro rata share of 90% of the city allocation of Walla Walla County's 0.1% criminal justice sales tax. Increase in the criminal justice tax is modeled on net increases in population due to development.

The sales tax relies on estimates of new construction value and consumer taxable retail sales spending. These assumptions are driven by valuation and use assumptions in the development program detailed below.

Utility Taxes

The City imposes utility taxes on gross purchases of electricity, water, wastewater, solid waste, telephones, cable, and natural gas. Current tax rates are used for this analysis. A generalized utility expenditure productivity factor (on a per person and employee basis) was used to generate estimates of utility purchases with the follow utility tax rates.

- Water: 10%
- Wastewater: 10%
- Electric: 6%
- Natural Gas: 6%
- Solid Waste: 10%
- Cable/Internet: 10%
- Telephone/Mobile: 6%

State Shared Motor Vehicle Fuel Tax & Liquor Board/Taxes

Local governments receive a gas tax distribution unrestricted for street purposes from the State. The distribution is determined using a formula that is heavily weighted towards population. ECONorthwest used a proxy of this formula to derive these revenues to the City. Cities also receive pro rata payments from Liquor Excise Tax & Liquor Board Profits.

Real Estate Excise Tax (REET)

Real estate transactions are subject to a 0.5% on the value of the transaction. REET revenues are placed in the capital restricted funds to finance capital projects. REET revenues are uncertain given volatility in the real estate market. Since REET is based on the total value of real estate transactions in a given year, the amount of REET revenues the City receives can vary substantially from year to year based on the normal fluctuations in the real estate market. During years when the real estate market is active, revenues are higher, and during softer real estate markets, revenues are lower. For the purposes of this analysis, it is assumed that all new completed projects would be sold and then 0.4 percent of all property value would turn over (re-sold) in any given year (this ratio in the historical average of REET sales to total assessed value in the City in 2021).

Tax Base Productivity Assumptions

It is assumed that each housing unit will house on average 2.4 persons and that the development will be 90% occupied (to account for times when homes sit vacant). Construction costs represent the average per square foot cost for different building types based on recent construction comparable projects (note: these costs are different from what a project is assessed at for property tax purposes).

These below costs are subject to retail sales taxes on construction activity:

- Large Format: \$115 per square foot
- Retail: \$245 per square foot
- Hotel: \$225 per square foot
- Multi-family Unit: \$150,000 per unit
- Single Family and Townhouses: \$330,000 to 400,000 per unit

On-ongoing taxable retail sales are based on assumed comparable businesses:

- Large Format: \$400 per square foot
- Retail: \$325 per square foot
- Hotel: \$50 per square foot
- Multi-family Unit: \$2,500 per unit
- Single Family and Townhouses: \$3,500 to \$5,000 per unit

Summary of Additional Tax Results

Based on the approximate timing of the new development the Baseline Scenario is estimated to generate approximately \$21.7 million in additional tax revenues generated from the private development for the City (Figure 17). The Alternative 1 Scenario generates respectively less at \$19.3 million and Alternative 3 at \$6.9 million. These figures represent a 25-year cash flow (2023-2047) of tax revenues to the City in 2023 dollars (e.g., all future tax revenues have been discounted at 4.5% back to 2023 values).

Figure 17: Summary of additional tax benefits (present value, 2023\$)

	Baseline	Alternative 1	Alternative 2
Sales Tax	\$14,840,000	\$13,170,000	\$2,020,000
B&O Tax	\$580,000	\$550,000	\$150,000
Utility Tax	\$1,590,000	\$1,430,000	\$1,140,000
Criminal Justice and Public Safety	\$1,210,000	\$1,100,000	\$1,010,000
State Shared	\$1,400,000	\$1,260,000	\$1,160,000
REET	\$1,480,000	\$1,260,000	\$920,000
Hotel Motel	\$580,000	\$500,000	\$500,000
Total	\$21,680,000	\$19,270,000	\$6,900,000

Source: ECONorthwest calculations, 2023

Risk Assessment and Mitigation Plan

As stated in the summary and introduction above, TIF is a powerful tool available to local governments for encouraging development. Using local property tax revenues to finance certain public improvements can encourage and generate the desired or envisioned private development; however, using TIF has risks. The largest risks are that: 1) the expected private development does not occur; occurs slower than expected; and/or, the type of private vertical (office, retail, housing) development and its magnitude is less than expected; and, 2) the cost projected for the infrastructure improvements is higher than projected. These risks impact the expected revenues to be generated within the TIA or the costs for the public infrastructure improvements. If revenue is not as expected, a local government must then use other sources of revenue to pay for the public improvements. The City will be obligated to pay for the TIF infrastructure even if little or no private development materializes. As stated previously in this report, the City anticipates issuing LTGO bonds which will be backed by the City's full faith and credit, meaning bondholders can make a legal claim against the general revenue of the City if a default occurs. The City should have a mitigation plan to address a shortfall in revenue or overrun of infrastructure improvement costs.

Other related risks include over-investment of infrastructure funding by TIF, which can waste limited tax dollars for other uses. Local governments can guard against and potentially avoid the over-investing and under-investing by carefully evaluating the local market conditions and performing the analysis associated with the But-For-Requirement identified in this report. When TIF is used correctly, the growth and development pay for the infrastructure investments that encouraged it.

For purposes of this Project Analysis, the City has identified the Alternative 1 as the likely development scenario. Based on this scenario the TIA is projected to generate approximately \$13,850,000 (present value) in additional property tax revenues over a 25-year TIF period (2024-2048). This value exceeds the projected infrastructure cost of \$8,186,000.

The City will need to fill the financial gap (e.g., the difference between TIF allocation revenues and debt payments) projected to occur in the first 7 years for a total gap of \$2.7 million in the Alternative 1 Scenario with other sources of revenue that are identified below. This amount can then be repaid from increased TIF revenues after the proposed private development stabilizes in later years or from additional local taxes coming from the development. Notwithstanding these projections, the City has prepared the mitigation plan below to respond to possible development and financial risks.

Figure 18: Summary of Alternative 1 TIF Allocations and Level Debt Payments

TIF Allocation Revenues	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Alternative 1													
TIF Revenues	\$0	\$0	\$110,000	\$120,000	\$230,000	\$260,000	\$430,000	\$540,000	\$760,000	\$800,000	\$880,000	\$1,050,000	\$1,150,000
TIF Debt Service	\$0	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Annual Surplus/Deficit	\$0	(\$630,000)	(\$520,000)	(\$510,000)	(\$400,000)	(\$370,000)	(\$200,000)	(\$90,000)	\$130,000	\$170,000	\$250,000	\$420,000	\$520,000
Cumulative Surplus/Deficit	\$0	(\$630,000)	(\$1,150,000)	(\$1,660,000)	(\$2,060,000)	(\$2,430,000)	(\$2,630,000)	(\$2,720,000)	(\$2,590,000)	(\$2,420,000)	(\$2,170,000)	(\$1,750,000)	(\$1,230,000)
TIF Allocation Revenues	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$1,220,000	\$1,290,000	\$1,370,000	\$1,490,000	\$1,620,000	\$1,750,000	\$1,880,000	\$1,900,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
TIF Debt Service	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$0	\$0	\$0	\$0	\$0
Annual Surplus/Deficit	\$590,000	\$660,000	\$740,000	\$860,000	\$990,000	\$1,120,000	\$1,250,000	\$1,270,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
Cumulative Surplus/Deficit	(\$640,000)	\$20,000	\$760,000	\$1,620,000	\$2,610,000	\$3,730,000	\$4,980,000	\$6,250,000	\$8,170,000	\$10,110,000	\$12,070,000	\$14,050,000	\$16,050,000

Source: ECONorthwest, 2023

Development Mitigation

Development Program Sensitivity Analysis: Three different private development program scenarios (Baseline, Alternative 1 and Alternative 2) have been developed and evaluated to identify potential TIF revenues and sufficient mitigation measures should development not occur (worst case) or occur at a different speed and magnitude.

Development Agreement: The City of College Place will seek development agreements with developers of key development sites in order to provide predictable timeframes and possible assurances that private development will occur.

Financial Mitigation

The following mitigation plan is proposed to provide multiple levels of financial protection to fill any financial gaps that occur in the early years of the TIA until private development and TIF revenues stabilize or should the expected private development occur slower than planned.

Level 1:

Debt Issuance Timing & Structure. The City may reduce its financial exposure related to the timing and scope of private development by strategically timing the issuance of LTGO bond debt to coincide with the public infrastructure and private development timelines. The City may issue \$4,300,000 in debt (funding the Mojonner Road improvements) in 2023/2024 and the remaining \$3,886,000 (funding the remaining TIF improvements) no later than 2028, subject to private development advancement providing for greater development and TIA revenue certainty.

The City may also make additional adjustments in the timing of the initial debt issuance based on development activity, the nexus between the identified infrastructure improvements and the proposed private development providing for greater development and tax revenue certainty to help pay the debt service associated with TIF infrastructure improvements. Figure 20 below shows the City will need to fill the financial gap (e.g., the difference between TIF allocation revenues and debt payments) that is projected to remain the same at 7 years but the annual deficits are reduced from \$2.7 million to \$1.5 over that time.

Figure 19: Net Surplus Deficit with Split Debt Issue

TIF Allocation Revenues	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TIF Revenues	\$0	\$0	\$110,000	\$120,000	\$230,000	\$260,000	\$430,000	\$540,000	\$760,000	\$800,000	\$880,000	\$1,050,000	\$1,150,000
TIF Debt Service	\$0	\$330,000	\$330,000	\$330,000	\$330,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Annual Surplus/Deficit	\$0	(\$330,000)	(\$220,000)	(\$210,000)	(\$100,000)	(\$370,000)	(\$200,000)	(\$90,000)	\$130,000	\$170,000	\$250,000	\$420,000	\$520,000
Cumulative Surplus/Deficit	\$0	(\$330,000)	(\$550,000)	(\$760,000)	(\$860,000)	(\$1,230,000)	(\$1,430,000)	(\$1,520,000)	(\$1,390,000)	(\$1,220,000)	(\$970,000)	(\$550,000)	(\$30,000)

TIF Allocation Revenues	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$1,220,000	\$1,290,000	\$1,370,000	\$1,490,000	\$1,620,000	\$1,750,000	\$1,880,000	\$1,900,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
TIF Debt Service	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000	\$300,000	\$300,000	\$300,000	\$300,000	\$0
Annual Surplus/Deficit	\$590,000	\$660,000	\$740,000	\$860,000	\$990,000	\$1,120,000	\$1,250,000	\$1,270,000	\$1,620,000	\$1,640,000	\$1,660,000	\$1,680,000	\$2,000,000
Cumulative Surplus/Deficit	\$560,000	\$1,220,000	\$1,960,000	\$2,820,000	\$3,810,000	\$4,930,000	\$6,180,000	\$7,450,000	\$9,070,000	\$10,710,000	\$12,370,000	\$14,050,000	\$16,050,000

Source: ECONorthwest, 2023

Figure 20 below is a modified debt service structure (interest only for first 5 years) designed to limit the City's need to borrow from other sources to pay the projected debt service under the Alternative 1 Development Scenario. In this situation, the interest only shows the City will need

to fill the financial gap (e.g., the difference between TIF allocation revenues and debt payments) projected to remain the same at 7 years but the annual deficits are reduced from \$2.7 million to \$1.7 over that time.

Figure 20: Net Surplus Deficit with Interest Only Debt Service (first five years)

TIF Allocation Revenues	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TIF Revenues	\$0	\$0	\$110,000	\$120,000	\$230,000	\$260,000	\$430,000	\$540,000	\$760,000	\$800,000	\$880,000	\$1,050,000	\$1,150,000
TIF Debt Service	\$0	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000
Annual Surplus/Deficit	\$0	(\$370,000)	(\$260,000)	(\$250,000)	(\$140,000)	(\$110,000)	(\$330,000)	(\$220,000)	\$0	\$40,000	\$120,000	\$290,000	\$390,000
Cumulative Surplus/Deficit	\$0	(\$370,000)	(\$630,000)	(\$880,000)	(\$1,020,000)	(\$1,130,000)	(\$1,460,000)	(\$1,680,000)	(\$1,680,000)	(\$1,640,000)	(\$1,520,000)	(\$1,230,000)	(\$840,000)

TIF Allocation Revenues	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Revenues	\$1,220,000	\$1,290,000	\$1,370,000	\$1,490,000	\$1,620,000	\$1,750,000	\$1,880,000	\$1,900,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
TIF Debt Service	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$730,000	\$0	\$0	\$0	\$0	\$0
Annual Surplus/Deficit	\$460,000	\$530,000	\$610,000	\$730,000	\$860,000	\$990,000	\$1,120,000	\$1,170,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
Cumulative Surplus/Deficit	(\$380,000)	\$150,000	\$760,000	\$1,490,000	\$2,350,000	\$3,340,000	\$4,460,000	\$5,630,000	\$7,550,000	\$9,490,000	\$11,450,000	\$13,430,000	\$15,430,000

Source: ECONorthwest, 2023

Alternatively, debt could be structured to proportionally match the expected tax allocation revenues with a longer interest only payment or more back loaded payments by capitalizing the interest. The tradeoff with both of these measures is more interest paid on the bond proceeds.

Level 2:

Additional Taxes from Alternative Development Scenario:

Based on the Alternative 1, it is projected the City will receive a present value of \$19.3 million in additional tax revenues generated by the proposed development. A portion of these incremental additional taxes can be used to support any infrastructure debt service gap in TIF revenues. Netting out tax revenues restricted to specific uses (and not available to service debt such as criminal justice sales taxes and hotel-motel taxes) and holding 30% to cover potential increases in public service operating costs, additional revenues that may service debt is shown below. Applying these additional tax revenues (assumed to be 70% of the total) and interest only for the first 5-years to this Alternative 1 Scenario, the number of years of deficit drops from 7 to 4 years and the amount of deficit decreases from \$1.7 million to \$1.5 million (as compared to the interest only example).

Figure 21: Comparison of Debt Payment Surplus/Deficits; Other Additional Taxes; Interest Only Example

TIF Allocation Revenues	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Alternative 1													
TIF Surplus/Deficit	\$0	(\$630,000)	(\$520,000)	(\$510,000)	(\$400,000)	(\$370,000)	(\$200,000)	(\$90,000)	\$130,000	\$170,000	\$250,000	\$420,000	\$520,000
Additional Taxes	\$0	\$130,000	\$110,000	\$150,000	\$210,000	\$370,000	\$490,000	\$650,000	\$610,000	\$610,000	\$870,000	\$970,000	\$990,000
Surplus/Deficit	\$0	(\$500,000)	(\$410,000)	(\$360,000)	(\$190,000)	\$0	\$290,000	\$560,000	\$740,000	\$780,000	\$1,120,000	\$1,390,000	\$1,510,000

Assessment Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
TIF Surplus/Deficit	\$590,000	\$660,000	\$740,000	\$860,000	\$990,000	\$1,120,000	\$1,250,000	\$1,270,000	\$1,920,000	\$1,940,000	\$1,960,000	\$1,980,000	\$2,000,000
Additional Taxes	\$1,090,000	\$1,220,000	\$1,440,000	\$1,550,000	\$1,630,000	\$1,710,000	\$1,580,000	\$1,550,000	\$3,510,000	\$3,570,000	\$3,630,000	\$3,700,000	\$3,770,000
Surplus/Deficit	\$1,680,000	\$1,880,000	\$2,180,000	\$2,410,000	\$2,620,000	\$2,830,000	\$2,830,000	\$2,820,000	\$5,430,000	\$5,510,000	\$5,590,000	\$5,680,000	\$5,770,000

Source: ECONorthwest Calculations, 2023

Level 3:

General Fund Reserves & Re-Prioritization of Existing Capital Projects. Over the last 6 years (2018 to 2023), the City has averaged approximately \$9 million in available General Fund reserves not allocated to any specific operating or capital expense. These unallocated funds can pay the debt service for infrastructure improvements if property tax revenue from the TIA is insufficient.

Additionally, the City may reprioritize some capital project expenditures to respond to any gaps between TIF revenues and debt payments.

Financial Mitigation Summary:

Depending on the actual revenue-debt gap, the City will likely be required to use multiple levels of mitigation identified above to satisfy its debt obligations if development does not occur as expected in accordance with the Alternative 1 scenario.

Additional Mitigation Measures

Public Infrastructure Cost Containment. Municipal agencies have vast experience with building horizontal infrastructure (streets, water, sewer, etc.). The City is no exception and takes pride in its ability to provide conservative construction estimates, create clear construction bid documents, and effectively manage the construction delivery process. The cost estimates for the TIF public infrastructure improvements are currently planning level estimates and include a 30% contingency to buffer any volatility in the construction industry. Construction costs will be further refined prior to the issuance of any debt.

There are other risks that a municipal government faces regularly such as: construction delays, which increase costs for public infrastructure improvements; economic slowdown or recession; higher borrowing costs than even accounted for in the Project Analysis; and lower levy rates within the TIA than anticipated. The City has been successful in addressing these secondary type risks by using conservative estimates and adherence to prudent fiscal and construction management policies. The City will continue these same practices as it implements the proposed TIA and the associated infrastructure improvements.

College Place TIF Team

City of College Place

- Mike Rizzitiello, City Administrator
- Brian Carleton, Finance Director
- Jon Rickard, Community Development Director
- Robert McAndrews, Public Works Director

Tax Increment Financing Consultants

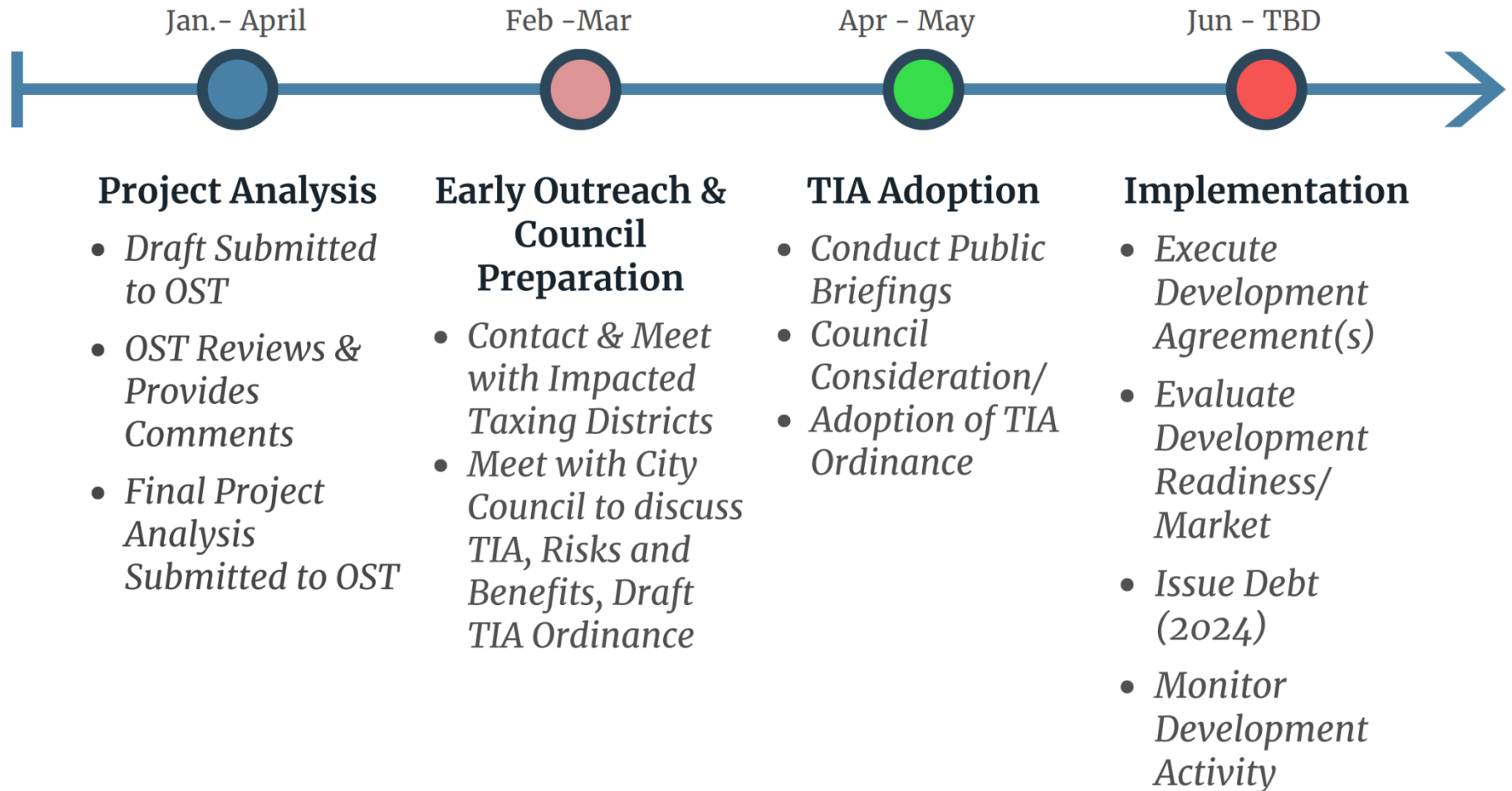
- Bob Stowe, Stowe Development & Strategies (TIF Project Manager)
- Morgan Shook, ECONorthwest

Future TIF Actions

There are a number of actions that will occur before the College Place City Council formally considers the formation of a TIA for Stone Creek and Downtown Area. First, is to receive and review feedback offered by the Office of the State Treasurer related to this Project Analysis. Second, based on any feedback, the TIF team will evaluate and make appropriate adjustments to its proposed TIF program. Third, is to conduct two separate public briefings on the proposed TIA and provide formal notice in the local newspaper. The City will continue to engage its local partners and taxing districts as discussions continue. There are also a number of planning, engineering, finance, and legal activities that will occur to advance the proposed public infrastructure and private development for the Stone Creek and Downtown Area. Below is an expected schedule for the future TIF actions.

Timeline

College Place Key TIF Elements: 2023



Findings | Bottom Line

The envisioned Stone Creek and Downtown Development would not be viable without the City's intervention to provide the identified infrastructure via the establishment of a TIA. The City has demonstrated a strong nexus between the proposed development and the proposed infrastructure. The City is conservatively estimating the potential revenues generated by the formation of a TIA and has available resources to pay for infrastructure debt service should the expected TIA revenues not materialize.

There are no negative impacts to affordable housing, the local business community and the local school district, and there are no local fire districts. The Stone Creek and Downtown Development will provide for jobs and investment into the local and regional economy.

Based on all of the above findings and information contained in this Project Analysis, the Stone Creek and Downtown Development and its proposed TIA meets both the spirit and the letter of Washington's State's new law.

APPENDICES

- State Audit Report Summary
- Consultant Team Bios



State Audit Report Summary

The City of College Place



City of College Place - Debt Service Balances

	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Budget 2023
Beginning Cash Available for Debt Service	9,719,694	14,120,270	13,210,627	14,396,114	17,519,503	18,493,082
Operating Revenue Available for Debt Service						
Operating Revenue	21,684,262	24,737,700	24,840,150	35,873,201	31,017,700	61,658,208
Operating Expenditures	17,283,685	25,647,342	23,654,663	32,749,812	29,955,735	62,739,740
Operating Income (Loss)	4,400,577	(909,642)	1,185,487	3,123,389	1,061,965	(1,081,532)
Total Revenue Available for Debt Service	14,120,271	13,210,628	14,396,114	17,519,503	18,581,468	17,411,550
Debt Service (General Obligation)	630,234	729,062	953,566	676,235	677,235	537,451
Debt Service - Other	1,490,077	1,163,926	1,198,625	1,169,505	1,049,974	1,638,218
TIF GO Debt Obligation						
Total Debt Service	2,120,311	1,892,988	2,152,191	1,845,740	1,727,209	2,175,669
Reserve Restrictions	3,224,994	4,685,106	4,383,286	4,776,701	4,896,509	5,553,475
Ending Cash Available for Debt Service	8,774,966	6,632,534	7,860,637	10,897,062	11,957,750	9,682,406

Consultant Team Bios

The City of College Place



Bob Stowe - Principal



Bob Stowe is the principal and founder of Stowe Development & Strategies — a company he formed in 2016 to help public sector clients succeed with their economic and community development interests. With 34 years of experience in progressive community transformations, Bob is one of the Northwest's most innovative and entrepreneurial real estate and community developers. He uses sound long- range fiscal planning skills and has achieved enviable results in leading redevelopment efforts from the dream stage to construction. This is true for projects large and small, straightforward and complex.

Bob's understanding and experience with tax increment financing, master plan development, transit oriented development, placemaking, negotiation of purchase and sale agreements, development agreements, public benefit agreements, and his ability to create public private partnerships make him an ideal public sector development partner.

Bob has been responsible for leading, managing, coordinating, and implementing a wide variety of complex and multi-faceted projects including, downtown revitalization plans, civic center plans and development, master plans, public-private partnerships, and transit-oriented developments to name a few.

Bob was the City Manager for the City of Bothell, Washington from 2005 to 2016 where he was the architect and leader of Washington's largest and most successful publicly-led downtown revitalization. Under Bob's leadership, this project utilized a Local Infrastructure Financing Tool award (AKA TIF light) as part of the funding package that stimulated private investment of over \$300 million; a very big step in achieving the City's 25-year goal of \$650 million. The fact that nearly half that goal was reached in just a few years, during the Great Recession, and with leverage from public/private collaboration, made it all the more remarkable.

Bob guided the development of approximately \$150 million in public sector improvements (relocation of a state highway, creation of new streets, storm water system, parks, environmental clean-up, etc.) identified as necessary to achieve the revitalization vision. The massive public development plan and schedule also needed to align with private sector purchase of surplus land from the City, environmental remediation, public streets to be developed by the private sector, and on-site mixed-use development. Precise scheduling, communication and the ability to respond to changing conditions were skills that Bob successfully delivered on this project.

Before arriving in Bothell, Bob was the City Manager for the City of Mill Creek for nine years and helped lead development of the award-winning Mill Creek Town Center in the early 2000s. His first downtown transformation project began with the revitalization of Downtown Dayton, Washington in the late 1980s.

The hallmark of Bob's effort is his commitment to create well designed and environmentally sustainable places where people want to live, work, and come together to celebrate. Bob has tackled the most difficult and complex projects, achieving the redevelopment and economic dreams of several communities with his failure is not an option approach.

EDUCATION

- MBA, Albers School of Business & Economics, Seattle University (with honors).
- BA, Urban and Regional Planning, Eastern Washington University.

Morgan Shook - Director/Partner



Morgan Shook is a Senior Policy and Economic Analyst working in real estate, land use, and transportation economics, and finance. He has deep expertise in economic, market and financial analytics that he brought to bear in business, enterprise, and policy settings.

Morgan has worked for a range of government, business, and non-profit clients to advance their missions that in diverse set areas and topics.

Morgan has worked on every form of tax increment financing in Washington including Community Revitalization Financing, Local Infrastructure Financing Tool, Local Revitalization Financing LRF, Landscape Conservation and Local Infrastructure Program, as well as the recently passed Tax Increment Financing bill in the 2021 legislative session.

Before joining ECONorthwest, Morgan worked in biotechnology development at the Institute for Systems Biology, and health disparities research at the University of Chicago. Morgan recently served on the Seattle Planning Commission.

EDUCATION

- M.U.R.P., Portland State University
- B.S. Molecular Biology, University of Puget Sound
- Certificate in Commercial Real Estate Development, University of Washington Extension

Areas of Expertise

- Economic Development
- Affordable Housing
- Land Use Planning
- Market & Feasibility Analysis
- Infrastructure & Finance Funding
- Transit-Oriented Development

The City of College Place



Prepared by:



In association with:

ECONorthwest
ECONOMICS • FINANCE • PLANNING

OFFICE OF THE TREASURER
STATE OF WASHINGTON
Mike Pellicciotti



April 28, 2023

Mike Rizzitiello, City Administrator
City of College Place
625 S. College Avenue
College Place, WA 99324

Dear Mr. Rizzitiello:

This letter confirms the Office of the State Treasurer's ("OST") receipt and review of the City of College Place's (the "City") tax increment financing ("TIF") project analysis provided on February 24, 2023. OST and Montague DeRose and Associates, the state's municipal advisor, have reviewed the provided material. Based on our review, which is detailed in the sections to follow, we believe that the City's project analysis generally addresses the topics listed in section 020(2) of RCW 39.114 (the "TIF Statute").

Please note, this review is based on the information, projections, and assumptions provided by the City and its consultants in the Project Analysis dated February 1, 2023. OST has not independently verified the data or its accuracy or performed any feasibility analyses or projections of its own.

Executive Summary

The City's plans to develop its Stone Creek and Downtown areas began in the early 2000s and were set out in the City's Comprehensive Plan and the College Avenue Design Standards and Guidelines adopted in 2018. The proposed tax increment area (the "TIA") includes the Stone Creek and Downtown areas representing a combined 260 acres. Four public infrastructure projects costing \$18.9 million in total are expected to stimulate and support private development within the TIA by remedying inadequate infrastructure and providing regional transportation benefits (the "Public Improvements").

As described by the City's project analysis, of the \$18.9 million in costs, \$10.7 million (57%) will be funded with a mix of federal and State grants, plus contributions from the Stone Creek developer, the College Place School District, and the City. The balance of \$8.2 million (43%) will be financed from the City's issuance of Limited Tax General Obligation Bonds (the "Bonds") by early 2024.

Should tax allocation revenues be insufficient to fully pay the debt service on the LTGO bonds, the full faith and credit pledge would require the City to pay the remaining debt service due on the bonds from the City's general revenues or reserves. The City's base case structure for the Bonds assumes a 20-year term and an interest rate of 4.50%, with annual debt service payments of \$630,000 from 2024 through 2043. As shown in Table 5, the projections contained in the Alternative 1 development scenario, which is referred to by the City as the likely scenario, indicate that tax increment revenues will fall short of the debt service due during the first seven years of the Bonds. These shortfalls are projected to grow into an accumulated deficit of \$2.7 million by 2030. The City expects to fund these annual tax increment revenue

shortfalls with City resources, and to reimburse itself for these advances with surplus tax increment revenues between 2031 and 2036.

Statutory Role and Purpose of Review

As enacted by the 2021 Washington State Legislature, section RCW 39.114.020(7)(b) requires that prior to the adoption of an ordinance authorizing the creation of a TIA, the local government proposing the TIA must provide a project analysis to OST for review. OST is to complete its review within 90 days of receipt of the project analysis. Upon completing the review, OST must provide to the local government any comments regarding suggested revisions or enhancements to the project analysis that OST deems appropriate. OST received the City's Project Analysis (dated February 1, 2023) on February 24, 2023.

Project Team

Jurisdiction: City of College Place	County: Walla Walla County
Project Title: TIA of Stone Creek and Downtown development areas	Development Areas: Stone Creek and Downtown
City of College Place: Mike Rizzitiello, City Administrator Rea Culwell, City Attorney Brian Carleton, Finance Director Jon Rickard, Community Development Director Robert McAndrews, Public Works Director	Consultants: Bob Stowe, Stowe Development & Strategies (TIF Project Manager) Morgan Shook, ECONorthwest

Proposed Tax Increment Area



The proposed TIA includes the Stone Creek and Downtown areas (shown at left) which represent approximately 260 acres and roughly 150 parcels. The TIA boundary was selected because it represents key areas expected to benefit from private development as the result of the Public Improvements, as shown in Table 1. The Stone Creek area is owned by two property owners: Lakeside Capital with 131 acres and McKiernan Commercial with 47.5 acres. The remaining properties are owned by multiple parties in the Downtown area along College Avenue.

The taxing districts whose property tax levy would be directly impacted by TIA include: (1) the City of College Place, (2) Walla Walla County, (3) the Port of Walla Walla, (4) the Emergency Medical District (EMS), and (5) Library. The levy rate for each of these jurisdictions will be applied to the increased assessed valuation within the TIA and remitted to the City to pay debt service on the Bonds.

Project Description

Public Improvements within the TIA

The Public Improvements, costing \$18.9 million in total are expected to stimulate and support private development within the TIA by remedying inadequate infrastructure and providing regional transportation benefits. These projects, which have existed in the City’s Comprehensive Plan and Capital Facilities Plan for several years, are considered unlikely to be built by any single developer, and using tax increment financing for the Public Improvements will serve to expedite the City’s development vision. According to the Project Analysis, of the \$18.9 million total, \$10.7 million (57%) will be funded with a mix of federal and State grants, and contributions from the Stone Creek developer, the College Place School District and the City. The balance of \$8.2 million (43%) will be financed from the City’s issuance of the Bonds by early 2024. Please see the table below for details regarding the Public Improvements.

Table 1 – Sources and Uses of Public Improvements

Stone Creek and Downtown Tax Increment Area

Public Improvement	Description	Cost (MMs)	Grants & Contributions (MMs)	TIF Bonds (MMs)
Mojonnier Road	Road condition is inadequate to support traffic with development at the College Place HS/Sager MS campuses and the Stone Creek area	\$9.300	\$5.000	\$4.300
New East-West Road	New road needed to allow circulation into commercial development of the McKiernan Property and to connect the CPHS/SMS campuses with a new intermediate school at the far west end of the new East-West Road	\$7.100	\$5.164	\$1.936
Signalization at College Avenue and East/West road	Lining up the school parking lot entrance at the CPHS/SMS campuses with the new East-West road and installing signalization at the intersection will make for safer ingress and egress as well as support the increased vehicle and pedestrian traffic resulting from private development	\$1.100	\$0.550	\$0.550
Downtown Parking Lots	A lack of parking in the Downtown area along College Avenue has been cited as a deterrent to private investment. Land would be acquired to build three or four surface parking lots in the Downtown corridor providing up to 183 parking spaces	\$1.400	\$0.000	\$1.400
Total		\$18.900	\$10.714	\$8.186

Source: City of College Place

Private Development within the TIA

Within the Stone Creek area, the City envisions the construction of a mixed-use development containing 829 residential units (including senior housing), a 200-room hotel, and both small and large commercial retail stores totaling 280,000 square feet. Based on this full development plan, the City prepared a Baseline development scenario wherein roughly \$415 million of private assessed value is added to the TIA between 2028 and 2040. Relative to the \$22.45 million in TIA base value, the \$415 million is a 1,749% increase equivalent to a compound annual growth rate of 17.6% from 2022 through 2040.

**Table 2 – Projected Increased Real Property in the TIA
Baseline Development Scenario**

	Value Per Unit	Number of Units	Start Year	Build- Out/Years	Total Value
Phase 1 - North					
SF Homes - 5,200 Lot	\$676,554	130	2024	4 years	\$87,952,020
SF Homes - 7,800 Lot	\$817,148	44	2026	2 years	\$35,954,512
Sub-Total					\$123,906,532
Phase 2 - South					
Row Homes	\$448,880	50	2030	2 years	\$22,444,000
Cottage BTR	\$448,880	37	2032	2 years	\$16,608,560
SF Homes- 3850 Lot	\$524,635	24	2029	3 years	\$12,591,240
SF Homes - 5720 Lot	\$676,554	58	2030	2 years	\$39,240,132
SF Homes - 8640 Lot	\$817,148	20	2031	2 years	\$16,342,960
Sub-Total					\$107,226,892
Phase 3					
Apartments (Market)	\$225,000	176	2034	2 years	\$39,600,000
Apartments (Workforce)	\$175,000	120	2036	2 years	\$21,000,000
Sub-Total					\$60,600,000
Phase 4					
Senior Housing	\$200,000	170	2038	2 years	\$34,000,000
Sub-Total					\$34,000,000
McKiernan					
Hotel (Rooms)	\$150,000	200	2026	2 years	\$30,000,000
Retail - Large Format (SF)	\$150	200,000	2030	4 years	\$30,000,000
Retail/Restaurant (SF)	\$325	80,000	2026	10 years	\$26,000,000
Sub-Total					\$86,000,000
Downtown					
Retail/Restaurant (SF)	\$325	10,000	2024	5 years	\$3,250,000
Sub-Total					\$3,250,000
TOTAL					\$414,983,424

Source: City of College Place

In its analysis, the City acknowledged that the Baseline development scenario is the most aggressive development plan and prepared two alternative development scenarios to assess risks related to repayment of the Bonds. With Alternative 1, the build-out time in years for completion of all development identified in the Baseline is doubled and the projected single-family home value is reduced by 20%. Alternative 2 also doubled the build-out time for completion of Baseline development, reduced the projected single-family home value by 30%, reduced the number of senior housing units by 50%, and included only commercial development of the hotel (presumably also excluding the downtown retail development).

Assessed Value of Proposed TIA

The 2022 assessed valuation of the TIA for 2023 taxes is approximately \$42.8 million, well below both statutory limits of \$200 million in assessed valuation and 20% of the City's total assessed valuation of \$907.14 million. Based on the 2022 valuation, the TIA would represent 4.7% of the City's total assessed valuation. The magnitude and timing of real property development within the TIA will drive growth in incremental assessed value and therefore tax increment revenues. For the three development scenarios provided by the City, the incremental assessed value of the TIA is estimated by assigning market-based improvement prices reflecting the land use and size of the proposed development. The City assumed the TIA base value and the assessed values of newly developed properties both increase by 2.8% annually, but historical data was not provided as context for this assumption. Outside of planned development in the TIA, new construction within the City was assumed to represent no more than 2.9% of the City's assessed value.

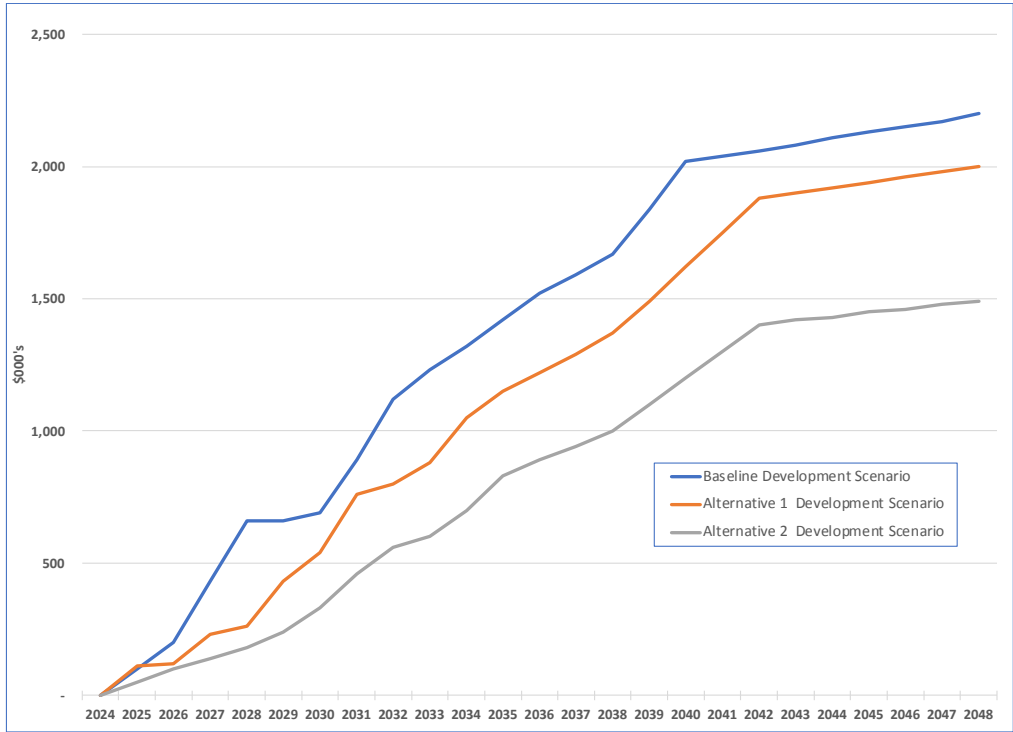
Tax Increment Revenue Projections

Of the TIA's \$42.8 million 2022 assessed valuation, \$22.5 million represents real (not personal/unsecured) property, which is used as the tax increment base value in the City's analysis. Based on the full development plan, the City prepared the Baseline development scenario that assumes roughly \$415 million of assessed value added to the TIA between 2028 and 2040. Acknowledging that the Baseline development scenario is the most aggressive development plan, the City also provided two alternative development scenarios, and noted that Alternative 1 is the likely development scenario.

Under the TIF legislation, only certain regular tax levies are available to the TIA. These taxes, applied as part of regular levies, must conform to the constitutional 1% limit, as well as the \$5.90 aggregate limit. Both parts of the State School levy, local school district excess levies, voted bond levies and levies of port districts for bond payments were excluded from the TIA levy rate. Based on the 2022 levy rates, an aggregate levy rate of \$4.17 would have been applied to the TIA in 2023. The TIA's annual levy rate can change from one year to the next based on factors including future incremental assessed value of the TIA, future assessed values of the five taxing districts, and relevant levy limits. For each of the three development scenarios, the City's analysis calculated the levy rate for each of these jurisdictions and applied the levy rates to the incremental assessed valuation within the TIA.

The City created a multi-year cash flow model to estimate the tax increment revenues for each of the three development scenarios, and the following chart provides a visual comparison. Collection of tax increment revenues is projected for the 2024-2048 period, with total projected revenues for the Baseline, Alternative 1 and Alternative 2 scenarios at \$34.3 million, \$28.7 million and \$20.8 million, respectively. The total increment revenues for the City's likely development scenario, Alternative 1, are equivalent to 84% of the Baseline scenario total, while the total for Alternative 2 represents 61% of the Baseline scenario total.

Figure 1 – Projected Tax Increment Revenues for Three Development Scenarios



Source: City of College Place

Financing Plan for Public Improvements

The City anticipates issuing \$8.2 million of Limited Tax General Obligation Bonds by early 2024 to finance the portion of Public Improvements not funded with grants or local contributions. While the City anticipates using tax increment revenues generated by the TIA to pay scheduled principal and interest on the Bonds, the Bonds will be secured by the full faith and credit of the City. The City’s base case structure for the Bonds assumes a 20-year term and an interest rate of 4.50% with annual debt service payments of \$630,000 from 2024 through 2043.

As stated in the Project Analysis, the City will need to pay the debt service on the Bonds with available resources regardless of whether assessed values increase within the TIA. The City acknowledged that increment revenues early in the TIF period are projected to be insufficient to cover debt service payments in each of the three development scenarios. As shown in Table 4, in the Alternative 1 (likely) development scenario, the City projects annual deficits between tax increment revenues and debt service in the first seven years of the Bonds, resulting in an accumulated deficit of \$2.7 million by 2030. The City expects to cover these annual shortfalls with other resources and pay down the balance over six years (from 2031-2036) using tax increment revenues projected to exceed annual debt service.

The project analysis discusses the possibility of adjusting the timing, amount and repayment structure of the Bonds based on revised development activity (i.e., delayed or multiple bond issuances, backloading debt repayment, and/or use of capitalized interest). As such, it is possible that the City’s bond issuance plans may be adjusted to reflect progress in private development and assessed value growth in the TIA.

Debt Capacity

Based on the City’s total 2023 assessed value of \$1,070,059,643, the City has \$16,050,895 in total non-voted debt capacity (1.5% of 2023 AV). The City currently has \$3,877,052 in outstanding non-voted debt, leaving sufficient net non-voted debt capacity of \$12,173,843 before the proposed \$8,186,000 financing.

Table 3 – Debt Capacity

2022 Assessed Valuation for 2023 Collections	\$1,070,059,643
Non-Voted Debt Capacity (1.5% of AV)	16,050,895
Less: Outstanding Non-Voted Debt	(3,877,052)
Remaining Non-Voted Debt Capacity	12,173,843
Less: Financing Proposed	(8,186,000)
Projected Remaining Non-Voted Capacity	\$3,987,843
Projected Remaining Non-Voted Capacity %	24.84%

Source: City of College Place

Projected Debt Service Coverage

Depending on the pace and final features of the completed private development, the magnitude of the shortfalls in tax increment revenues compared to the debt service on the Bonds which the City will be required to fund varies between the three development scenarios.

- In the Baseline scenario, the City would be required to fund TIF revenue shortfalls in years 2024 through 2027 from general revenues or reserves, with projections showing that it will be fully reimbursed for the \$1.79 million cumulative shortfall by the end of 2034.
- In the Alternative 1 scenario, the TIF revenue shortfalls extend through 2030, with the City being fully reimbursed for the \$2.72 million cumulative shortfall by the end of 2037.
- In the Alternative 2 scenario, the TIF revenue shortfalls extend through 2033, with the City being fully reimbursed for the \$3.64 million cumulative shortfall by the end of 2042.

Tables 4 and 5 below summarize the total tax increment revenues, revenue shortfalls and debt service coverage for the three development scenarios.

Table 4 – Summary of Tax Increment Revenue Shortfalls and Average Debt Service Coverage

Development Scenario	First Year Tax Increment Revenues Exceed TIF Debt Service	Year That Tax Increment Revenues Fully Reimburse Debt Service Shortfalls	Total Projected Tax Increment Revenue (\$MMs) ¹	Total Projected Debt Service (\$MMs)	Projected Cumulative Shortfall (\$MMs)	Total Surplus/ (Shortfall) (\$MMs)	Average Debt Service Coverage Ratio
Baseline	2028	2034	\$23.540	\$12.600	(\$1.790)	\$10.940	1.97x
Alternative 1	2031	2037	\$18.850	\$12.600	(\$2.720)	\$6.250	1.57x
Alternative 2	2034	2042	\$13.440	\$12.600	(\$3.640)	\$0.840	1.12x

1. Projected over the term of repayment of the Bonds, 2024-2043

Source: City of College Place

Table 5 – Annual Tax Increment Revenue Shortfalls and Average Debt Service Coverage

Year	Baseline (\$MMs)					Alternative 1 (\$MMs)					Alternative 2 (\$MMs)				
	Tax Increment Revenues	Debt Service on Bonds	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	Debt Service Coverage	Tax Increment Revenues	Debt Service on Bonds	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	Debt Service Coverage	Tax Increment Revenues	Debt Service on Bonds	Surplus (Shortfall)	Cumulative Surplus (Shortfall)	Debt Service Coverage
2024	-	630	(630)	(630)		-	630	(630)	(630)		-	630	(630)	(630)	
2025	100	630	(530)	(1,160)	0.16x	110	630	(520)	(1,150)	0.17x	50	630	(580)	(1,210)	0.08x
2026	200	630	(430)	(1,590)	0.32x	120	630	(510)	(1,660)	0.19x	100	630	(530)	(1,740)	0.16x
2027	430	630	(200)	(1,790)	0.68x	230	630	(400)	(2,060)	0.37x	140	630	(490)	(2,230)	0.22x
2028	660	630	30	(1,760)	1.05x	260	630	(370)	(2,430)	0.41x	180	630	(450)	(2,680)	0.29x
2029	660	630	30	(1,730)	1.05x	430	630	(200)	(2,630)	0.68x	240	630	(390)	(3,070)	0.38x
2030	690	630	60	(1,670)	1.10x	540	630	(90)	(2,720)	0.86x	330	630	(300)	(3,370)	0.52x
2031	890	630	260	(1,410)	1.41x	760	630	130	(2,590)	1.21x	460	630	(170)	(3,540)	0.73x
2032	1,120	630	490	(920)	1.78x	800	630	170	(2,420)	1.27x	560	630	(70)	(3,610)	0.89x
2033	1,230	630	600	(320)	1.95x	880	630	250	(2,170)	1.40x	600	630	(30)	(3,640)	0.95x
2034	1,320	630	690	370	2.10x	1,050	630	420	(1,750)	1.67x	700	630	70	(3,570)	1.11x
2035	1,420	630	790	1,160	2.25x	1,150	630	520	(1,230)	1.83x	830	630	200	(3,370)	1.32x
2036	1,520	630	890	2,050	2.41x	1,220	630	590	(640)	1.94x	890	630	260	(3,110)	1.41x
2037	1,590	630	960	3,010	2.52x	1,290	630	660	20	2.05x	940	630	310	(2,800)	1.49x
2038	1,670	630	1,040	4,050	2.65x	1,370	630	740	760	2.17x	1,000	630	370	(2,430)	1.59x
2039	1,840	630	1,210	5,260	2.92x	1,490	630	860	1,620	2.37x	1,100	630	470	(1,960)	1.75x
2040	2,020	630	1,390	6,650	3.21x	1,620	630	990	2,610	2.57x	1,200	630	570	(1,390)	1.90x
2041	2,040	630	1,410	8,060	3.24x	1,750	630	1,120	3,730	2.78x	1,300	630	670	(720)	2.06x
2042	2,060	630	1,430	9,490	3.27x	1,880	630	1,250	4,980	2.98x	1,400	630	770	50	2.22x
2043	2,080	630	1,450	10,940	3.30x	1,900	630	1,270	6,250	3.02x	1,420	630	790	840	2.25x
Total	23,540	12,600	10,940		1.97x	18,850	12,600	6,250		1.57x	13,440	12,600	840		1.12x

City of College Place Financials

The City stated that it has averaged approximately \$9 million in available General Fund reserves not allocated to any specific operating or capital expense over the last six years (2018 to 2023), and these unallocated funds would be available to pay debt service on the Bonds should tax increment revenues be insufficient. The City also noted it may reprioritize capital project expenditures to respond to any gaps between tax increment revenues and debt service. The City did not document these historic reserve levels in its analysis; however, provided below are actual and projected ending fund balances, classified as unassigned, assigned, and committed, as of 12/31/2020 through 12/31/2023 (projected). The 2020 figures are from the 2020 financial audit, the 2021 figures are sourced to the City's Dec. 2021 Financial Report, and the 2022 and 2023 years are from the City's adopted 2023 annual budget.

Table 6 – Ending Fund Balances of Certain City Funds for 12/31/2020--12/31/2023 (projected)

City Fund	Fund Balance Classification	Ending Fund Balances			
		12/31/2020	12/31/2021	12/31/2022	12/31/2023 (projected)
001 - Current Expense Fund	Unassigned	\$ 2,156,478	\$ 4,143,901	\$ 4,085,946	\$ 2,741,800
005 - Current Expense Reserve Fund	Committed	(1)	377,709	420,933	522,433
012 - Technology Reserve Fund	Committed	(1)	292,482	325,395	294,924
061 - Employee Benefit Reserve Fund	Committed	(1)	344,549	407,230	421,755
100 - Street Fund	Committed	305,359	269,299	250,360	286,454
305 - Capital Improvement Fund (REET)	Committed	323,252	468,994	534,772	434,581
306 - Capital Improvement Fund (REET 2)	Committed	583,592	1,252,322	1,429,130	369,790
311 - Street Improvement Fund	Committed	395,775	198,664	205,926	144,965
315 - Facility Maintenance Reserve Fund (CE)	Committed	232,667	477,136	675,991	654,115
320 - Equipment Reserve Fund	Committed	265,081	458,264	608,487	610,454
330 - Economic Development Fund	Committed	577,091	610,005	100,221	100,421
500 - Equipment Rental & Replacement	Assigned	190,937	225,537	210,891	132,562
		\$ 5,030,232	\$ 9,118,862	\$ 9,255,282	\$ 6,714,254
Data source:		2020 Audit	12/2021 Report	2023 Budget	2023 Budget
(1) 12/31/2020 balance included in Fund 001					

While the City has indicated a willingness to use reserves to cover cumulative deficits between tax increment revenues and Bond debt service, which are projected to range from \$1.79 million to \$3.64 million in the development scenarios, there is risk that the City may not receive full reimbursement of these amounts from tax increment revenues. Moreover, spending down City reserves for this purpose reduces the City's liquidity and financial flexibility, limiting its ability to weather future economic downturns.

Key Risks to the City

From our review of the Project Analysis, it is clear the anticipated Public Improvements and economic development could provide significant benefits to the City. Nonetheless, the financing plan comes with certain risks to the City, primarily related to the sufficiency of projected tax increment revenues to repay the Bonds that the City expects to issue to finance the Public Improvements.

During years with shortfalls, the City will be required to pay any difference between debt service due and tax increment revenues collected using general City revenues or reserves. While the City plans to reimburse itself for debt service payments made from general City revenues, it is important for decision makers to be aware of the potential magnitude and timing of such payments and reimbursements. Since the TIF legislation limits the ability to collect tax increment revenues to a period of 25 years, delays could reduce the overall amount of tax increment revenues which would be received by the City. Additional factors that could impact tax increment revenues are described below:

Escalation of Project Costs: With the Public Improvements projected to be completed between 2024 and 2030, inflation could have a significant impact on the projected cost of these projects, especially recognizing that the City assumed a 3% construction cost inflator in its analysis. This assumption does not provide the City with substantive flexibility to weather higher than expected escalation of construction costs.

Economic Conditions: The timing of tax increment revenues could be negatively impacted by a downturn in the economy. A variety of economic factors could negatively impact the demand for and timeline the development, jeopardizing the rate and scale of private development and potentially reducing tax increment revenues.

Permits: Unforeseen delays in permits could negatively impact the construction of the expected residential, commercial, and mixed-use properties within the TIA. Delays to either the Public Improvements or the private development could negatively impact the timing and/or amount of tax increment revenues.

Construction Delays: Any setback or delay in the private developers' ability to complete construction projects could negatively impact tax increment revenues. Whether the cost of the improvements themselves or some unforeseen change in developers' abilities to complete both their public improvements and private developments, the City will remain responsible for repaying the Bonds. Moreover, any delay in the City's ability to complete the Public Improvements necessary for private developers to close on contracts or initiate private developments exposes the project to risk of delayed timing and/or a reduced amount of tax increment revenues.

Assessed Valuations: As private developments are completed, tax increment revenues may be less than anticipated if the assessed value projections do not materialize or take more time to fully hit the tax rolls than is currently projected. If assessed valuations come in lower than or later than expected, projected tax increment revenues would be reduced.

Debt Capacity: While the amount of debt to be issued wouldn't exceed its legal debt limit, assuming the TIF related LTGO bonds are issued, only 24.8% of the City's non-voted debt capacity would remain (\$4 million). This would limit the City's ability to issue additional LTGO debt in the short term if an immediate capital need were to materialize.

Interest Rate Risk: The City is exposed to interest rate risk until the Bonds are sold. The key assumption of a 4.5% interest rate for the LTGO bonds offers a slight cushion to current market conditions. However, in the event interest rates rise to levels in excess of this assumption, debt service will exceed the amounts assumed in the project analysis.

Risk Summary: The general impact to the City from any of the risk factors outlined above could be lower than expected tax increment revenues and a greater reliance on general City revenues and reserves to pay the debt service on the Bonds issued to fund the Public Improvements in the TIA. Shortfalls in tax increment revenues would require the City to apply general fund revenues or reserves towards the repayment of the Bonds, reducing its ability to allocate those funds to other projects or operations. If severe enough, this could result in the City not being fully reimbursed for any debt service payments made from general City funds.

Recommendations

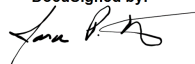
To help ensure the long-term financial success of the project and to minimize risk, we recommend the City carefully monitor the risks identified and consider the following measures:

1. We recommend that the City discuss how much risk exposure is appropriate for the project and how much potential debt service costs it is willing to cover to advance the project through potentially years of tax increment revenue shortfalls.
2. Prior to approving the TIA, we recommend that the City coordinate closely with other taxing districts impacted by the project, and the County Assessor's office, to ensure that all parties have an accurate understanding of how the TIA will impact them.
3. Based on the City's willingness to cover potential debt service, we recommend the City consider budgeting for and setting aside funds to cover potential tax increment revenue shortfalls.
4. As the project moves forward, coordinate closely with the County Assessor's Office to help ensure that the tax increment revenue projections match the County's assessment process and are as realistic as possible.
5. The City's interest rate assumptions contain a moderate amount of cushion compared to current market conditions. We recommend that the City consider using more conservative interest rate assumptions.
6. We recommend the City revisit public improvement cost projections frequently and utilize a publicly recognized inflation index to inform inflation projections.

Thank you for the opportunity to review the City's project analysis. Based upon the information provided to date in connection with this project, this concludes our review. If there are material changes in the scope, timing, or cost of the project, please let us know. We wish the City all the best with the project.

Respectfully,

Mike Pellicciotti
Washington State Treasurer

DocuSigned by:

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Jason Richter
Deputy Treasurer



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UNION-BULLETIN
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AFFIDAVIT OF PUBLICATION

Sherri St. Clair
City Of College Place
625 S College Ave
College Place WA 99324

STATE OF WASHINGTON, COUNTIES OF WALLA WALLA

The undersigned, on oath states that he/she is an authorized representative of Walla Walla Union-Bulletin, Inc., publisher of the Walla Walla Union-Bulletin, of general circulation published daily in Walla Walla County, State of Washington. The Walla Walla Union-Bulletin has been approved as a legal newspaper by orders of the Superior Court of Walla Walla County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/20/2023

Agent

JACKIE CHAPMAN Signature Jackie Chapman

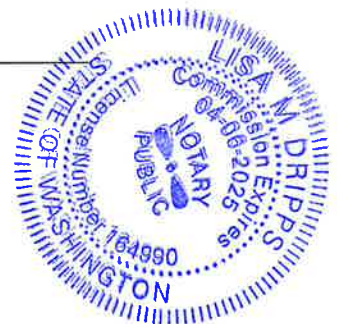
Subscribed and sworn to before me on

April 24, 2023

Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$71.38
Order No: 54052
Customer No: 22369
PO #:



PUBLIC BRIEFING

**NOTICE OF PUBLIC
BRIEFING BY THE CITY OF
COLLEGE PLACE ON THE
TAX INCREMENT
FINANCING DISTRICT**

Publication Cost: \$71.38
Order No: 54052
Customer No: 22369
PO #:

Notice is hereby given that the City of College Place will be holding a public briefing on the Tax Increment Financing District on Monday May 8, 2023 at 9:00 AM. This will be a hybrid meeting, both in-person at the College Place Fire Department Training Room located at 629 S. College Avenue, College Place, WA. 99324 and virtually via Zoom (Zoom attendee link: <https://us06web.zoom.us/j/87320693311>). Any citizen may submit written comments or appear at the briefing and speak about the proposed Tax Increment Financing District.

Please submit written testimony to Sherri St. Clair – City Clerk at ssclair@cpwa.us or mail to 625 S College Avenue, College Place, WA. 99324. To arrange telephonic or virtual meeting testimony, contact the Clerk at 509-394-8569. All written comments or arrangements for telephonic comments need to be made no later than 5:00 p.m. Thursday April 20, 2023.

(54052) April 20, 2023



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Sherri St. Clair
City Of College Place
625 S College Ave
College Place WA 99324

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The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/06/2023

Agent

JACKIE CHAPMAN

Signature

Jackie Chapman

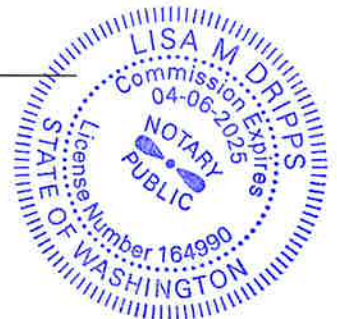
Subscribed and sworn to before me on

April 10, 2023

Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$71.38
Order No: 52947
Customer No: 22369
PO #:



PUBLIC BRIEFING

**NOTICE OF PUBLIC
BRIEFING BY THE CITY OF
COLLEGE PLACE ON THE
TAX INCREMENT
FINANCING DISTRICT**

Publication Cost: \$71.38

Order No: 52947

Customer No: 22369

PO #:

Notice is hereby given that the City of College Place will be holding a public briefing on the Tax Increment Financing District on Monday April 24, 2023 at 9:00 AM. This will be a hybrid meeting, both in-person at the College Place Fire Department Training Room located at 629 S. College Avenue, College Place, WA. 99324 and virtually via Zoom (Zoom attendee link: <https://us06web.zoom.us/j/87976767293>) . Any citizen may submit written comments or appear at the briefing and speak about the proposed Tax Increment Financing District.

Please submit written testimony to Sherri St. Clair – City Clerk at sstclair@cpwa.us or mail to 625 S College Avenue, College Place, WA. 99324. To arrange telephonic or virtual meeting testimony, contact the Clerk at 509-394-8569. All written comments or arrangements for telephonic comments need to be made no later than 5:00 p.m. Thursday April 20, 2023.

(52947) April 6, 2023



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AFFIDAVIT OF PUBLICATION

City Of College Place
625 S College Ave
College Place, WA 99324

STATE OF WASHINGTON, COUNTY OF WALLA WALLA

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(05-07-2023)

Agent

JACKIE CHAPMAN

Signature

Jackie Chapman

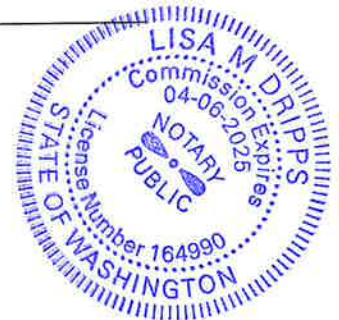
Subscribed and sworn to before me on

May 10, 2023

Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$437.52
Order No: 55286
Customer No: 22369



PUBLIC NOTICE

**NOTICE BY THE CITY OF COLLEGE PLACE ON THE
TAX INCREMENT FINANCING DISTRICT**

Notice is hereby given that on May 23, 2023 at 7:00 PM the College Place City Council will consider Ordinance 23-XXX to establish a Tax Increment Financing (TIF) District consistent with Engrossed Substitute House Bill 1189 for the area of Stone Creek and Downtown.

The purpose of the Stone Creek and Downtown TIF District is to fund the following infrastructure improvements, which include:

1. Mojonner Road
2. East-West Road construction across McKiernan property
3. Signalization at College Avenue and East-West Road
4. Downtown Parking Lot(s)

The proposed TIF District is approximately 259 acres of property that is being planned for residential and some commercial development and is in need of substantial infrastructure improvements to support the desired development. The boundaries of the proposed district are outlined in the figure below:



The draft Ordinance, Project Analysis, maps, and other materials can be viewed on the City's website at https://www.cpwa.us/businesses/tax_increment_financing.php, or by visiting the Administration Department at College Place City Hall at 625 S. College Ave Monday through Thursday from 8:00 AM to 5:00 PM or Friday from 8:00 AM to 4:00 PM.

This will be a hybrid meeting, both in-person at the College Place Fire Department Training Room located at 629 S. College Avenue, College Place, WA. 99324 and virtually via Zoom (Zoom attendee link: <https://us06web.zoom.us/j/84527388137>). Any citizen may submit written comments or appear at the meeting.

Please submit written testimony to Sherri St. Clair – City Clerk at ssclair@cpwa.us or mail to 625 S College Avenue, College Place, WA. 99324. To arrange telephonic or virtual meeting testimony, contact the Clerk at 509-394-8569. All written comments or arrangements for telephonic comments need to be made no later than 4:00 p.m. on Friday May 19, 2023.

(55286) May 7, 2023

www.td3629

City of College Place, Washington
ORDINANCE NO. 23-007

AN ORDINANCE OF THE CITY OF COLLEGE PLACE, WASHINGTON, DESIGNATING THE STONE CREEK/DOWNTOWN COLLEGE PLACE TAX INCREMENT AREA, SETTING A SUNSET DATE FOR THE INCREMENT AREA, IDENTIFYING THE PUBLIC IMPROVEMENTS TO BE FINANCED, INDICATING THE CITY'S INTENT TO ISSUE BONDS TO FINANCE PUBLIC IMPROVEMENT COSTS IN A MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED \$8,186,000, PROVIDING THAT THE INCREMENT AREA WILL TAKE EFFECT ON JUNE 1, 2023, IMPOSING A DEADLINE FOR COMMENCEMENT OF CONSTRUCTION, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, for many recent years, the City has been studying, evaluating, designing and completing key infrastructure improvements to enable a residential and commercial use development within the Stone Creek and Downtown area; and

WHEREAS, the City has identified a proposed Tax Increment Area (TIA) of approximately 258.9 acres of property that is being planned for residential and some commercial development and is in need of substantial infrastructure improvements to support the desired development; and

WHEREAS, the TIA has the opportunity, if developed, to provide a variety of housing types, parks, open space and commercial amenities for the community providing for increased tax revenues to support City services and providing employment opportunities and housing options for the residents of the City; and

WHEREAS, the Washington State Legislature, during its 2021 legislative session, enacted Engrossed Substitute House Bill 1189 as Chapter 207, Laws of 2021, titled "AN ACT Relating to tax increment financing" and codified as Chapter 39.114 RCW (the "TIF Act"), which authorizes local governments, including cities, to carry out tax increment financing of public improvements needed to support vital private economic development projects; and

WHEREAS, Tax Increment Financing (TIF) Act authorizes the allocation of property tax revenues generated from the increased assessed valuation of properties improved by private development that are within a TIA to pay for public improvements that are needed to support the private development; and

WHEREAS, City management has identified the TIF public improve improvements (TIF Projects) that are outside of a developer's ability to fund and achieve the desired development based on market conditions necessary to accommodate housing demands and commercial tenants; and

WHEREAS, the TIF infrastructure improvements have been estimated to cost approximately \$18.9 million to construct; and

WHEREAS, the TIF Projects are key to supporting and managing the City's growth demands with development of roads and additional housing, including affordable housing; and

WHEREAS, City management anticipates bringing forward for Council consideration an agreement between the City and future developers that memorializes the infrastructure improvement responsibilities and private development associated with the TIF projects;

WHEREAS, it is expected the Stone Creek area developers will dedicate approximately 131 acres of land in the identified TIA to develop with the benefit of the TIF Projects and will fund and construct additional public improvements resulting in an estimated value of \$403,133,000.00 in project benefit; and

WHEREAS, City management anticipates bringing forward for Council consideration an agreement between the City and future developers that memorializes the infrastructure improvement responsibilities and private development associated with the TIF infrastructure improvements; and

WHEREAS, the City has prepared a Project Analysis for the Stone Creek and Downtown TIA and submitted such to the Office of the State Treasurer for review and comment as required by law; and

WHEREAS, there exists no TIA within College Place and the TIA does not consist of the entire geographical area of the City and does not have an assessed valuation of more than \$200,000,000 or more than 20% of the City's total assessed valuation;

WHEREAS, the Office of the State Treasurer has completed its review of the Stone Creek and Downtown Project Analysis and has stated that it meets the requirements of the TIF Act; and

WHEREAS, the City has conducted public briefings on the proposed TIA to inform the community and other public agencies about the anticipated benefits and impacts associated with the development; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON, AS FOLLOWS:

Section 1. Definitions. Capitalized terms used in this ordinance shall have the meanings set forth in the recitals to this ordinance above and in this Section 1. The uncapitalized terms "public improvement costs," "regular property taxes," and "tax allocation revenues," used in this ordinance shall have the meanings provided for those terms by RCW 39.114.010, as the context requires.

- (a) "*City*" means the City of College Place, Washington
- (b) "*Code*" means the Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.
- (c) "*Council*" means the College Place City Council, acting in its legislative capacity.
- (d) "*County*" means Walla Walla County, Washington.
- (e) "*Finance Director*" means the Director of Finance of the City or such other officer of the City who succeeds to substantially all of the responsibilities of that office.
- (f) "*Increment Area*" means the 258.9 acres of land designated by Section 2 of this ordinance as the "Stone Creek and Downtown Increment Area."
- (g) "*Project Analysis*" means the City's Stone Creek and Downtown TIF Project Analysis submitted to the Washington State Treasurer on February 1, 2023 for its review and comment.
- (h) "*Treasurer's Review Letter*" means the letter to the City from the Office of State Treasurer dated April 28, 2023, summarizing its review of and providing comments, recommendations and acceptance with respect to the Project Analysis for consideration by the City.

Section 2. Designation of Increment Area. Pursuant to the TIF Act, the City designates the 258.9-acre parcel of land known as the Stone Creek and Downtown development and described in **Exhibit A** to this ordinance as the "Stone Creek and Downtown Increment Area." In making this designation, the Council takes note of the facts that the Increment Area (i) is the only increment area designated by the City under the TIF Act, (ii) is located within the boundaries of the City, (iii) does not include the City's entire territory, and (iv) does not have an assessed value on the date of this ordinance greater than the lesser of \$200,000,000 or 20 percent of the total assessed value of taxable property within the City of \$22,446.010.

Section 3. Sunset Date of the Increment Area. The sunset date of the Increment Area is hereby set as (i) December 31, 2049, which is the date not later than 25 years after the first year (calendar year 2024) in which tax allocation revenues will be collected on taxable property within the Increment Area (the "outside sunset date"), or (ii) if earlier, the date ("an early sunset date") on which the City certifies to the County Treasurer that all public improvement costs to be paid or reimbursed with tax allocation revenues derived from the Increment Area have been fully paid, including but not limited to reimbursements to the City for principal and interest payments required to be made by the City from revenue sources other than tax allocation revenues on limited tax general obligation bonds issued to finance the portion of public improvement costs that are intended to be paid and retired, in whole, from tax allocation revenues, as authorized by RCW 39.114.060(1).

Section 4. Identification of Public Improvements to Be Financed. The public improvements to be financed consist of the following infrastructure improvements to be owned by the City and located within or outside of and serving the Increment Area:

- A) Mojonnier Road improvements
- B) East-West Road construction across McKiernan property
- C) Signalization at College Avenue and East-West Road
- D) Downtown Parking Lot(s)

The exact timing, specifications, and features of the public improvements described above are to be determined by the City. As authorized by RCW 39.114.020(1)(h), the City may expand, alter, or add to the public improvements identified above only if City Council determines that such changes are necessary to assure that the public improvements identified above can be constructed or operated as intended. If the City Council determines that it has become impractical to acquire, construct, or equip any, or any portion of, the public improvements by reason of changed conditions, or costs substantially in excess of the amount of bond proceeds or tax allocation revenues, the City shall not be required to acquire, construct or equip such public improvements or portions thereof.

Section 5. Expected Issuance of Bonds to Finance a Portion of the Public Improvement Costs.

- (a) Pursuant to RCW 39.114.060 and other law, including the applicable provisions of Chapters 39.36 and 39.46 RCW, the City intends to incur general indebtedness and issue limited tax general obligation bonds with a term of approximately 25 years to finance a portion (the "bond-financed portion") of the public improvement costs to be paid in whole or in part from tax allocation revenues. To pay and secure the bonds, the City expects to pledge the tax allocation revenues received by the City from the Increment Area, the City's other regular property tax revenues, other lawfully available revenues of the City, and the full faith and credit of the City. The bonds are expected to be issued as tax-exempt bonds under the applicable provisions of the Code; however, if and to the extent that bond counsel determines that any of the public improvements (or portions thereof) do not qualify to be financed with tax-exempt bonds, the City expects to allocate funding sources other than proceeds of tax-exempt bonds, including but not limited to proceeds of taxable bonds, to the financing of those public improvements (or portions thereof).

As of the date of adoption of this ordinance, the estimated maximum principal amount of bonds expected to be issued by the City to finance the bond-financed portion of the public improvements \$8.186 million. This estimated maximum principal amount of bonds is subject to change based upon the final timing, specifications, and features of the public improvements identified in Section 4 of this ordinance. The amount of proceeds of such bonds also may vary (be lower or higher

than the maximum principal amount of \$1.86 million) to the extent that the bonds are sold with original issue premium or original issue discount (respectfully).

- (b) While the City will pledge its full faith and credit as well as its regular property tax revenues and other lawfully available revenues, in addition to tax allocation revenues received by the City from the Increment Area, to pay debt service on the bonds, the City intends that debt service on the bonds shall be payable, in whole, from tax allocation revenues as authorized by RCW 39.114.060(1). Accordingly, if and to the extent debt service payments on its general obligation bonds issued to finance the public improvements are required to be made from the City's other regular property tax revenues and/or from other lawfully available revenues because the amount of tax allocation revenues received are insufficient for that purpose, those debt service payments to that extent may be reimbursed from later-received tax allocation revenues that become available to reimburse the City for those debt service payments.
- (c) The City intends that the provisions of Section 4 of this ordinance (identifying the public improvements to be financed) and this Section 5 (stating the estimated maximum amount of bonds expected to be issued) together shall constitute a declaration of official intent under Treasury Regulations §1.150-2 to reimburse with bond proceeds any original expenditures for the public improvements paid before the issue date of the bonds that are intended to finance the bond-financed portion of the public improvement costs.

Section 6. Increment to Take Effect on June 1, 2023. The tax increment for the Increment Area designated in Section 2 of this ordinance shall take effect on June 1, 2023.

Section 7. Deadline for Commencement of Construction of Public Improvements. The City expects that construction of the public improvements identified in Section 4 of this ordinance will commence after June 1, 2023. In no event will construction of those public improvements commence later than October 31, 2027, the date five years from the date of adoption of this ordinance, unless that deadline is extended for good cause.

Section 8. Required Findings by the City Council. Based upon the Project Analysis, the Council finds that:

- (a) The public improvements proposed to be paid or financed with tax allocation revenues are expected to encourage private development within the Increment Area—i.e., the private development of the Stone Creek and Downtown area, and to increase the assessed value of real property within the Increment Area;
- (b) The private development that is anticipated to occur within the Increment Area as a result of the proposed public improvements will be permitted consistent with the applicable zoning and development standards of the City, which is expected to be the

permitting jurisdiction for the Increment Area;

- (c) The private development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future without the proposed public improvements; and
- (d) The increased assessed value of taxable property within the Increment Area that could reasonably be expected to occur without the proposed public improvements would be less than the increase in the assessed value estimated to result from the proposed private development with the proposed public improvements.

Section 9. Preparation and Consideration of Project Analysis. As required by RCW 39.114.020(2), the Council has caused the Project Analysis, attached hereto as **Exhibit B**, to describe and analyze, among other matters, the factors and considerations listed in that statute. The Council takes note of the conclusion expressed in the Treasurer's Review Letter that the City's Project Analysis generally addresses the topics listed in subsection (2) of RCW 39.114.020. In its consideration and adoption of this ordinance, the Council has reviewed and considered, among other things, the Project Analysis and the Treasurer's Review Letter, attached hereto as **Exhibit C**, including the "Key Risks to the City" and "Recommendations" noted in the Treasurer's Review Letter.

Section 10. Reimbursement of Expenses Incurred by County Assessor and County Treasurer. Pursuant to RCW 39.114.020(6), the City may enter into arrangements to reimburse the County Assessor and County Treasurer for the expenses incurred by those officials in connection with the implementation and ongoing administration of the Increment Area as described in RCW 39.114.010(6)(e). Such expenses shall be a portion of the public improvement costs to be paid or reimbursed from tax allocation revenues derived from the Increment Area.

Section 11. Public Briefings Held by the City. As required by RCW 39.114.020(7)(a), the City has held two public briefings for the community regarding the Stone Creek and Downtown Development and the public improvements needed to serve the Increment Area. These public briefings were held on April 24, 2023, and May 8, 2023, and announced to the public at least two weeks prior to the date each briefing was held by publishing notice in the Union-Bulletin, a legal newspaper of general circulation in the City and the greater County area, and by posting information on the City's website and on all of its social media sites. Each public briefing included a description of the Increment Area, the public improvements proposed to be financed with tax allocation revenues derived from the Increment Area, and a detailed estimate of tax revenues for the participating local governments and taxing districts, including the amounts allocated to the public improvements serving the Increment Area. The City also has provided additional briefings for elected and administrative officials of the County, the Port of Walla Walla.

Section 12. Publication of Notice and Delivery of Ordinance Designating Increment Area On May 7, 2023, which is at least two weeks before the date of adoption of this ordinance, the City published in the Union-Bulletin, a legal newspaper of general circulation within the

jurisdiction of the City., a notice that describes the public improvements, describes the boundaries of the Increment Area, and identifies the location and times where this ordinance and other public information concerning the public improvements may be inspected. Following the adoption of this ordinance, the City will publish, in the Union-Bulletin, a legal newspaper of general circulation within the jurisdiction of the City, a notice that describes the public improvements, describes the boundaries of the Increment Area, and identifies the location and times where this ordinance and other public information concerning the public improvements may be inspected. Following the adoption of this ordinance, the City will deliver a certified copy of this ordinance to the County Treasurer, the County Assessor, and the governing body of each taxing district within which the Increment Area is located.

Section 13. General Authorization and Ratification. The appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the tax increment financing of the public improvements serving the Increment Area contemplated in connection with this ordinance. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 14. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 15. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council of the City of College Place, Washington this 23rd day of May, 2023.

Norma L. Hernández, Mayor

Attest:

Sherri St. Clair, City Clerk

Approved as to form:

Rea Culwell, City Attorney

CERTIFICATION

I, the undersigned, City Clerk of the City of College Place, W a s h i n g t o n (the "City"), hereby certify as follows:

1. The attached copy of Ordinance No. _____ (the "Ordinance") is a full, true and correct copy of the Ordinance duly adopted at a regular meeting of the College Place City Council held on _____, 2023 (the "Meeting"), as that Ordinance appears on the minute book of the City.

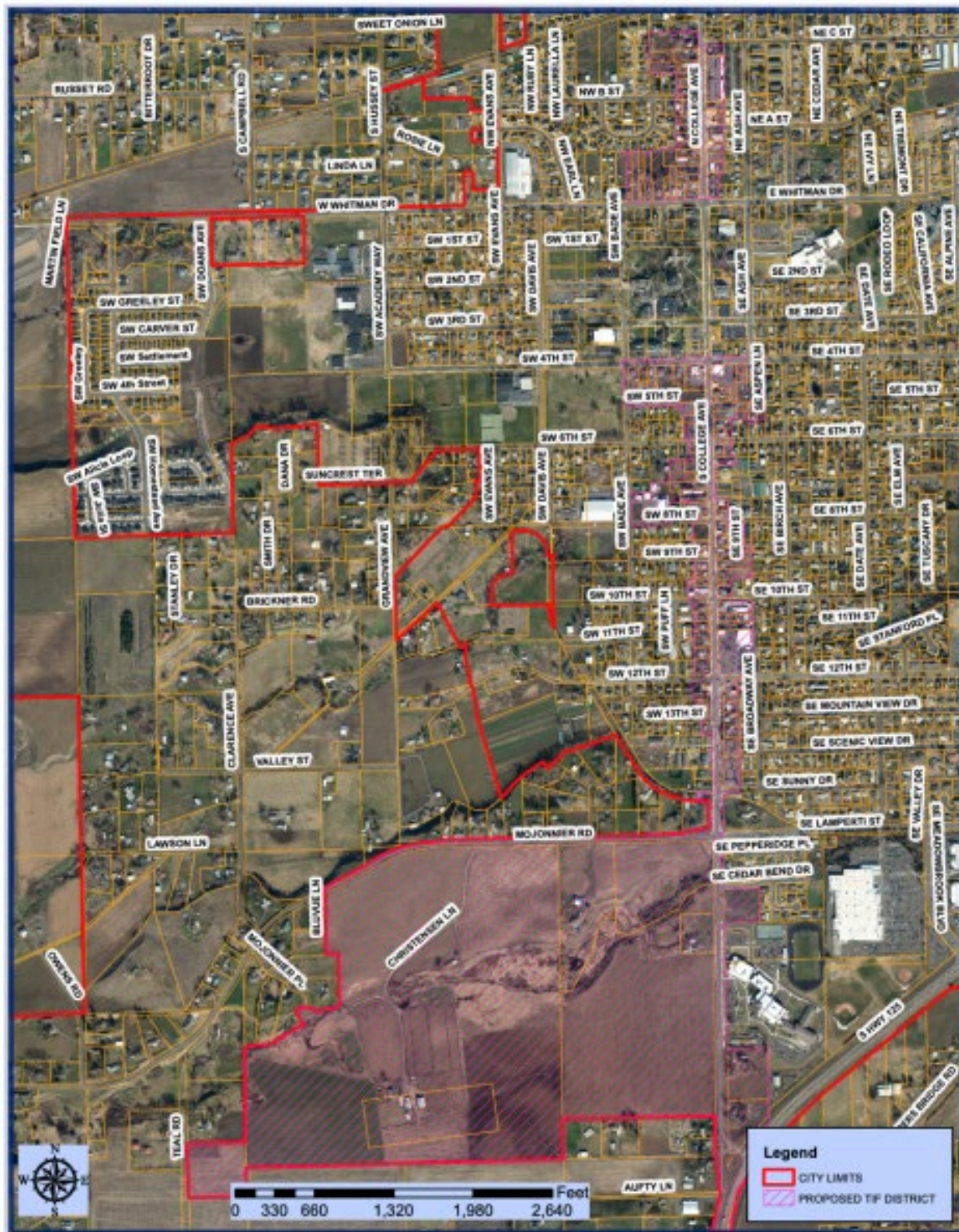
2. The Ordinance is in full force and effect.

3. The Meeting was duly convened and held in all respects in accordance with law, the public was notified of the access options for remote attendance via the City's website, a quorum of the members of the Council was present throughout the meeting and a sufficient number of members of the Council present voted in the proper manner for the adoption of the Ordinance.

Dated: _____

City Clerk

Ordinance No. 23-007 Forming College Place TIA



Parcels in the Stone Creek and Downtown TIA, Walla Walla County WA include:

College Place TIA Parcels

350601230047	350725330018	350735601727	350736580113
350735602419	350725330014	350736580116	350726523982
350726523978	350726523971	350602230040	350736600506
350726523936	350726523918	350726523843	350602110003
350726523821	350726523933	350726523927	350736600523
350736601209	350736600401	350736601203	350735601706
350602110002	350735601724	350725620002	350735601728
350736601211	350602110005	350725570109	350736601329
350725570412	350725570414	350735602411	350726523810
350726523983	350735602802	350736600408	350736601333
350735601746	350726523823	350736600444	350725570413
350736600416	350736600514	350736601210	350726523926
350736601321	350726523928	350602120006	350726523925
350736580118	350735601747	350736600437	350726523972
350736600418	350601230032	350735601748	350736600403
350735601737	350736600445	350736601212	350735602412
350726523919	350726523932	350736601322	350736600407
350735440053	350735601722	350735602410	350735602417
350735601708	350736601215	350736580106	350726523969
350736601234	350725620001	350735602414	350726523901
350735601703	350735602427	350736600443	350735601701
350736600421	350735602803	350601320073	350735601726
350735602525	350736601334	350735440128	350735601729
350735602523	350735601723	350735602545	350726523817
350736580115	350726523920	350725570105	350735602426
350736601239	350735602808	350725570107	350735601741
350735601744	350736600515	350726523934	350601220067
350726523811	350735602521	350735602544	
350735602514	350736580111	350736600513	
350736600404	350736600507	350736600406	
350736600446	350735602804	350725330063	
350735602413	350736601237	350735602809	
350735602805	350726523822	350725330062	
350736600417	350726523970	350736601208	
350736601213	350736601328	350735601704	
350735602530	350736580101	350735440061	
350735602528	350726523979	350725570111	
350726523828	350735601725	350735602541	
350726523935	350726523931	350602110004	
350736600429	350602130001	350726523842	
350735602420	350725330061	350735440027	

350735602424	350726523915	350735602519
350736601201	350735602807	350736580109

Exhibit B: Stone Creek and Downtown Project Analysis (Document is Appendix #1)

Exhibit C: Office of State Treasurer Project Analysis Review Letter (Document is Appendix #2)

INTERLOCAL AGREEMENT BETWEEN THE CITY OF WALLA WALLA and the CITY OF COLLEGE PLACE TO SHARE IN THE COSTS TO DETERMINE RATES AND/OR CHARGES FOR WALLA WALLA TO ACCEPT TREATED WASTEWATER FROM COLLEGE PLACE.

This agreement is made and entered into on this ____ day of _____, 2023 by and between the City of Walla Walla (Walla Walla) and the City of College Place (College Place) also referred to as the "Parties" to share costs to determine an equitable rate to charge College Place for Walla Walla to accept treated wastewater effluent from College Place at the City of Walla Walla's wastewater treatment plant. The Parties agree to utilize the services of FCS Group for the Project at a total cost of \$46,600.

WHEREAS, RCW Chapter 39.34 authorizes the Parties to jointly exercise powers, privileges and authority through Interlocal Agreement; and

WHEREAS, the Parties will share equally in the cost of services provided by FCS Group; and

WHEREAS, the Parties have determined that it would be in the public's and each Party's best interest to enter into an agreement for the sharing of costs to determine rates and/or charges for Walla Walla to accept treated wastewater from College Place; and

NOW THEREFORE, in consideration of the mutual benefits and covenants contained in this agreement the Parties hereto covenant and agree as follows:

1. PURPOSE AND OBJECTIVES. The Parties agree that the purpose of this Interlocal Agreement is to develop an equitable rate for Walla Walla to charge College Place for accepting treated effluent from College Place.

2. COST AND FUNDING.

2.1. It is agreed that each Party will be responsible for one-half (1/2) of the total cost of the Cost of the Agreement with FCS Group as each Party's "Proportional Share." Each Party shall be individually responsible to pay its Share for any additional costs incurred above the estimated total. Any such additional costs shall be approved in writing and in advance by all Parties.

2.2. In the event additional costs are required, each Party shall pay its Share of such costs at the time they are due and owing.

3. TERM. This agreement shall commence on the date of execution by all Parties and shall terminate upon successful completion and acceptance of the work or not later than December 31, 2023.

4. LEAD AGENCY. Walla Walla will act as lead agency for this project.

5. COOPERATION. The Parties agree to diligently pursue and to provide such support and assistance as necessary to accomplish completion of the work by FCS Group.

6. INDEMNIFICATION. Each party agrees to defend, indemnify, and hold harmless the other party and each of its employees, officials, agents, and volunteers from any and all losses, claims, liabilities, lawsuits, or legal judgments arising out of any negligent or willfully tortious actions or inactions by the performing party or any of its employees, officials, agents, or volunteers, while acting within the scope of the duties required by this Agreement. This provision shall survive the expiration of this Agreement. It is further specifically and expressly understood that the indemnification provided herein constitutes each party's waiver of immunity under industrial insurance, Title 51 RCW, solely to carry out the

purposes of this indemnification clause. The parties further acknowledge that they have mutually negotiated this waiver.

8. MODIFICATIONS AND AMENDMENTS. This agreement may be, changed, modified, or amended only by written agreement executed by the Parties.

9. CONSENT. Whenever the consent of a Party is required, that Party agrees to exercise good faith in granting or withholding of the consent in a manner believed by the Parties to be in the best interest of this agreement.

10. FORCE MAJEURE. Except as otherwise provided herein, no Party shall be obligated to perform hereunder or deemed to be in default if performance is prevented by (a) fire, hurricane, flood, tornado, act of God, terrorist act, pandemic or civil commotion, or (b) any law, rule, regulation or order of any public or military authority stemming from the existence of economic or emergency controls, hostilities or war; provided that such occurrence and the adverse effects of such occurrence are not reasonably foreseeable and are beyond the reasonable control of the non-performing Party, and, provided further, that the non-performing Party takes reasonable actions to mitigate the adverse effects of such occurrence.

11. NON-DISCRIMINATION. No Party shall discriminate against any person by reason of race, creed, color, national origin, sex, honorably discharged veteran or military status, sexual orientation, or the presence of any sensory, mental, physical disability in connection with the performance of its obligation under this agreement.

12. DISPUTE RESOLUTION. If a dispute arises out of or relating to this agreement or the breach of this agreement and if the dispute cannot be settled through direct discussions between the Parties, the Parties agree to first endeavor to settle the dispute in an amicable manner through discussions between the City Manager of Walla Walla and the City Administrator of College Place. If a resolution is still not agreed upon, the Parties may submit to litigation in Walla Walla County Superior Court, and the prevailing Party shall recover its costs and attorney's fees incurred, including for appeals, which shall be determined and fixed by the court as part of the judgment.

13. SEVERABILITY. If any provision of this agreement shall be held invalid, such invalidity shall not affect the other provisions of this agreement which can be given effect without the invalid provision, and to this end the provisions of this agreement are declared to be severable.

14. ENTIRE AGREEMENT. Subject to Section 5, this agreement sets forth in full the entire agreement of the Parties, and any other verbal or written agreements, representations or understandings are hereby deemed to be null and void and of no force and effect whatsoever.

15. INDEPENDENT CONTRACTORS. The Parties are and shall at all times be deemed to be independent contractors in the provision of the services set forth in this agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between the Parties. Each Party shall retain all authority for provision of services, standards of performance, discipline and control of personnel, and other matters incident to its performance of services pursuant to this agreement. Nothing in this agreement shall make any employee of any Party an employee of any other Party for any purpose, including but not limited to, for withholding of taxes, payment of benefits, workers' compensation pursuant to Title 51 RCW, or any other rights or privileges accorded their

respective employees by virtue of their employment. This agreement does not create any separate legal or administrative entity.

16. SUCCESSORS. This agreement and all the terms and provisions of it shall be binding on and shall inure to the benefit of the Parties and their legal representatives, heirs and successors, except as otherwise expressly provided for in this agreement.

17. CONSTRUCTION. This agreement shall be construed in conformity with the laws of the State of Washington.

18. VENUE. Any dispute or proceeding arising out of this agreement shall be submitted to the Superior Court of the State of Washington for Walla Walla County.

19. WAIVER. Any failure by either Party to insist upon strict performance by the other Party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, irrespective of the number of violations or breaches that may occur, and each party, notwithstanding any such failure, shall have the right thereafter to insist upon strict performance by the other of any and all of the provisions of this Agreement.

20. APPROPRIATIONS. Nothing in this Agreement shall require either Party to appropriate additional funds for expenditure pursuant to this Agreement. The Parties shall each make a good faith effort to appropriate additional funds necessary to fulfill the purposes of this Agreement.

21. NOTICE. All notices, offers or other communications required or permitted to be given pursuant to this agreement shall be in writing and shall be considered as properly given or made if personally delivered or mailed from within the United States by first class United States mail, postage prepaid, and addressed to another Party, to the address as follows:

City Manager of Walla Walla
15 N. 3rd Avenue
Walla Walla, WA 99362

City Administrator of College Place
625 S. College Avenue
College Place, WA 99324

Any Party may change its address by giving notice in writing stating its new address to the other Parties.

In Witness, the Parties have executed this Agreement as of the day and year first written above.

WALLA WALLA

COLLEGE PLACE

Approved as to Form:

Approved as to Form:

Tim Donaldson
CITY ATTORNEY

Rea Culwell
CITY ATTORNEY

Elizabeth Chamberlain
CITY MANAGER

Norma L. Hernandez
MAYOR

Attest:

Lisa R. Neissl, CMC
CITY CLERK

Attest:

Sherri St. Clair
CITY CLERK

CITIES OF WALLA WALLA & COLLEGE PLACE

WASTEWATER TREATMENT ALTERNATIVES ANALYSIS (PHASE 2)

The City of College Place owns an activated sludge wastewater treatment plant (WWTP) that has treated wastewater from its customers since 2001. The Washington State Department of Ecology has required College Place to complete a series of upgrades at its WWTP as a condition of its National Pollutant Discharge Elimination System (NPDES) Permit. College Place has estimated the cost of these upgrades at approximately \$26 million, roughly half of which it anticipates funding through grants. The remaining half would be funded through low-cost loans. Citing concerns about the rate impacts of these loans as well as the potential consequences of future permit requirements, College Place initiated discussions with the City of Walla Walla regarding the possibility of sending its wastewater to the Walla Walla WWTP in lieu of completing some of the required improvements at the College Place WWTP.

Both cities expressed interest in evaluating the terms under which such a relationship could be mutually beneficial, engaging FCS GROUP to facilitate a discussion of the various alternatives as a neutral third party. At a joint Council workshop on April 19, 2023, FCS GROUP presented three governance models: the “renter” model, and “customer” model, and the “partner (regionalization)” model. Though the College Place City Council has expressed a preference for the “regionalization” model, both Councils agreed that an important next step is to quantify the financial implications of the various governance models.

Recognizing that a comprehensive evaluation of the “regionalization” model would require a considerable investment of time and resources, College Place and Walla Walla have agreed to focus the next phase of analysis on the “renter” and “customer” models to confirm that they result in financially feasible outcomes for both Parties before further exploring the “regionalization” model (which by definition requires a greater financial and legal commitment than the other two models).

The task plan below outlines our proposed approach to meet the Cities’ needs.

TASK PLAN

TASK 1 | PROJECT INITIATION & DATA COLLECTION

FCS GROUP will provide a data request outlining key information required to complete the study, working with the project team to resolve questions and obtain additional records as needed. Task 1 includes reviewing data provided for the study, identifying any potential data anomalies that could impact the integrity of the study’s findings or recommendations. This task also includes the administrative efforts involved with project initiation and ongoing management.

TASK 2 | WASTEWATER RATE ANALYSIS

Task 2 involves developing an equitable rate to charge College Place for sending treated effluent to Walla Walla's wastewater treatment plant. Consistent with the discussions that have taken place between the Parties as well as industry ratemaking practices, the following pricing models will be considered:

- ***“Renter” Model:*** This model would treat College Place as a “renter” of Walla Walla's system and attribute costs specifically to College Place based on the service that it receives. Following the utility basis of ratemaking, the key components of the rate will include:
 - » A proportionate share of operating expenses based on College Place's use of Walla Walla's wastewater system.
 - » An equitable share of depreciation expense on the assets in the Walla Walla system that College Place would use to convey its treated effluent to (and through) the City's wastewater treatment plant.
 - » An equitable return (“rent”) that would be payable by College Place for using assets in Walla Walla's system. This component will require an allocation of assets to College Place as well as defining an equitable rate of return.
- ***“Customer” Model:*** This model would treat College Place as a large retail customer of Walla Walla, integrating College Place into the Walla Walla's wastewater cost-of-service analysis. College Place would pay for a proportionate share of the annual revenue requirements of Walla Walla's wastewater utility including operating expenses, debt service, and capital funding collected through rates. The allocation of these costs to College Place would consider the anticipated strength of its discharges to the Walla Walla WWTP (minimal for treated effluent) as a basis for differentiating College Place from Walla Walla's other wastewater customers. This approach would require College Place to pay an equitable capital facilities charge (CFC) to buy into the Walla Walla wastewater system as an owner/partner on par with Walla Walla's other retail customers. The applicable CFC and related payment structure will be considered as part of this task.

In support of the technical aspects of this analysis, we have included an allotment of time for on-call engineering consulting support from J-U-B Engineers.

TASK 3 | DOCUMENTATION

To inform the decision-making of both Parties, FCS GROUP will prepare a memorandum documenting the methodology, findings, and considerations relevant to each pricing model. We will submit a draft for both parties to review and revise it to incorporate input received.

TASK 4 | MEETINGS & PUBLIC PROCESS

Task 4 contemplates our attendance at the following meetings:

- Up to three (3) virtual workshops between College Place and Walla Walla staff to review findings (two hours each, up to three attendees from FCS GROUP)
- Up to two (2) joint City Council workshops:
 - » One (1) virtual workshop (two hours, up to three attendees from FCS GROUP)
 - » One (1) onsite workshop (eight hours including travel time, up to two attendees from FCS GROUP)

We will attend additional meetings upon requested and (with the Parties' written authorization) will bill for any such meetings on a time-and-materials basis.

BUDGET

The proposed level of effort to complete this work is shown below.

Cities of College Place & Walla Walla Wastewater Treatment Alternatives Analysis (Phase 2)						
Task Detail	Gonzalez Principal	Sanchez Tech. Adv.	Sr. Analyst	Admin Support	Total Hours	Budget Estimate
Task 1: Project Initiation & Data Collection	4	2	4	6	16	\$ 2,840
Task 2: Wastewater Rate Analysis	20	4	72	0	96	18,420
Task 3: Documentation	8	2	16	0	26	5,310
Task 4: Meetings & Public Process	22	18	16	0	56	13,530
Labor Total	\$13,500	\$7,670	\$18,360	\$570		\$ 40,100
Expenses (1 Onsite Meeting, 2 Attendees)						1,500
Allotment for Engineering Support						5,000
Total Cost Estimate						\$46,600
Cost Summary						
Total Hours	54	26	108	6	194	
Billing Rate	\$250	\$295	\$170	\$95		

Safe Streets and Roads for All Grants	>
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Related Links

- [FY23 SS4A NOFO on Grants.gov](#)
- [Bipartisan Infrastructure Law Technical Assistance](#)
- [Complete Streets \(FHWA\)](#)
- [Countermeasures That Work \(NHTSA\)](#)
- [Local Road Safety Plans \(FHWA\)](#)
- [Our Roads, Our Safety \(FMCSA\)](#)
- [Proven Safety Countermeasures \(FHWA\)](#)
- [Zero Deaths – Saving Lives through a Safety Culture and a Safe System \(FHWA\)](#)

Related Documents

- [USDOT National Roadway Safety Strategy](#)

Safe Streets and Roads for All (SS4A) Grant Program

The [Bipartisan Infrastructure Law](#) (BIL) established the new Safe Streets and Roads for All (SS4A) discretionary program with \$5 billion in appropriated funds over 5 years. The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries.

The SS4A program supports the U.S. Department of Transportation's [National Roadway Safety Strategy](#) and our goal of zero roadway deaths.

FY23 NOFO Is Open, Now through July 10, 2023

The [fiscal year \(FY\) 2023 Notice of Funding Opportunity \(NOFO\)](#) for Safe Streets and Roads for All grants is now open through July 10, 2023.

The deadline for applications is 5:00 p.m. (EDT) Monday, July 10, 2023. Late applications will not be accepted. For details, more information, and applicant guidance:

- [Review the NOFO](#)
- [Visit our How to Apply page](#)
- [Visit our Resources page](#)
- [Review SS4A Frequently Asked Questions](#)
- [Attend a grant application webinar](#)
- [Learn about what's new in 2023](#)
- [Review the Federal Register notice](#)
- [See the posting on Grants.gov](#)

Award announcements are expected to be made by late 2023.

In FY22, USDOT awarded \$800 million in over 500 communities through the first round of SS4A funding. [View all of the SS4A 2022 Awards](#).

[Subscribe to email updates](#) to be notified when additional information is available.

Who Is Eligible for Grant Funding?

The following groups of applicants are eligible for the SS4A grant program:

- Counties, cities, towns, transit agencies, and other special districts that are political subdivisions of a State.
- Metropolitan planning organizations (MPOs).
- Federally recognized Tribal governments.

[Learn more about SS4A eligibility](#).

Grant Types

The program supports the development of a comprehensive safety action plan (Action Plan) that identifies the most significant roadway safety concerns in a community and the implementation of projects and strategies to address roadway safety issues. Action Plans are the foundation of the SS4A grant program. SS4A requires an eligible Action Plan be in place before applying to implement projects and strategies. The SS4A program provides funding for two types of grants:

- Planning and Demonstration Grants** provide Federal funds to develop, complete, or

Contact Us

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Development, Strategic
Planning, and
Performance

U.S. Department of
Transportation
1200 New Jersey Ave, SE
Washington, DC 20590
United States

Email: SS4A@dot.gov

If you are deaf, hard of
hearing, or have a speech
disability, please dial 7-1-1
to access
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services.

holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a locality, Tribe, or region. Planning and Demonstration Grants also fund supplemental planning and/or demonstration activities that inform the development of a new or existing Action Plan. The Department encourages including demonstration activities in an application.

- **Implementation Grants** provide Federal funds to implement projects and strategies identified in an Action Plan to address a roadway safety problem. Projects and strategies can be infrastructure, behavioral, and/or operational activities. Implementation Grants may also include demonstration activities, supplemental planning, and project-level planning, design, and development. Applicants must have an eligible Action Plan to apply for Implementation Grants. The Department encourages including demonstration activities in an application.

Planning and Demonstration Grants

Action Plan Example Activities

Communities can use Planning and Demonstration Grants to develop or complete an Action Plan, conduct supplemental planning, and/or conduct demonstration activities that will inform the development of an Action Plan.

The comprehensive safety action plan that a Safe Streets and Roads for All grant funds includes the following key components:

- **Leadership commitment and goal setting** that includes a goal timeline for eliminating roadway fatalities and serious injuries.
- **Planning structure** through a committee, task force, implementation group, or similar body charged with oversight of the Action Plan development, implementation, and monitoring.
- **Safety analysis** of the existing conditions and historical trends that provides a baseline level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region.
- **Engagement and collaboration** with the public and relevant stakeholders, including the private sector and community groups, that allows for both community representation and feedback.
- **Equity** considerations developed through a plan using inclusive and representative processes.
- **Policy and process changes** that assess the current policies, plans, guidelines, and/or standards to identify opportunities to improve how processes prioritize transportation safety.
- **Strategy and project selections** that identify a comprehensive set of projects and strategies, shaped by data, the best available evidence and noteworthy practices, as well as stakeholder input and equity considerations, that will address the safety problems described in the Action Plan.
- **Progress and transparency methods** that measure progress over time after an Action Plan is developed or updated, including outcome data.

Supplemental Action Plan Examples

Supplemental Action Plan activities that support or enhance an existing Action Plan could include, but are not limited to:

- Topical safety sub-plans focused on topics such as speed management, vulnerable road users, accessibility for individuals with disabilities, Americans with Disabilities Act of 1990 (ADA) transition plans, health equity, safety-focused Intelligent Transportation System implementation, lighting, or other relevant safety topics
- Road safety audits
- Additional safety analysis and expanded data collection and evaluation using integrated data
- Targeted equity assessments
- Follow-up stakeholder engagement and collaboration
- Reporting on the progress from Action Plan implementation for transparency
- Other roadway safety planning activities that enhance an Action Plan

Demonstration Activity Examples

- Feasibility studies using quick-build strategies that inform permanent projects in the future (e.g., use of paint and plastic delineator posts to experiment with impermanent roadway design changes, use of removable barriers to reallocate roadway space).
- Various Manual on Uniform Traffic Control Device (MUTCD) engineering studies that further safety applications of the MUTCD (e.g., evaluating warrants for traffic signal installation, high-visibility crosswalk markings, bike lane treatments).
- Pilot programs for behavioral or operational activities that include at least one element of the Safe System Approach (e.g., test out a new education campaign’s messaging at a small scale, trial changes to how Emergency Medical Services respond to crashes).
- Pilot programs that demonstrate safety benefits of technologies not yet adopted in the community (e.g., variable speed limits, technology for adaptive signal timing, adaptive lighting, Intelligent Transportation Systems, vehicle-to-infrastructure technology). Eligible technologies must be commercially available and at a prototype or advanced technological readiness level.

Implementation Grants

Implementation Example Activities

Implementation Grants fund projects and strategies identified in an Action Plan that address roadway safety problems. Implementation Grants may also fund supplemental planning and demonstration activities as described above on this website, as well as planning, design, and development activities for projects and strategies identified in an Action Plan.

Below are illustrative examples of projects and strategies that could be conducted as part of an Implementation Grant. This list is not intended to be exhaustive in nature and could include infrastructure, behavioral, and operational safety activities identified in an Action Plan:

- **Applying low-cost roadway safety treatments** system-wide, such as left- and right-turn lanes at intersections, centerline and shoulder rumble strips, wider edge lines, high-friction surface treatments, road diets, and better signage along high-crash urban and rural corridors.
- **Identifying and correcting common risks** across a network, such as improving pedestrian crosswalks by adding high-visibility pavement markings, lighting, and signage at transit stops, in a designated neighborhood, or along a busy public transportation route.
- **Transforming a roadway corridor** on a High-Injury Network into a Complete Street with safety improvements to control speed, separate users, and improve visibility, along with other measures that improve safety for all users.
- **Installing pedestrian safety enhancements and closing network gaps** with sidewalks, rectangular rapid-flashing beacons, signal improvements, and audible pedestrian signals for people walking, rolling, or using mobility assisted devices.
- **Supporting the development of bikeway networks** with bicycle lanes for different roadway volumes and speeds that are safe for people of all ages and abilities.
- **Carrying out speed management strategies** such as implementing traffic calming road design changes, addressing speed along key corridors through infrastructure, conducting education and outreach, setting appropriate speed limits, and making strategic use of speed safety cameras.
- **Creating safe routes to school and public transit services** through multiple activities that lead to people safely walking, biking, and rolling in underserved communities.
- **Promoting the adoption of innovative technologies or strategies to promote safety** and protect vulnerable road users in high-traffic areas where commercial motor vehicles (CMVs), pedestrians, bicyclists, motorcyclists, etc. interact.
- **Conducting education campaigns to accompany new or innovative infrastructure**, such as roundabouts, pedestrian hybrid beacons, or pedestrian-only zones.
- **Reducing roadway departure crashes** through enhanced delineation, shoulder widening, rumble strips, and roadside safety improvements.

- **Evaluating and improving the safety of intersections** by considering innovative design changes, improved delineation, and advanced warning.

Implementation Grant applicants may also “bundle” supplemental planning and demonstration activities with funding proposals for projects and strategies. These additional activities do not need to be in the same area as the projects and strategies, and could be addressing a separate safety issue. DOT will evaluate such activities separately from projects and strategies. Some examples include:

- **Working with community members in an identified problem area** to carry out quick-build street design changes informed by outreach and user input.
- **Unifying and integrating safety data across jurisdictions** where local agencies share their crash, roadway inventory, and traffic volume data to create an analytic data resource.
- **Testing out the deployment advanced transportation technologies**, such as the installation of connected intersection-based safety solutions and vehicle-to-infrastructure (V2I) advisory speed limit systems (e.g., Intelligent Speed Assistance [ISA]).
- **Improving first responder services** with improved crash data collection, formalizing street names and addressing, and enhancing emergency vehicle warning systems.
- **Implementing standard and novel data collection and analysis technologies and strategies** to better understand vulnerable road user (pedestrian/bicycle/transit rider) network gaps and to collect exposure data.

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EXHIBIT 1-A: WORK BREAKDOWN STRUCTURE SUMMARY

BASIS OF FEE ESTIMATE



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Project Title, Client: USDOT Safety Action Plan, City of College Place

Project Number: 07-23-XXX

Prepared By: TAM

Task Number	Subtask Number	Task/Subtask Name	Total Compensation
010		Project Management	\$11,900
010	001	Admin	\$6,600
010	002	Meetings	\$5,300
020		QC Reviews	\$3,300
020	001	Internal QC Review	\$3,300
030		Action Plan Component Analysis	\$98,000
030	001	Component 1 - Leadership Commitment and Goal Setting	\$5,600
030	002	Component 2 - Planning Structure	\$15,600
030	003	Component 3 - Safety Analysis	\$24,400
030	004	Component 4 - Engagement and Collaboration	\$10,700
030	005	Component 5 - Equity Considerations	\$11,300
030	006	Component 6 - Policy and Process Changes	\$13,500
030	007	Component 7 - Strategy and Project Selections	\$9,800
030	008	Component 8 - Progress and Transparency	\$7,100
040		Project Closeout	\$2,800
040	001	Project Close-Out	\$2,800
900		Management Reserve Fund	\$11,800
900	001	Management Reserve Fund	\$11,800
990		Direct Cost Task for Cost Plus Fixed Fee Projects	\$300

TOTAL	\$128,100
--------------	------------------

APRIL 30, 2021

City of College Place, WA Urban Forestry Management Plan



URBAN FOREST MANAGEMENT PLAN (UFMP)

City of College Place
625 S College Place
College Place, WA 99324



College Place, Walla Walla County, ca. 1930

APRIL 30, 2021

ACKNOWLEDGMENTS



COLLEGE PLACE CITY STAFF

Michael Rizzitiello, City Administrator

COLLEGE PLACE PARKS, ARBOR, and RECREATION BOARD

James Fry

Lafe Bissell

Randy Grant (Chair)

Jordan Green

Tito Espinoza Jr.



WASHINGTON DEPARTMENT OF NATURAL RESOURCES URBAN COMMUNITY FORESTRY PROGRAM STAFF

Ben Thompson



Jim Flott

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EXECUTIVE SUMMARY

Urban forest management plans (UFMPs) are developed by many communities to provide a common vision for urban forest health and sustainability, establish goals, and coordinate actions toward achieving them. An urban forest includes street and park trees, remnant forested areas, and those planted in medians, parking lots, tree pits, and other urban spaces. An urban forest management plan recognizes the impacts of tough urban conditions on the natural landscapes and public trees and balances those impacts with the needs of humans who share this ecosystem. Urban forest management can help College Place provide environmental, social, and economic benefits that enhance the quality of life, minimize the effects of urbanization, foster civic pride, and contribute to community character; long-term benefits that residents, businesses, and visitors seek.

Trees make places work, look, and feel better. As well as playing a role in climate proofing our neighborhoods and supporting human health and environmental well-being, trees can also help to create conditions for economic success. This management plan takes a progressive, applied approach to urban trees, providing decision makers with the principles and references they need to fully realize this potential.

College Place has completed a partial inventory assessment of its urban forest. It will facilitate the ongoing commitment to maintain, enhance, and preserve College Place's tree canopy and guide College Place staff, landowners, contractors, utility companies, developers, planners, and residents in making decisions about their trees.

College Place's inventory and management plan was initiated to manage, maintain, enhance, and preserve the community tree canopy. Project funds were provided from a grant obtained from the USDA Forest Service Urban and Community Forestry Program administered by Washington State Department of Natural Resources Urban and Community Forestry Program (WADNRC). Technical and staff support was provided by the City of College Place staff.

Two primary methods of community outreach were used:

- Interviews with Parks, Arbor, and Recreation Board
- On-line public forum information meetings

Public Process

A crucial element of developing the UFMP was soliciting information from city staff, city boards, and citizens of College Place. Stakeholder input was used to assist CFC in identifying opportunities, issues, elements, actions, and goals for the UFMP. Methods of gathering public input included holding stakeholders' public meetings and conducting interviews and soliciting comments from city staff. Every attempt was made to engage community members in the process of developing the UFMP.

CoVid virus restrictions forced public meetings to be held online March 24 and April 7. Meeting notices were advertised throughout city communication channels. A copy of the draft plan was posted to the City's website for review. All comments were forwarded to CFC for inclusion in the plan.

S.W.O.T. Analysis

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) assessment was completed to organize input and comments provided by the public, program affiliates, stakeholders, and city staff. The lists included in Appendix B offer a synthesis of the range of insights, perspectives, and opinions regarding the current and future state of the College Place Urban Forestry program; this information has helped inform the development of the program objectives and specific action steps in this plan. Please note that it is common for a specific issue to be identified in multiple, even contradictory, sections of the SWOT matrix because different perspectives yield different perceptions.

Purpose of the UFMP

The starting point for success understands where you are and where you want to go. The UFMP principles will help College Place staff integrate the goals and objectives of the City of College Place urban forestry program while managing the specific needs of the community trees.

Managing, maintaining, and preserving urban trees can only be achieved effectively by developing and implementing a strategic urban forest management plan. Positive and negative social impacts of implementation efforts influence the political standing of urban forestry programs, suggesting that the political and social skill of city staff, their superiors, and community advocates are key factors in the success of implementation. An urban forest management plan standardizes policies and practices for tree-related activities. This plan lays out components that encompass a long-term vision with short-term goals for the managing College Place's trees.

An Urban Forest Management Plan (UFMP) is a guide for ensuring that public trees and forests are appropriately cared for according to arboriculture standards and community goals. College Place's UFMP is a strategy to expand its urban forestry program to meet a range of policy, education, and management goals. The plan is a tool to explore community concerns and management conflicts, while offering a series of prioritized implementation actions based on inventory data, current urban forestry and arboriculture practices, and community outreach. The plan evaluates species composition, maintenance requirements, tree population trends, and the condition of the urban forest.

The capacity of the urban forest to provide benefits depends on how the resources are developed and managed. The UFMP will lead to improvements in urban tree management and stewardship in a coordinated, cooperative approach with city departments, program partners, and residents. The plan was prepared from a comprehensive analysis of tree inventory data, staff input, and community participation.

As a strategic and forward-looking document, this plan should be incorporated into the existing policies and requirements of the College Place City Parks and Recreation Comprehensive Master Plan, City Tree Ordinance, College Place Storm Water Management Program, other city master plans, and agreements with other government agencies, Homeowner associations, and local education institutions.

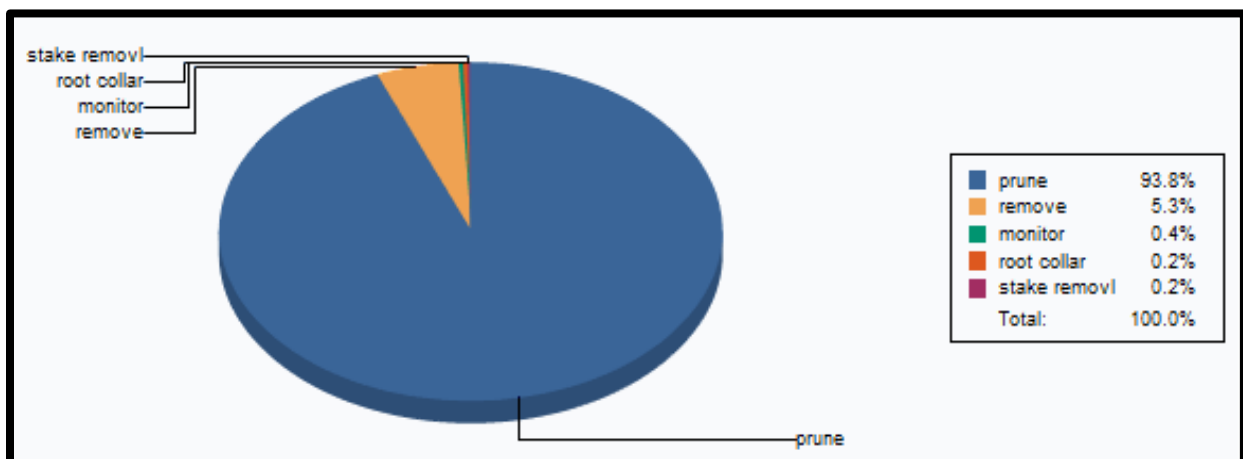
College Place Tree Inventory Summary

Community Forestry Consultants, Inc. (CFC) was provided a 546 tree inventory data base of federally classified street right-of-way (ROW) trees and park trees located in Lions, Veterans, Kiwanis, and Harvest Meadows parks. Attributes in the database

consisted of GPS location, species, condition rating, and trunk diameter. CFC verified existing data and collected street address and street where possible; grow space, land use, height and spread dimensions, trunk quantity, significant defects, maintenance requirements, and appraised value.

Data results

- Sites inventoried: 557.
- Appraised value of trees inventoried: \$1,551,000.00.
- Trees requiring pruning maintenance: 439.
- Trees requiring removal: 25.



Major Issues

- Structural defects (co-dominant stems; dead branches)
- Improper planting practices
- Limited species diversity

Goals of the UFMP

The management plan supports the mission of improving College Place's tree population through proper management of a valuable asset. The UFMP follows the vision to retain a high quality of life by improving College Place's urban forest management and thereby increasing the numerous, proven benefits derived from trees.

Relying on the UFMP for guidance, the city will partner with or engage in the following:

- community members, organizations, and volunteers to encourage tree planting and stewardship
- preserve and protect existing trees
- promote public safety, tree health, and structure; implement cost-effective and proper arboriculture maintenance of the community forest
- increase public education and awareness of the value of the community forest
- maximize the social, economic, and environmental benefits of the community forest for current residents and future generations

The UFMP guidelines promote consideration of public trees as major and important urban infrastructure and outlines best practices to incorporate trees into the city fabric. It provides for the development of a progressive long-range urban forestry program that will result in a healthier and safer forest in College Place. The UFMP is a tool to use in guiding the tree program and garnering support, cooperation, and funding for the tree program.

Lastly, it is understood that woody shrubs and ground cover plant communities are part of, and integral to, the overall health of the urban forest, but the primary scope of this plan is to focus on trees – the largest, longest-lived and most significant member of the landscape community. The implementation of the UFMP will ultimately contribute to the quality of life in College Place through enhancements to the tree population.

College Place Urban Forestry Management Plan goals:

- College Place City Council adopts and implements an Urban Forestry Management Plan.
- Provide adequate tree maintenance funding to sustain College Place tree canopy based on council, stakeholder, and resident input.
- Maximize and expand the urban tree canopy. Create a tree planting plan; promote proper planting of new trees and diversification of species; incorporate tree planting into community planning.
- Coordinate and integrate local urban forestry goals into city and regional planning processes.
- Maintain and update the inventory of College Place trees to improve management and maintenance of the tree population.
- Review existing tree ordinance to incorporate the recommendations and goals of the city's tree management plan, adopt the ordinance into the city code, and implement ordinance enforcement practices.
- Provide education and public awareness of the importance of the trees to the community; educate city staff, contractors, and the community on proper tree care; and encourage greater participation in tree steward activities.

The recommendations made in this plan are intended to be considered and implemented over a period of five years. A systematic maintenance program, tree planting program, adequate funding, staffing, regulations, and resources today will allow College Place's urban forest to thrive, expand, and be sustainable.

The success of this plan is based on people's expectations of the benefits they may receive from the College Place's community forest and their willingness to invest in its sustainable management.

Urban Forestry Program Actions

The primary actions and objectives of the plan are listed below and described in detail in the body of the management plan.

- Application of arboriculture industry standards for College Place tree care

- Engage International Society of Arboriculture (ISA) certified arborists to perform tree maintenance
- Maintain tree inventory data
- Proactive tree maintenance of College Place trees
- Eliminate trunk damage caused by lawnmowers and weed eaters
- Annual analysis and mitigation of risk trees
- Implement a cyclic pruning program for young and mature trees
- Proper tree planting
- Proper tree maintenance
- Canopy preservation

The recommendations and actions will expand and conserve College Place's tree resource and sustain the tree canopy for future generations. Although this commitment will come with costs, the long-term benefits are significantly greater and will result in a sustainable asset for the citizens of College Place today and tomorrow.

Federally Classified Arterial Roadway Right-of-Way

- College Avenue (Blalock to SR 125)
- SE Tamaurson Rd (Justice Drive to Meadowbrook Blvd)
- SE Meadowbrook Blvd (Tamaurson to Lamperti St)
- SW Mojonner Rd (College Ave to Bluvue Ln)
- SE Lamperti St (College Ave to Larch)
- SE Larch Ave (C Street to Dead End at SR 125)
- SE 12th Street (College to Myra Rd)
- SE 4th Street (College to Highland Park Dr)
- SW 4th Street (College to Academy Way)
- SW Academy Way (Whitman to 4th)
- SW Doans Ave (Whitman Drive to Julia)
- Whitman Drive (Martin Airfield Driveway to Myra Rd)
- NE C Street (College Ave to Myra Rd)
- NE Lambert (Rose to C Street)
- NE Rose (College Ave to Myra)
- NE Myra (Electric Ave to Rose Street)

Vision Statement

The vision statement describes how College Place should look and function now and in the future. It implies an action goal that facilitates objectives of proper arboriculture practices, preservation, restoration, and stewardship of trees in College Place. The College Place vision statement includes sentiments about the environmental, social, economic, and ecological importance of trees and natural resources to College Place in terms of management, benefits, and sustainability. The UFMP vision statement aligns with College Place's organizational values and "Where small-town living and learning meet."

College Place Urban Forestry Vision Statement

The City of College Place recognizing urban forestry as an equal part of the community infrastructure, will create, enhance, maintain, and sustain a vibrant, healthy, and structurally sound community forest resource for the benefit and enjoyment of College Place residents and visitors.

College Place Canopy Cover Goals

Canopy cover is the percentage of an area on the ground that, when considered in plan/map view, is covered by the crowns of trees. In a dense forest the canopy cover would be expected to approach 100%. On the other hand, open prairies are dominated by grasses and widely spaced trees creating canopy cover as low as 5%. In between lays a variety of treed urban environments.

In considering an urban forest canopy target, several factors should be noted. First, there are no widely agreed upon, figures for canopy cover targets in urban areas. A commonly cited figure is 40%, the recommendation of American Forests, based on their "professional opinion that this tree cover is a reasonable target".

Second, the issue of empirically deriving a percentage that is appropriate to the local environment seems to be given attention. Any study of canopy cover figures must

consider local climate and soil factors and take into account the differences in land development within a community.

Third, there is no attention given to the fact that the urban environment is far from homogeneous and varying local conditions within a city, particularly related to kind and design of development, will offer different constraints and opportunities. For example, it is unreasonable to expect that the same canopy cover can be achieved in a densely built industrial area as in a residential neighborhood dominated by single-family homes. Thus, the notion that a single canopy cover figure can be – or should be – applied city-wide, would appear to be difficult to defend.

Each urban land use environment is associated with a different set of opportunities and constraints to tree growth and target value selection must recognize these.

- Right-of-way target value is best measured by stocking level, not canopy cover. Stocking level is a proportion of existing street trees to the total number of potential street trees (number of trees plus the number of available planting spaces).
- Park canopy varies between natural areas and active recreation areas and between segments of a park; canopy cover figures should be developed by KUF and park planners on a site-by-site basis.
- Residential areas should seek to achieve 50% canopy.
- Commercial/Industrial areas should seek to achieve 15% canopy.

The City of College Place may establish land use canopy cover goals. Suggested land use areas and canopy cover goals are:

Canopy Coverage Goals

- Single family; multi-family residential – 50%
- Developed parks – 35%
- Undeveloped/Natural parks – 80%
- Commercial – 15%
- Streets, rights-of-way (ROW) – 80% stocking level

The bordering topography and its remnant vegetation create a prominent visual background of verdant natural landscape that contrasts with the landscape of the recent developed properties which essentially has limited canopy coverage currently due to the small size of the trees. In new sites planting density should be sufficient to achieve canopy goals. In established residential areas trees are a significant feature. They should be replaced when possible, following a removal and remaining trees maintained to sustain existing canopy cover. The challenge for College Place is clear: given the length of time that trees need to grow, efforts to increase canopy must continue today and maintenance and preservation of existing trees and forests needs to start now to improve the canopy coverage.

City Plan and Policy Coordination

There are many existing plans and policies in the City of College Place that affect and are affected by the tree population. The College Place UFMP will act as a stand-alone management tool for the agency but should function within the context of the City of College Place Urban Forestry Program plans and policies and other city plans and

policies impacting trees. Trees can provide solutions and fulfillment of goals in other city plans and should be integrated where appropriate. City plans should link together. Use the UFMP actively to seek linkages when working on other issues and then use trees to support and solve those broader public policy goals. Other city plans include but are not limited to:

- College Place Stormwater Management Plan 2020
- College Place Parks and Open Space Plan
- City of College Place, WA Updated Comprehensive Plan9, 2018
- Complete Street Policy

Tree Benefits

Few elements of the grey infrastructure of urban places can be said to boost property values, support retail activity, enhance tourism experiences, improve agency health, protect water quality, abate wind speeds, reduce air particulate, reduce storm water runoff, counter climate change, and ensure roadway safety all at once. Communities looking for these benefits may be surprised to find a solution right in their own backyards, along their streets, and in their parks. The green infrastructure of trees, along with parks and open space, provide a wealth of benefits to College Place (Figure 2).

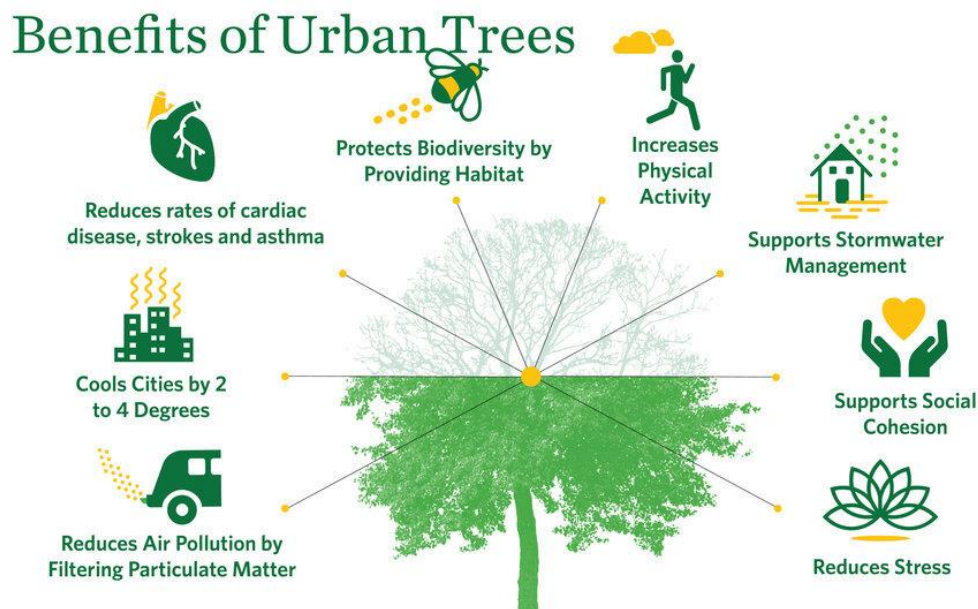


Figure 2 – Trees provide many benefits for College Place if maintained properly.

Many scientific studies in recent years have addressed the role of trees in urban environments. Trees and urban forests provide environmental, ecological, economic, and social benefits. Urban trees and natural forestlands play a huge role in the quality of life in College Place. A summary of key values and benefits, and some supporting sources, is provided below.

Street Tree Effect and Driver Safety. Research indicates that trees contribute to a sense of safety. The significant reduction in driver speeds in the suburban condition

indicates that street trees may provide positive operational values. Trees have a positive impact on the transportation network in the city and neighborhoods (Dumbaugh 2005; Wolf 2006; Naderi et.al. 2008). For the suburban landscape, the presence of trees significantly dropped the cruising speed of drivers by an average of 4.87 kilometers per hour (3.02 miles per hour). Faster drivers and slower drivers both drove slower with the presence of trees (Figure 3).

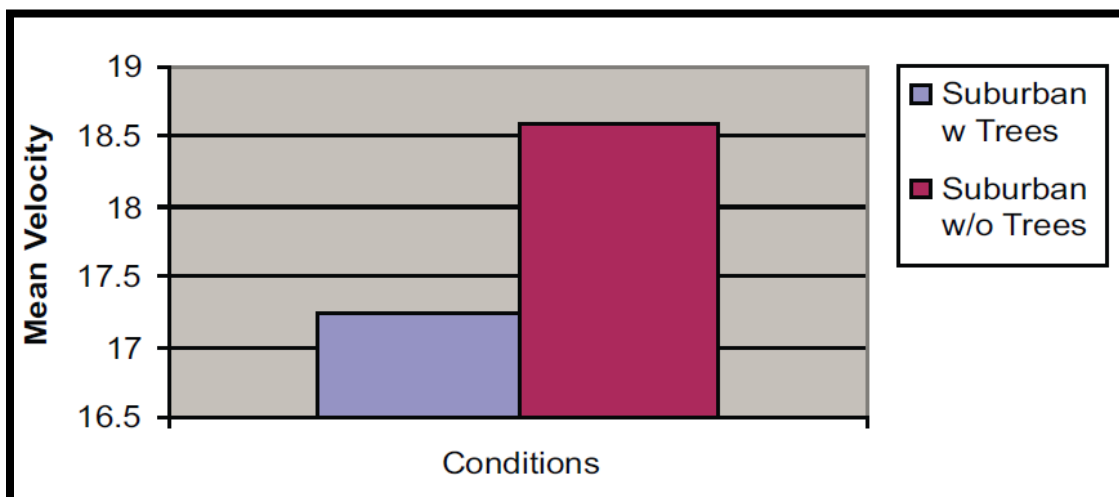


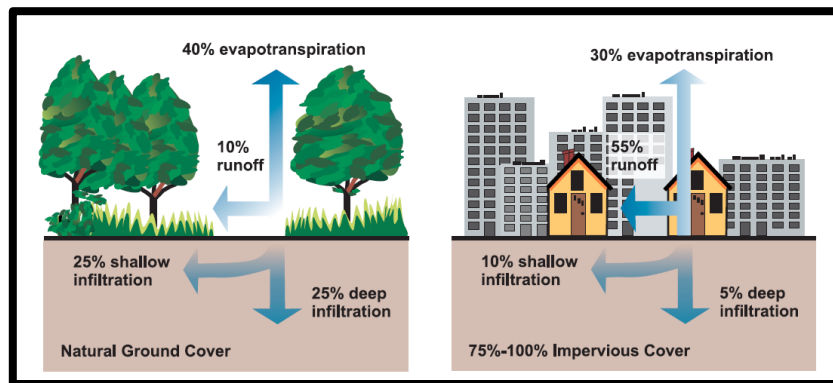
Figure 3 – Trees significantly drop cruising speed of faster and slower drivers.

Vegetation and Violence. A scientific study by the University of Illinois at Urbana-Champaign has demonstrated that contact with nature help reduce the incidence of aggression and violence in city neighborhoods. According to the study, levels of aggression were significantly lower among people who had some kind of nature outside of their apartments versus those who didn't. The impact of the physical environment on human aggression has been well established — crowding, high temperatures, and noise have all been linked to violent behavior. Some scientists believe that it is because people living under these conditions suffer from something called chronic mental fatigue, which can make them inattentive, irritable, and impulsive – all of which have been linked to aggressive behavior. It has been shown that exposure to green spaces, trees, and other vegetation can mitigate the harmful effects of chronic mental fatigue, reducing aggressive behavior in the process.

Water Quality, Storm Water Retention. Water quality continues to be an important issue to College Place and ways to avoid nutrient loading and other forms of water contamination to the city water and irrigation systems become critical. Water quality has the potential to be degraded by development due to erosion, storm water discharge, and on-site sewage treatment systems.

Urban trees are an effective tool available every day to improve water quality, conserve water resources, and reduce storm water runoff. Urban forests absorb rainfall, control surface water runoff, filter ground water and assist in ground water recharge. According to one study, 37,500 tons of sediment per square mile per year comes off developing and developed landscapes, and urban trees could reduce this amount by 95% (Coder 1996).

Trees can contribute to the overall goals of the College Place stormwater management and aid in solving water quality, retention, and discharge issues in the consolidated irrigation district. Trees are a current asset that can address stormwater and water quality issues important to the community and do it in an economically feasible manner.



Urban tree canopy reduces storm water runoff by intercepting and storing rainfall and increasing infiltration into the soil through improved soil structure. The US Environmental Protection Agency issued a report, *Using Smart Growth Techniques as Storm Water Best Management Practices*, which identified urban tree canopy as an innovative and sustainable means to dramatically reduce stormwater runoff and the costs associated with stormwater management. Trees contribute to water quality and quantity improvement through stormwater control, attenuation of peak flows, maintenance of base flow, erosion control and rainfall interception (Bernatzky 1983; Xiao et al 1998; Floyd 2002; American Forests 2007). Trees should be integrated into College Place's stormwater management program.

A tree canopy and continuous vegetation, which is adapted to the local environment, has a positive effect on slope stability (Reubens et al. 2007). Tree root systems enhance the shearing strength of the soil, enabling it to resist landslides and erosion (O'Loughlin 1974). Through interception, evapotranspiration and enhancing soil permeability, trees also improve the hydrological characteristics of the soil (Ziemer 1981). Trees on slopes can prevent, protect, and minimize the damage in the event of landslides or avalanches.

Air Quality Improvements.

Particulate matter poses a dangerous threat to human health and the environment. Regional haze can impair visibility in all directions over a large area. Air toxins such as carbon monoxide and sulfur dioxide contribute to respiratory problems. Brown outs can be severe in Walla Walla county.



Trees absorb gaseous pollutants such as ozone, nitrogen oxides and sulfur dioxide; and they filter particulate matter such as dust, ash, pollen, and smoke. Reductions in these pollutants results in improved public health and reduces the severity of ozone-induced asthmatic responses and other respiratory illnesses. Urban trees absorb carbon dioxide, a major greenhouse gas, at an approximate rate of 230-lbs per year per tree. According to the U.S. Department of Agriculture, "one acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the bi-annual needs of 18 people."

Trees improve air quality by producing oxygen, absorbing pollutants, and sequestering carbon (Rowntree and Nowak 1991; Nowak 1992; McPherson et al 1999; American Forests 2007). A regional ecosystem analysis specific to College Place using tree inventory data can estimate the monetary value of pollution removal services provided by the urban forest.

The Economics of Aesthetics. College Place is noted for its vibrant downtown with a mix of small businesses and housing that interfaces with Walla Walla University that give residents and a growing tourist trade the feeling of a small town. The City has attracted large-scale commercial development along its most trafficked roads, thus growing its tax base. It is important to the community and fiscal revenues to remain competitive and attractive to businesses and customers, and residents. Recent population and development increases in College Place and neighboring communities continue to increase competition for businesses and customers.

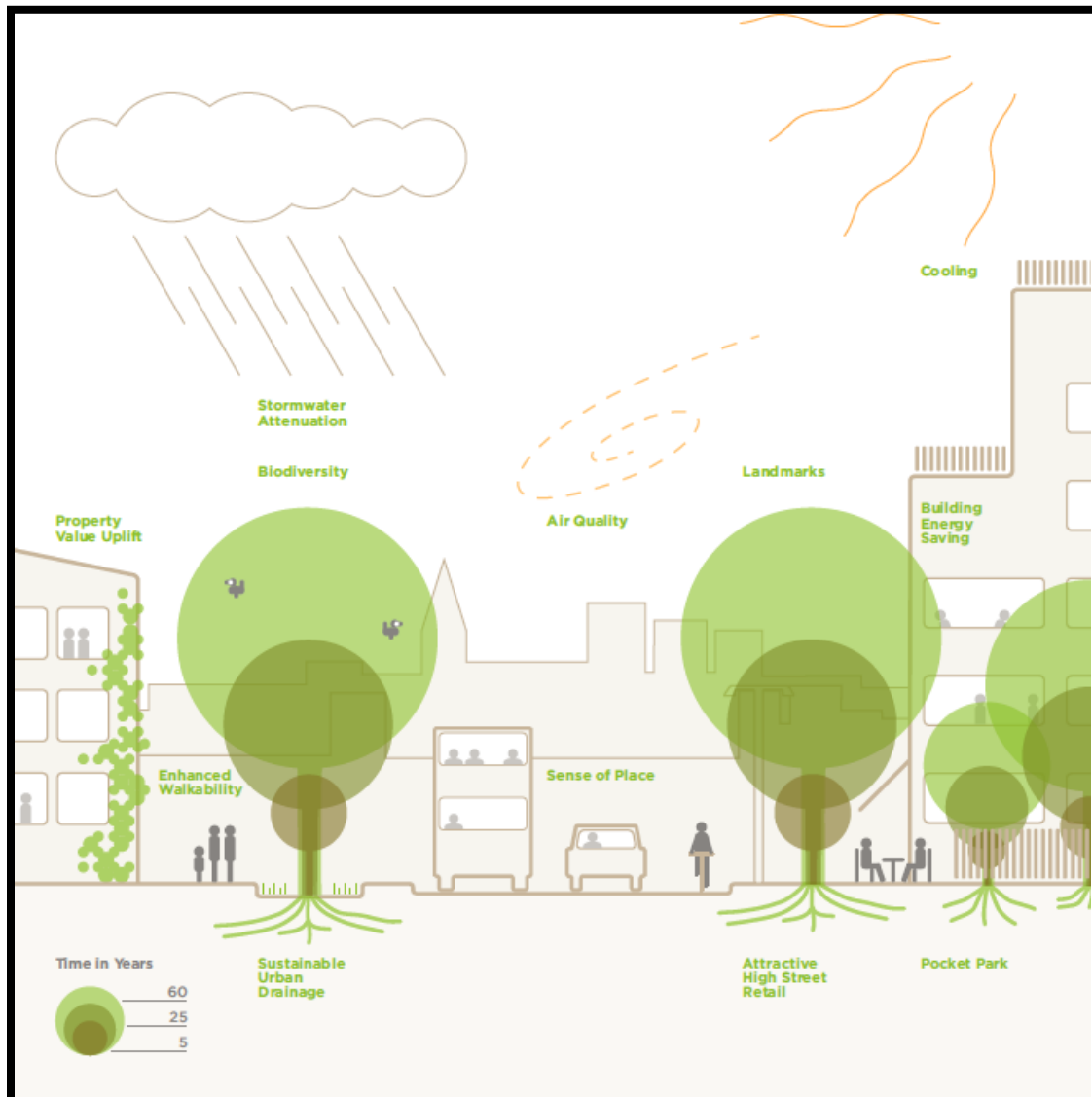
Improving aesthetics has tangible economic benefits. Networks of parks, natural areas, and trails give a community a reputation for being a good place to live and visit. Increased recreational and community activity attracts new businesses, fosters expressions of creativity, and stimulates tourism. Businesses locate or re-locate based on a community's quality of life, including an abundance of open space, nearby recreation, and pedestrian friendly neighborhoods. Nationwide, easy access to parks and open space has become a new measure of community wealth – an important way to attract businesses and residents by guaranteeing both quality of life and economic health.

Aside from the potential price effect on residential property sales, trees in retail settings increase shoppers' willingness to pay for goods and services by 12%. Shoppers also indicate that they are willing to drive farther and stay longer if a retail district is well-landscaped with trees. Also, respondents consistently reported greater willingness to pay values for goods and services in the landscaped mall at an overall rate of 8.8%. Urban forests create an appealing consumer environment in business districts (Wolf 2003, 2005). Trees provide a critical solution that allows College Place to maintain its role as a regional housing provider, generate higher tax revenues, and keep property taxes at a lower rate.

- travel time, travel distance
- duration of visits
- frequency of visits
- willingness to pay for parking

increased market range & potential

Increases in land values or sale prices because of quality landscaping and the presence or retention of trees offers a secondary benefit to the local jurisdiction. The adjustments relate to additional revenue from sources such as real estate transfer taxes and property tax assessments (Behe et. al. 2005; Wolf, 2007).



Health & Well-Being. Trees provide a benefit to the health care industry and improve the mental and physical states of the community residents and visitors. Trees foster safer, more sociable neighborhood environments and have been shown to reduce levels of crime, including domestic violence. Views of nature reduce the stress response of both body and mind when stressors of urban conditions are present. Hospital patients with window views of trees recover significantly faster and with fewer complications than comparable patients without access to such views.

Public spaces with trees receive more users, increasing the frequency of casual social interactions and strengthening the sense of community. Trees along transportation corridors narrow a driver's field of vision, reducing traffic speeds and increasing pedestrian safety by providing a natural, physical barrier. Studies have found that urban highways lined with trees decrease driver stress, resulting in fewer incidents of road rage.

Parks, green space, and trees are important assets for College Place residents and visitors. Use of these resources by the community promotes the health and well-being of the individuals as well as the sense of community.

Overall, the service value of individual urban trees can be quantified as shown in the table below. Small trees are 25 – 30 feet at maturity; medium trees are 30 – 50 feet at maturity; and large trees are greater than 50 feet at maturity.

Average annual net benefits values per tree by size

Small	Medium	Large
\$13 - \$17	\$33 - \$39	\$60 - \$71

Source: Western Washington and Oregon Community Tree Guide: Benefits, Costs, and Strategic Planning, March 2007

While real costs must be borne by College Place and its residents because of the urban forest (e.g., storm damage, removals, planting, care, leaf removal, infrastructure impacts, etc), the protection and expansion of the College Place urban forest will yield increased environmental, economic, and social benefits. This plan specifies several actions the City of College Place can take to maximize these benefits and engender community involvement and activism.

College Place Parks, Arbor, and Recreation Board (PAR Board)

The PAR Board is sanctioned by city ordinance. Their purpose is to celebrate trees and promote a community commitment to sustaining College Place's urban forest. The PAR Board forms the middle link, a communication link in a chain of moral authority among the community, city tree manager, and city council. PAR Board does not function as an operations board and should stay out of operational functions of the program. Individual committee members do not have authority other than that specifically authorized by ordinance. The committee provides leadership by first serving, and then seeking to put community interests ahead of any personal interests committee members may have.

A tree committee fulfills one of the criteria to become Tree City USA. A tree committee can be a particularly useful resource for busy College Place UF staff working to develop and implement a strategic vision since it provides additional opinions from individuals who are interested in, and typically knowledgeable about, the subject at hand, and also helps maintain relationships with groups and individuals that may be able to assist with implementation.

The primary role of the PAR Board for College Place's UFMP would be periodic (e.g., once a year) review of the plans, to track the status of the various recommendations, and evaluate the progress towards management goals.

The PAR Board is engaged in many activities promoting the planting and preservation of community trees such as Arbor Day celebrations, Fall Festival, Winterfest, and community education programs and presentations.

The PAR Board can continue to support and involve College Place residents in the tree program through:

- Reviewing a community tree plan
- Foster community support for the urban forestry program
- Public outreach meetings and presentations
- Program advocacy to city council, business leaders, civic groups, and other stakeholders
- Soliciting funds, including grants and donations
- Reviewing a street tree ordinance
- Assisting with Arbor Day celebrations, other events, and education programs

The PAR Board committee should report to and be overseen by the staff member responsible for directing and managing the implementation of the UFMP. City staff acts as an ex-officio member of the committee.

URBAN FOREST MANAGEMENT PLANNING

The pressures created by urban sprawl are leading to a reduction in forested land in North America. Poorly controlled land-use planning contributes to the haphazard urbanization of many small communities. Urban forests are largely ignored as an asset and the potential benefits they can offer to communities are often not acknowledged in the planning process. Relatively few communities across the United States have any form of urban forest management.



In natural forests trees in all stages of growth and decay are important to functioning of the ecosystem, and even when left alone a forest will convey many benefits to humans. The same cannot be said of city and park trees. The term “city trees” includes trees subjected to tough urban conditions including street and park trees and those planted along boulevards, in medians, in parking lots, in tree pits, and other urban open spaces. Their health and vitality are compromised primarily through limited soil volume, compacted soils, restricted root space, drought, and conflicts with other infrastructure.

Other urban activities such as mowing, leaf removal, vehicle and pedestrian traffic, vandalism, and pollutants submit community trees to additional stresses. Intense citizen

use necessitates pruning and prompt removal of high-risk trees to maintain high safety standards. A sustainable urban forest requires careful management to maximize the benefits of green infrastructure while addressing the direct and indirect human influences on the trees.

Trees play an important role in the livability of College Place. The urban forest has been recognized as a visual amenity and for its environmental benefits for several decades but has only recently begun to be considered as a vital component of a community's infrastructure and given the specific label of "green infrastructure" or "natural capital" (e.g., Benedict and McMahon 2002; Wilkie and Roach 2004; Ewing and Kostyack 2005). As a result, in College Place, as in many cities, resource allocation for management of urban trees has been relatively limited, and staff has largely been occupied with responding to emergency situations and minimal maintenance rather than having the opportunity to pursue more proactive management practices.

As with any type of infrastructure, the urban forest requires regular maintenance and monitoring to ensure that it continues to function properly and provide benefits to its maximum capacity. Infrastructure such as buildings, offices, and equipment that are neglected for many years can only be repaired at a great cost to College Place. For the urban forest, this neglect typically comes in the form of failure to plant young trees to replace maturing populations, to adequately diversify tree species to protect against species-specific diseases, to prune trees early on to limit the risks posed by trees as they mature and failing to maintain mature trees properly.

Fortunately for College Place there are many opportunities to improve the urban forest through well-planned active management over time. This is one key area in which green infrastructure differs from built infrastructure; trees in cities, like other infrastructure, require maintenance to remain safe and viable but their value to the community generally increases over time as they mature so that they become less and not more of a liability.



The recommended goals are for College Place to follow. It is up to College Place to provide the short and long-term support required to implement it. The goal is to provide specific guidance on managing, maintaining, and preserving trees within the urban and suburban infrastructure.

Employing the best management practices of the arboriculture and urban forestry industries, Community Forestry Consultants, Inc. offers the following management and maintenance recommendations to improve the health, quality, size, and diversity of the working forest of College Place.

PROGRAM MANAGEMENT OBJECTIVES

The overall goal of strategic planning and management of the urban forest is to ensure a healthy, aesthetic, safe, and diversified tree canopy that can provide a sustained supply of environmental, economic, and social benefit to College Place. Research shows the average city tree lives only 32 years (Moll and Ebenreck 1989) and the closer to the city's center, the shorter the life of the average tree. To help address issues like these, a long-range plan is essential for management of a resource that is by its very nature a long-term matter.

Strategic plans define long-term and short-term goals for the city's urban forestry program. Management plans define how individual goals are achieved through action plans and timelines. Each goal must have an achievable and discernible outcome. The objective of this report is to provide a framework for a Strategic Management Plan for a ten-year period.

Ordinance Review

Enacting laws and policies that make public prohibitions and direct action in a certain way is not a popular way of influencing behavior. However, sometimes an issue is so important and complex that legislation and official policies are appropriate tools for local governments to use to protect its citizens and property. Managing urban forests is an important complex issue.

In recognition of the many benefits conferred by trees, hundreds of local governments are adopting street and park tree ordinances. Street and park tree ordinances apply mostly to publicly owned trees, as well as nuisance trees on private property.

Tree ordinances reflect the values of a community and the worth of a community's trees. A tree ordinance encourages tree maintenance to secure the beautification, air purification, noise and dust abatement, storm water management, water quality, property value enhancements, public health and safety benefits trees provide.

The key benefits to revising the tree ordinance are:

- Helps establish the tree management program.
- Provides reference to permanent procedures and legal authority.
- Legalizes a tree program through authorization of a tree committee.
- Establishes a permit review, approval, and appeal process for tree removal, planting, and pruning.
- Establishes the nature and degree of public responsibilities to community's trees according to specific standards and specifications.
- Establishes an official tree policy for the community.
- Specifies and ordines arboriculture standards for tree planting, pruning, and other tree work;
- Identifies standards and regulations for arboriculture practices.
- Ensures that the people who perform work on the trees are professionally qualified.

Street and park tree ordinances must resolve two key issues. First, the tree ordinance should identify municipal (and private property owner, if desired) responsibilities for tree

ownership and planting, pruning, removing, and maintaining trees. Second, the tree ordinance should establish a tree committee and provide the committee with authority to guide the management of public street and park trees.

It is apparent some common elements are present in College Place's tree ordinance. The city's tree ordinance requires minor revisions to existing components to align with goals and objectives of the UFMP and to address issues missing in most city and city tree ordinances. To ensure that public trees will be properly cared for, street tree ordinances usually contain most, or all the sections listed below. The comments and examples are intended to help in revising the city tree ordinance. Municipalities should understand and plan for their own needs and abilities and not rely only on model ordinances from other places. The common elements and a brief description of each element follow on page 17 in Table two. Table three on page 18 shows the common elements in selected ordinances from other cities in the Northwest United States.

The following are examples of proposed revisions and additions to the College Place tree ordinance:

1. The definitions section should be expanded to include definitions for industry terms such as species, pruning or street tree and public terms such as right-of-way or planting strip. The definition section needs expansion to cover more industry terms not familiar to the public.
2. The ordinance clearly stated the regulatory body and delegator for public trees but there is no language regarding ownership of the trees.
3. There is no definition or language addressing boundary or border trees.
4. Disposal of urban forest products is not addressed in the ordinance.
5. A recommended species list and a prohibited species list section should be referred to in the ordinance by a document name independent of the ordinance to clarify the use and ability to update the list as industry planting standards and specifications change.
6. The ordinance should be expanded to include other pest infestations or disease infections that are considered incurable and epidemic such as spruce bark beetle, emerald ash borer, or pine bark beetle.
7. Severe maintenance treatments such as banning topping of public trees deserve individual recognition in the ordinance.
8. There are sections that refer to permit requirements for tree maintenance activities but no sections referencing permit revocation. These sections could be consolidated into one section that clarifies the permit process and revocation for all public tree maintenance activities.
9. An Urban Forestry Specifications and Acceptance Criteria for Nursery Trees documents dealing with planting, pruning, and removing standards or specifications should be written and referenced in the ordinance. Neither of these documents is cited in the ordinance. A separate document such as "The College Place Arboriculture Specifications and Standards" could capture the content of both these documents and consolidate the standards and specifications into one concise document. Separation of these documents from the ordinance allows for incorporation of changes in industry standards and best management practices without revisions to the ordinance.
10. The incorporation of a Risk Management Policy in the tree ordinance is strongly recommended as part of the city's tree risk management program. A risk

management policy ensures continuity in the risk management program despite changes in the political and administrative components of the city.

11. A tree ordinance provides an opportunity to establish policy and back it with force of law if necessary. The infraction and damages section should address mutilation, damage, vandalism, illegal removals, and improper pruning, etc. Penalties, fines, and other levies should be based on the appraised value of the tree(s) as determined using the Council of Tree and Landscape Appraisal Guide, 9th Edition in addition to civil penalties.
12. As a rule the fundamental program guideline such as tree committee establishment and other more static items should be included in the ordinance. Industry standards and specifications that are subject to change as the arboriculture industry evolves should be placed in separate documents which can be cited in the ordinance.

Table 1 - COMMON ELEMENTS FOR ORDINANCE EVALUATION

Element	Explanation
Purpose	The goals and objectives of the ordinance. These are crucial to implementation, enforcement, and defense of the ordinance if challenged.
Authority	The source of the local government's authority to regulate – usually its own police powers and relevant state statutes (enabling legislation).
Definitions	Terms and phrases with special meaning within the body of the ordinance. Clear, concise definitions are important to ordinance comprehension.
Designation of Administrative Responsibility	The specification of a position, department, or committee responsible for enforcing the ordinance and carrying out specified duties. Ideally, limits of authority and responsibilities are clearly defined.
Plan and/or Permit Review Process	Explanation of how a new/proposed development or other action will be reviewed. Should detail information to be submitted with permit or platting requests, such as site survey of trees and proposed building locations.
Incentives	The methods that can be used to achieve conservation & compliance with ordinance (e.g. preserved trees credited to required project landscaping).
Preservation	What is to be preserved and how it is to be accomplished. There are many approaches to this, such as retaining ≥30% of existing tree canopy.
Construction Protection Measures	Specific measures required to protect trees during construction activities. Usually involves providing a protective zone for trunk and root structures.
Maintenance After Development	Specification of required maintenance of trees and vegetation after project has been completed, often including replacement for damage-killed trees.
Appeals	Provides for possible flexibility with a process for appealing decisions, which serves as a check on authority, but can potentially undermine management.
Enforcement	Provision for enforcement, and penalties for ordinance violations. May include fines, imprisonment, withholding of permits, work stoppage, etc.

Table 2 -COMMON ELEMENTS PRESENT IN SELECTED NORTHWEST CITY ORDINANCES

City	Purpose	Authority	Definitions	Designation of administrative responsibility	Permit Review Process	Incentives	Preservation	Construction Protection Measures	Maintenance after Development	Appeals	Enforcement
Bellevue	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Bellingham	✓	✓	✓	✓	✓					✓	✓
Bothell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clarkston	✓	✓									
Colville		✓	✓	✓					✓		
Covington	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ellensburg		✓	✓	✓	✓					✓	✓
Enumclaw	✓	✓	✓	✓	✓					✓	✓
Grandview		✓	✓	✓	✓					✓	✓
Helena	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
College Place	✓	✓	✓	✓	✓			✓			
Lacey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Missoula	✓	✓	✓	✓	✓		✓	✓		✓	✓
Olympia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Omak	✓	✓	✓	✓				✓			✓
Port Townsend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pullman	✓		✓	✓	✓	✓	✓	✓	✓		✓
Redmond	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Spokane	✓	✓	✓	✓	✓	✓			✓	✓	✓
Vancouver	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walla Walla	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodinville	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Tree ordinances provide the city an opportunity to set policy and back it with the force of law when necessary. It provides clear guidance for planting, pruning, removing and other maintenance on street, park, golf, and other public trees. The ordinance should be flexible enough to fit the needs and circumstances of the city. The inventory data can provide the quantitative evidence for ordinance policy development.

Arboriculture and tree care maintenance and operations are very specialized fields of work. Many years of education and training are required to perform competently in the field and without harm to the trees. **Tree care performed to College Place's public trees should be accomplished by International Society of Arboriculture (ISA) certified arborists or ISA certified tree workers. The language of the ordinance should reflect this standard of tree care.**

There are many existing tree ordinances and tree ordinance-writing resources. A comprehensive list is provided in Appendix A.

Tree Inventory

Many communities have public street and park trees, a shade tree commission, and plant trees, but how many know what the resource looks like, the condition it is in, the benefits it is providing, and how effective their program has been? Whether you are managing a retail store or natural resources, an inventory is critical. Without an inventory of the resource, you don't know what you have, its condition, and what kind of work is needed to maintain or manage it for the future.

As with any form of asset management, the foundation for ensuring maximum benefits from trees is a clear understanding of the characteristics of your tree population. An inventory also helps you better document the many benefits that trees are providing the community. Tree inventories are the foundation of an effective tree management program. It allows tree managers to identify current and potential problems and plan for budgets, removals, pruning, planting, and other maintenance requirements. An

inventory is a record of objective and quantifiable information about the condition and value of College Place's tree resources that can be used to document estimates for funding, personnel, and equipment (Figure 4). Using and regularly updating the tree inventory moves the urban forestry program into proactive management.

A park and street tree inventory provides information for planning, design and development impacts to trees, and management information for tree maintenance and

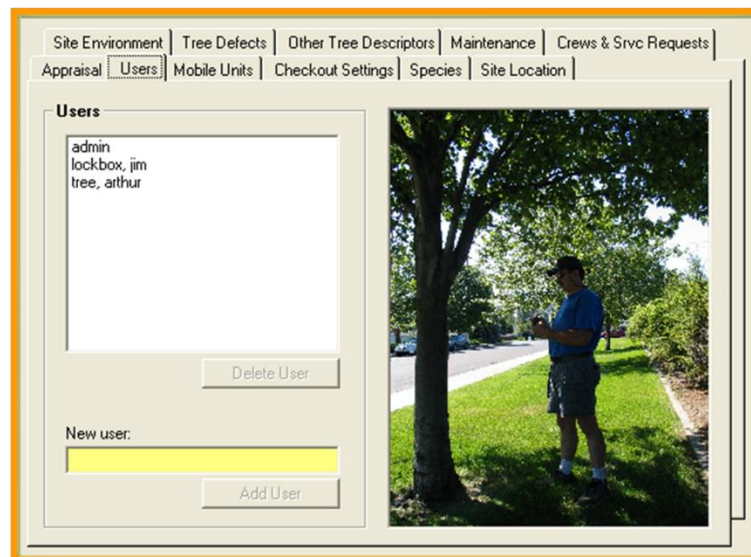


Figure 4 - Inventory data collection

plantings. It helps justify starting and managing a tree program and funding an existing program. An inventory of College Place's trees and planting spaces is a prerequisite for making sound decisions. Without an inventory management, decisions may be based on guesses rather than an accurate assessment. An inventory provides the location of risk trees, the number of trees within the public right-of-way, the value of street and park trees, and the number of available planting sites. It helps identify insect or disease problems, maintenance needs, and budget priorities.

With this information, College Place staff can better plan and prioritize tree removals, maintenance work, and plantings and coordinate with the City of College Place's urban forestry program with all city departments. They can also determine the value of College Place trees, which can help emphasize the importance of maintaining a valuable asset.

An inventory can be used to monitor tree conditions to answer management questions quickly and accurately, such as where and how many trees should be planted in a year. Over the years, changes can be seen in the number, age, condition, and species of trees. A well-maintained inventory can be used in cases of liability to demonstrate that there was no negligence in the inspection or care of these trees. An inventory will also improve the chances of receiving grants and other assistance by providing documentation of the extent and worth of street and park trees.

The following objective will enhance management of the urban forestry program.

- Contract for professional data collection of remaining tree population and audit of existing tree inventory data to insure accurate, consistent data collection and correct existing gaps in the tree inventory data such as available planting sites.
- Maintain the assessment of the tree population to obtain accurate, functional data necessary to manage the urban forestry program.
- Maintain and update the tree inventory regularly as part of the urban forestry management program.

It is important that inventory data be accessible to tree managers, consistent, and accurate. All efforts should be made to ensure that the local tree inventory survey results can be used in the City of College Place Geographic Information System (GIS).

Maintaining the tree inventory and using a tree management program such as TreeWorks™ to prioritize maintenance establishes a systematic tree maintenance program which reduces costs. This is primarily because systematic maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high-risk trees. A computerized tree inventory aids in reducing the subjectivity of tree management decisions and stimulates proactive responses.

Embed tree inventory data updates into routine management procedures. Data needs to be kept up to date. Once a baseline has been created, updating can be conducted on a rolling basis, integrating as much as possible of the survey work within maintenance and other routine works conducted. Some areas experiencing strong pressures or fast changes might need to be surveyed bi-annually while others may only need to be looked at once every three years. Areas can be zoned based on level of use and development changes and surveyed accordingly.

Framework for the 5-year Strategic Management Plan (2021 – 2026)

The plan is intended primarily to provide guidance for College Place staff and the PAR Board using the tree information database and a management cycle approach to monitor short to long term trends.

Traditional forestry is the management of trees or stands of trees for timber production and other values including wildlife, water quality, and ecological health. Urban forestry is the management of trees and other forest resources in urban ecosystems for the environmental, economic, social, health, and aesthetic benefits trees provide society.

Agency tree plans provide policy and standards for implementing and managing community tree programs. A community tree plan is to guide the management and maintenance of a community tree program, including tree removal, pruning, planting, funding, and volunteer opportunities. Tree plans should be consistent with other agency planning strategies and usually include a vision statement, goals, objectives, and strategies.

In any given city nationwide, buildings and roads receive careful planning and scheduled maintenance. It is widely recognized that neglect can result in deterioration leading to numerous potential expenses and risks. Why should trees receive any less planning, attention, and care? Tree management plans help cities proactively manage their tree resources to avoid risk, reduce liability, cut maintenance costs, and increase the value of trees. A comprehensive plan helps promote the health and sustainability of the community's trees, while providing a framework to make difficult decisions about tree removal, preservation, pruning, and planting. A proactive approach to tree issues reduces costs for maintenance, removal, and liability associated with tree failures.

Community Forestry Consultants, Inc. developed this comprehensive UFMP after analyzing the tree inventory data; making field observations; and by applying national arboriculture standards and best management practices. This is a customized plan based on local conditions, resources, and priorities. The UFMP plan will help the members of the College Place staff, PAR Board, city council, and citizens understand the current condition of the community forest and shape its future.

While limited agency funds for urban forestry programs often constrain proactive tree care, management planning efforts can increase the effectiveness and reach of scarce resources and have significant impact on the landscape.

The UFMP can show College Place staff, appointed board members, and citizens how science informs tree management as well as promoting community values. It will help raise citizen awareness of the benefits of a healthy, diverse and well-managed urban forest. A strong management plan will serve as a tool to be used for garnering public support, cooperation, funds, and help the community sustain its trees for future generations.

The objectives of the College Place UFMP plan include:

- Review, update, and evaluation of operating plans.
- Annual analysis and mitigation of risk trees.
- Proper tree selection and purchase.

- Proper tree planting.
- Proper tree maintenance.
- Adequate funding and staffing.
- Staff training.
- Contractor quality control and monitoring.

Effective Administration

Like the gray infrastructure of streets and utilities, trees are an essential part of a community's green infrastructure and should be administered effectively. The responsibility for administering a community tree program must be clearly defined and carried out on a regular basis. These responsibilities often are divided among city departments, appointed board members, city officials, a tree committee, and agency employees.

The size and complexity of an agency will determine how to organize the tree program. College Place's tree population and maintenance requirements require a staff person's time is funded and allotted to manage the tree program and to coordinate work with the city tree program, agency departments, and the public. To ensure good program administration, responsibilities need to be directly assigned and procedures defined clearly.

Community tree plans provide overall guidance to the long-term administration of public trees and must then be translated into effective actions. Bi-annual work plans for tree removal, tree maintenance, tree planting, periodic inspections, task scheduling, securing funding, and public education and involvement should be used to schedule the work required to meet the plan's objectives and goals. By using a bi-annual work plan and a budget based on this plan to prioritize and schedule tasks for the upcoming years, a tree program can become more efficient and avoid crisis management.

Business Corridors and Downtown Trees

City streets are not just thoroughfares for motor vehicles. They often double as public spaces where people walk, shop, meet, and generally participate in many social and recreational activities that make urban living enjoyable. Urban foresters, designers, and planners encourage streetscape tree planting to enhance the livability of urban streets. Large, high quality trees play important roles in community improvement. Trees are as much a part of the city infrastructure as roads, buildings, and streetlights. Extensive research has documented the environmental, social, and economic benefits of large trees for communities, municipalities, and regions.

Trees in small city business districts influence retail and shopping behavior in positive ways. The results of several studies suggest that trees are good for business. Shoppers prefer trees and consider trees an important amenity. They spend more, shop longer, and are willing to pay more for goods in business districts with mature, healthy trees.

Yet, city trees are too often placed into "tree coffins", cutouts in the sidewalk with an insufficient soil volume, oxygen level and water availability for roots, where trees grow poorly, live fast, and die young (Figure 5). The sidewalk cutouts are enclosed with iron grates to create a contiguous surface for pedestrian travel. The iron grates usually girdle the trunk as the tree grows, damaging the tree they were intended to protect, and often lead to trip-and-fall hazards for people causing severe injuries.

Some common procedures exacerbate tree problems. For decades, it has been common to plant street trees in “tree pits.” But if these excavations are too small, the root system cannot support the tree for more than a few years, according to James Urban, an authority on trees in built-up areas. The lack of room for roots stunts the tree’s growth, and soon the tree begins to die, says Urban, principal of Urban Trees and Soils in Annapolis, Maryland.



Figure 5 – Trees and other infrastructure compete in business corridors and downtown areas for space.

The trees may lift adjacent sidewalks which lead to risk issues for the city. Confined to ever-smaller cutouts and planting strips, it is no wonder that roots carve out their space at the expense of sidewalks, curbs, and driveways. The typical public works response is tree removal or aggressive root pruning which often leads to a slow, agonizing tree mortality or tree failure. If the trees are removed the city is left with vacant tree pits. When this happens, trees lose and cities lose.

While some trees are associated with sidewalk damage, research in many cities has shown that trees are minor contributors to sidewalk failures. The soil type and soil’s suitability for sidewalk construction and root growth all have a bearing on tree-sidewalk conflicts.

Those trees that do survive tend to experience stunted growth, pest and disease problems, mutilation described as pruning for clearance issues, exposure to road pollution, and vandalism. The trees are stressed and often decline and die, creating a public eyesore during the process. It is not surprising that some city officials and the public have a poor opinion of trees in downtown business districts and along city streets. The trees never reach their potential to provide the benefits for city dwellers.

One of the biggest challenges for arborists, urban foresters, city planners, landscape architects, soil specialists, engineers, and public works staff is to provide sufficient soil space for root growth and tree health, in a situation where space is at a premium. The trend is to downsize the urban forest and plant smaller trees.

The College Place downtown business corridor is under constant competition for space. Many infrastructure items must share the same space and co-exist (Figure 8). The key site condition factor to consider in resolving tree-sidewalk conflicts is to integrate trees into the infrastructure design up front. The fundamental solution to most city tree problems is simple: Give each tree access to more and better soil.

The downtown business district is the heart of College Place. As might be expected in the downtown, several organizations, property owners and tenants are stakeholders in the management of trees. Many areas of the downtown are planted with trees, many are recent installations, and most are planted in tree pits. Development and redevelopment of property in the downtown can mean additional planting opportunities or it can mean facing the loss of established trees to development of buildings, parking lots and street redesign.

When development does occur where trees currently grow, great care must be taken to protect those trees that are healthy and structurally sound whether on public or private property.

An American Forests article published in the early 80's stated that an oak or maple tree is capable of living up to 400 years in the forest, up to 80 years on a college campus, up to 30 years in a heavily used park, up to 20 years along a city street and about 4 years in a downtown planting pit. Thirty years after the article was published, the same design mistakes are still being made in cities across the United States. There are several challenges when planting trees in any downtown area:

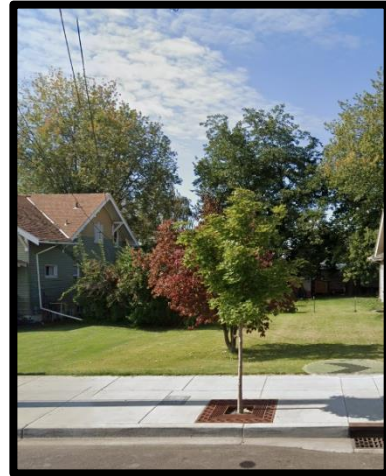


Figure 6 – Trees located in tree pits surrounded by excessive concrete.

- Limited Planting Space. This is one of the greatest challenges to maintaining a healthy urban forest in the downtown district (Figure 6, 7). These are typically concrete walls on all sides; four feet square and leave little space for root expansion necessary for vigorous tree growth.
- Availability of Irrigation. Water is vital to ensure trees thrive. Lack of water is a primary stress to the tree and often leads to poor growth, premature defoliation, and death. Installation of automated irrigation should be required on new development and new tree wells or water filtration systems that capture run off for trees before sending it down the drains.
- Difficult Growing Conditions. In any location tree growth is limited by the conditions present in its surroundings. In the downtown, limited growing space, poor soil, heat and exposure to sun and wind impose stress on trees. Incorporating new designs that find more growing space for trees and selecting trees more tolerant of harsh growing conditions will help.
- Owners and Tenants. Some business and property owners perceive trees to be an obstacle to business operations because trees create litter, block visibility of signs and displays and are difficult to maintain. The latest research indicates that trees in downtown corridors increase business, increase shopping time spent and increase the amount spent per visit (Wolf 2005). Trees and business owners in downtown corridors can co-exist and provide benefits to each other.

- Poor Maintenance. Many people do not understand how trees grow or how to best care for them. Trees in downtown areas often go without any regular care. Some trees are topped to clear signs and they become a liability to the adjoining property and the city. Education is crucial to helping owners, tenants and contractors understand proper pruning and tree care can create assets rather than liabilities.
- Tree Grates and Guards. As trees grow and mature, their trunks can come into conflict with the grates covering the planting hole. Roots from the trees often grow into the soil under the sidewalk, cracking and heaving the concrete (Figure 7). Grates can girdle trunks in a short time without maintenance. If left in place, the grates can damage the trees they were meant to protect. The grates are also trip hazards. Their use should be limited and temporary.

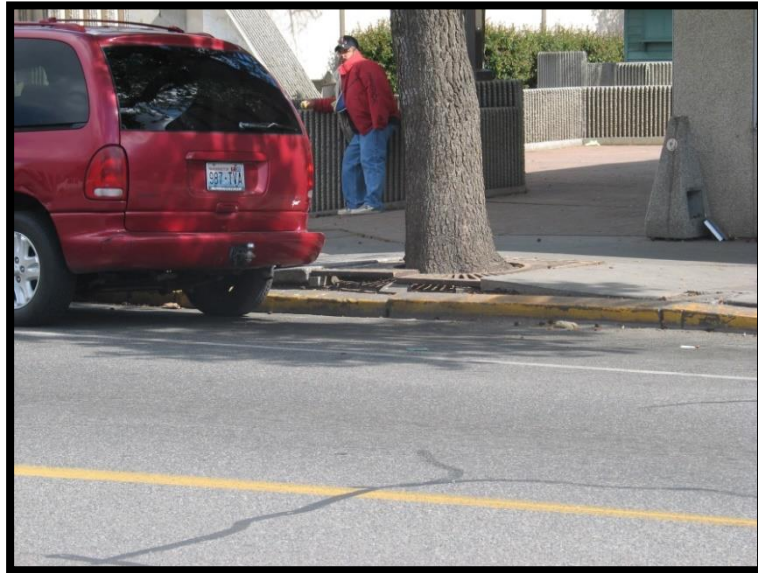


Figure 7 – As trees grow grates girdle trunks and creates trip hazards.

Often, the downtown and other business districts are selected as high priority areas to increase the beauty and attractiveness. Traditionally, downtown trees were installed according to traffic engineering design standards that did not consider the biology and culture requirements of trees. The business district of College Place is characteristic of this design concept. Unfortunately, little can be done to improve the current planting spaces without a major change to the infrastructure.

Tree plantings in the downtown business district and College Place add greatly to the economics and aesthetic appeal of the city. Tree selection for business and shopping areas must take into consideration the need for shoppers to view storefronts, as well as the need to provide enough shade for shoppers. **The branching habit must be high enough to allow pedestrians to walk comfortably beneath the trees.** Some options are tall, narrow growing (fastigiate) species. These trees can provide beauty, a look of uniformity, and a formal appearance to the shopping district.

Public streets and sidewalks constitute a large percentage of the College Place's impervious surface, generating runoff and pollutants. Reducing the amount of impervious surface, implementing low-impact development (LID) stormwater techniques, and increasing vegetation planting within College Place rights-of-way can assist in creating greener business districts and neighborhoods. Techniques to accomplish this include reducing the amount of pavement, utilizing pervious pavers, installing rain gardens, and installing traffic circles and medians which can be planted with vegetation. These techniques can also help to achieve traffic calming goals and a better balance

between vehicles, pedestrians, and bicycles, and are part of a “complete streets” approach.

“Complete streets” is a term used to describe streets designed to enable safe, attractive, and comfortable access for all users. Transportation engineers define “green streets” as streets where green infrastructure practices such as reducing road widths are integrated in the design. Within green streets, LID techniques and vegetation planting will be prioritized.

Objectives of urban forestry program for the downtown business district and other commercial corridors:

- To preserve existing trees in parks and green belts on public lands in the downtown core.
- Improve appearance of downtown public spaces/sidewalks – add trees and landscaping. Improve appearance and sense of welcome in key areas of downtown. Support efforts to clean up and landscape publicly owned portions of the downtown area. This includes lawns, landscaped areas, and street trees.

Tree-based Strategies to Reduce Infrastructure Damage

Methods to reduce infrastructure damage have been varied and numerous, with both preventive and remedial strategies employed. Three groups of strategies have been used based upon their action approach: tree-based strategies; infrastructure-based; or root zone-based. Often a combination of action types is used on the same tree to mitigate infrastructure conflicts.

Species selection is an important consideration in any planting situation and particularly important in downtown business districts. Matching a suitable species with the planting space is the first step in the process. Other considerations include drought tolerance, litter, maintenance requirements, and mature size. The trend is to plant small stature trees, but studies have shown that ultimate tree stature is not a good indicator of potential for hardscape damage. It is more important to consider the mature size of the trunk flare and buttress roots of the tree when selecting species for limited spaces.

Root system characteristics or root architecture is another tree-based strategy to consider when selecting plant material. There is little scientific research available about the root architecture differences between species or the differences within a species and the influence rootstocks may have on root architecture. Yet, there is some empirical experience that can be applied. Ash trees generally have a wide, lateral root system while oak trees tend to have an oblique root system. Ash trees may not be suited for downtown corridors because of their root architecture and emerald ash borer issues. However, other factors influence plant choice such as soil type, drought tolerance, and litter. Ash would be a suitable candidate for a downtown tree if these factors were the primary criteria. The point is many factors influence species choice for downtown sites.

Infrastructure-based Strategies to Reduce Infrastructure Damage

Infrastructure damage is often caused by trees that outgrow their planting space. The objective of design strategies is to maximize the distance between trees and

infrastructure to minimize the potential for conflict (Figure 8). Infrastructure-based strategies focus on prevention of problems. For new trees, providing adequate space by using larger planting spaces, tree islands, or narrower streets are key preventive strategies. The goal is to eliminate some hard surface when possible.

For established trees, creating additional space using curving sidewalks and pop-outs, or eliminating sidewalks altogether are remedial strategies to consider. Bridges and ramps over existing root systems is an alternative but compliance with the Americans with Disabilities Act (ADA) must be considered.

Planting spaces of appropriate size for the desired species is critically important. The larger the planting space, the lower the potential for damage from trunk expansion, buttress root development, or surface root development. Various researchers have suggested planting strips be 10 feet wide and cutouts be 6.5 feet by 6.5 feet.

Although tree height provides some guidance in matching trees and planting space size, measuring the trunk diameter at ground level gives a direct assessment of the minimal planting space needed for a species. This measurement includes both the trunk flare and root buttress growth. To accommodate species with surface-rooting characteristics, additional space beyond that needed for trunk diameter at ground level will be required.

Curving sidewalks away from the tree increases the distance between the tree and the sidewalk and the damage potential decreases. Sidewalk meandering—realigning the sidewalk's direction of travel—enables the community to provide more growing space for trees in an aesthetically appealing way (Figure 9). The amount of growing space created can be substantial and, therefore, sidewalk meandering is usually the most feasible way to retain large, mature trees. Also, increased distance from sidewalk edge to lateral roots or trunk flare allows for root pruning, when necessary, to occur further from the trunk, which reduces direct contact between the sidewalk and tree roots or trunk. Sidewalk meandering often requires permission from the abutting property owner to dedicate more of their property to the public right-of-way.



Figure 8 – The additional space available should have allowed greater space between the tree and the sidewalk.



Figure 9 - Re-routing sidewalks around a large tree is a successful option.

There several remedies for solving tree sidewalk conflicts. These are discussed in detail in Appendix D.

Recycling Wood Waste and Chip Disposal

Tree removal is typically the most expensive tree maintenance operation on a per tree basis. Other costs associated with tree removal include stump removal and wood waste disposal.

Currently, most of the wood generated from park tree removals brings little economic return to tree management budgets. The growing concern about the environment and overburdened landfills, coupled with an opportunity to augment the forestry budget, should prompt College Place to the possibility of utilizing waste wood for city and community programs.

There are many opportunities today to recycle tree residue. The following options are available for agency use.

- Mulch (new tree installation, trails, landscape beds)

- Biomass fuel production
- Small scale sawmill operators (building materials)
- Secondary product production (park benches, furniture, wood sculptures)
- Woodworker associations (knotted and twisted wood pieces)
- Composting
- Firewood

Which option(s) to apply and implement will depend on city laws, agency policies and resources. An internal review and revisions of existing laws and policies governing agency wood waste utilization can improve the agency's ability to sell this material (USDA, NA-TP-02-94).

INVENTORY and TREE MAINTENANCE SUMMARY

Appraised Value

Trees in urban areas are valued differently than the timber value of their forestry counterparts or trees in undeveloped areas of the community. Appraised value of urban trees is based on the species of tree, the trunk diameter, the condition of the tree, and the location of the tree. College Place trees represent a considerable economic, social, recreational, and environmental asset to the community. **The 557 trees inventoried thus far have a total appraised value over \$1,551,000.00 (Table 1).**

The graph shows the number of trees in a range of dollar values. Most trees inventoried are in the small diameter class size. The median appraised value for College Place's trees is \$430.00 because many of College Place's trees are in small diameter classes. Higher condition ratings come with improved maintenance which increases appraisal values.

Total Appraised Value: **\$1,551,000.00**

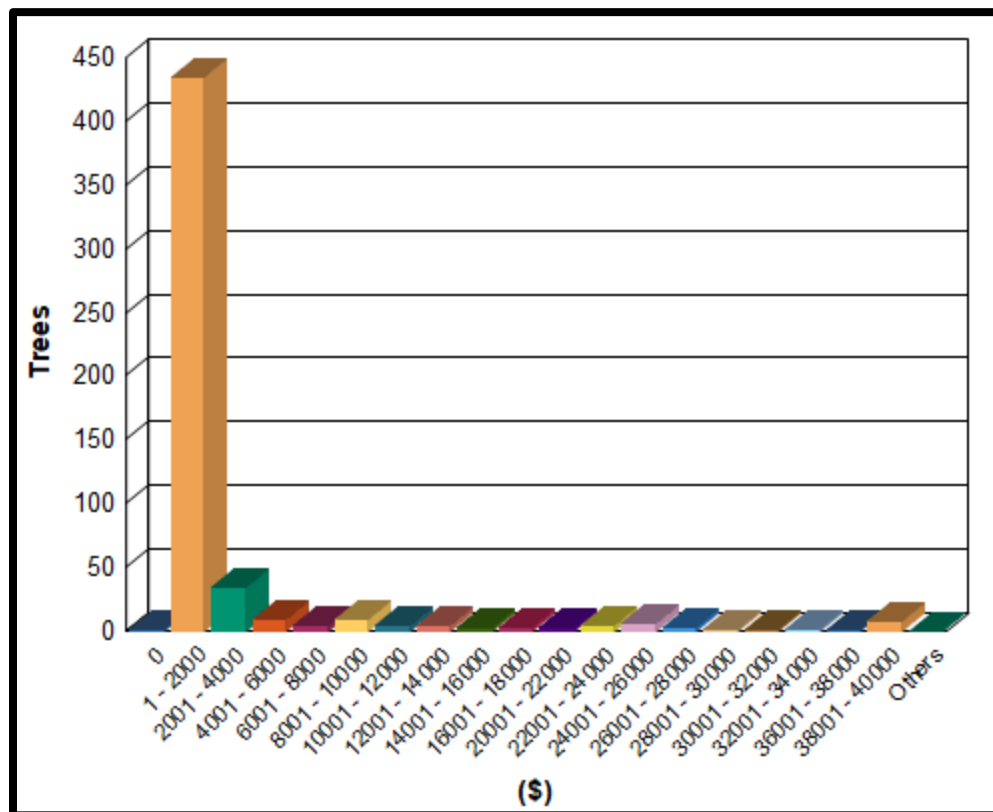


Table 1 – The appraised value of inventoried trees was determined from the Council of Tree & Landscape Appraisers Guide for Plant Appraisal, 9th Edition.

Trees are the only asset owned by the City of College Place that increases in value as they age, but only if they receive proper maintenance.

Ecosystem Services Benefits

As discussed in earlier sections of the UFMP trees provide many benefits beyond ornamental and aesthetic traits. Many of these values can be measured through use of regional computer modeling systems (I-Tree) developed by the USDA Forest Service to assist cities in assessing the value of these environmental benefits. Enumerations of the benefits College Place's public trees provide are described in this section.

Energy savings reflect cost savings in electricity and natural gas for cooling due to shading of buildings (energy units, economic value in \$ based on energy costs).

Sequestration storage (Nowak et al. 2008) of carbon from atmospheric carbon dioxide (CO₂), a greenhouse gas (mass units, economic value in \$ based on CO₂ emission control costs) is determined from allometric equations based on tree species, diameter, and crown light exposure.

Removal of air pollutants (Nowak et al. 2008) [nitrogen dioxide (NO₂), ozone (O₃), sulfur dioxide (SO₂), and particulate matter < 10 microns in diameter (PM₁₀)] (mass units, economic value in \$ based on pollution control costs), including avoided emissions due to energy savings from pollution removal by trees is based on the median externality values for the United States for each pollutant.

Stormwater runoff reduction (water volume, economic value of stormwater management infrastructure savings in \$) consider the seasonal variation in leaf area for evergreen vs. deciduous trees and calculate precipitation interception on an hourly basis from weather records.

Aesthetics as determined by annual increase in private real estate values are based on tree presence, size, and growth.

Tree Maintenance and Care

College Place staff makes decisions on tree maintenance and mitigation options and schedules the work. With populations of trees and limited funds, such as in College Place, scheduling becomes more important and requires prioritization. Pruning plans are essential, not only to ensure healthy, aesthetically pleasing trees but also to increase public safety, decrease liability, and demonstrate due diligence.

A variety of requirements can inform pruning plans, some more desirable than others. Common factors that determine pruning priorities are residential or business requests and emergency pruning. This kind of "reactive management" is most common in jurisdictions where no planning exists. Scheduling pruning based on these factors may increase liability for damages because many high and extreme risk trees remain unidentified until a failure occurs.

Healthy trees confer numerous benefits, yet poorly maintained trees can pose a considerable risk to the surrounding community. Broken branches and even entire trees can fall, especially during inclement weather. In paved areas, roots can cause cracks and buckles in pavement which may be tripping hazards. Leaves can clog gutters and fruits can rot and smell.

While the benefits of trees far outweigh the costs, careful maintenance is needed to manage risks that are often predictable, detectable, and preventable. Excluding immediate, acute problems (blow downs, pest outbreaks, and extreme vandalism) tree maintenance should be performed on mature trees following a two-to-five-year pruning cycle based on a management plan. The pruning cycle for College Place's mature trees is based on the severity of pruning that may be required due to deferring tree maintenance.

Tree health can be greatly increased by regular pruning, especially when the tree is young. Immature trees that are not pruned can develop many structural problems such as weak branch structure, crossing branches, and co-dominant leaders (ISA 2005) (Figure 10). If corrected early, the tree can develop a strong support structure with a healthy canopy. This in turn will reduce the necessity of more expensive and often intrusive corrective pruning during the normal life of the tree. If tree condition is improved at a young age and maintained during the tree's life, there will be less need for a reactive approach to pruning.

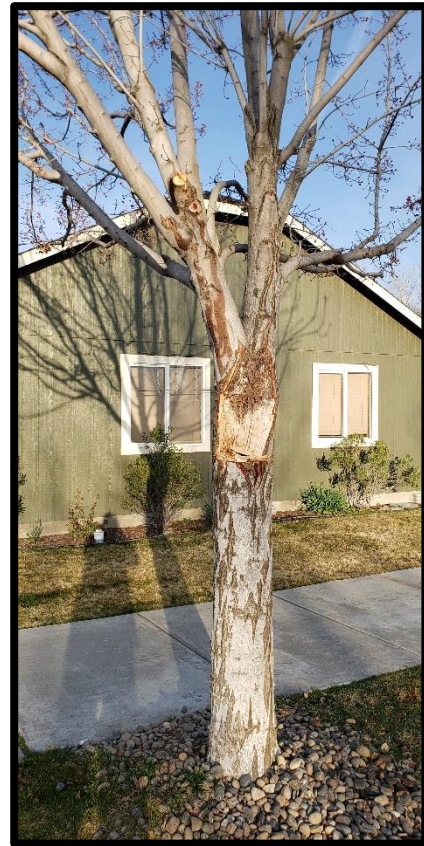


Figure 10 - Co-dominant stems are easily fixed on a young tree but often fail if not pruned correctly early in the life of a tree.

Most communities try to implement a two-to-five-year pruning cycle. The ability to implement a cyclic pruning program is limited by the staff and financial resources in College Place. Most cities and towns cannot afford to contract services for all trees. There are options available to deal with budget constraints. For example, contract pruning of large trees with significant structural defects near high use areas may be an initial management recommendation while small tree pruning is performed by College Place staff or trained volunteers. The objective is to start and maintain a cyclic pruning program within the fiscal and personnel resource constraints of College Place.

Industry standards such as ANSI 300, 133.1, or 60.1 define the standards and terms of arboriculture; specifications and best management practices determine how the agency applies the standards to manage its trees. The standards and specifications are applied universally to all public trees regardless of who is doing the work – College Place staff or contractor. The standards and specifications guarantee that, if invoked, a healthy, structural sound urban forest will be perpetuated. The standards and specifications also demonstrate College Place is implementing currently accepted practices by the urban forestry and arboriculture professions. The arboriculture specifications should, at a minimum, include specifications for removal, pruning, planting, species, tree preservation, risk rating system, and inventory methodology.

Objective for tree care maintenance that should apply to all College Place staff and contractors.

- Pruning treatments should follow the best management practices established by the ISA, ANSI Z133.1 and ANSI A300 standards and employ ISA certified arborists to perform tree maintenance. In addition to ANSI standards, the city should develop pruning specifications that serve to define treatments for different species, ages of trees, pruning techniques, and other pruning issues.

Proper pruning adds value to the landscape and is one of the few active management techniques that helps a landscape appreciate while minimizing liability concerns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic value the community forest creates for College Place.

Mature Tree Care

The benefits and values of trees are maximized when trees reach maturity. To maintain this high level of benefits for a longer period, College Place should commit to providing regularly scheduled maintenance to its mature trees and prepare for other, non-routine arboriculture treatments as needed. A comprehensive mature tree care program primarily centers on routine or preventive pruning, and the ability to fertilize, irrigate, control insects and diseases, and cable and brace trees when necessary.

If regular pruning is planned in a systematic manner, crews and equipment can work much more efficiently than if pruning is only done by request or in case of emergency. The cost difference can be dramatic. The ISA has compared efficiencies of both methods and found planned pruning to be at least twice as productive. When crews examine the urban forest regularly for possible risks and tree health problems, there is a reduction in citizen calls for emergency pruning (Luley et al. 2002). Additionally, the crews often find problems that would not have been reported by residents. Regular pruning cycles can also focus on certain species that may require more attention; this is common when a pest needs to be controlled, for example. Regular, cyclic pruning maintains a greater safety level in the urban forest and can decrease liability for the agency (McGauley et al 2000).

Over 95% of the trees inventoried in College Place require maintenance (Table 1, 2). Pruning represents more than 90% of the maintenance tasks. Regular pruning will improve the condition rating of the trees, reduce the potential for storm damage to trees, reduce the risk associated with community trees, and demonstrate proactive management of College Place's tree resources (Table 2, 3).

Planned Tree Maintenance

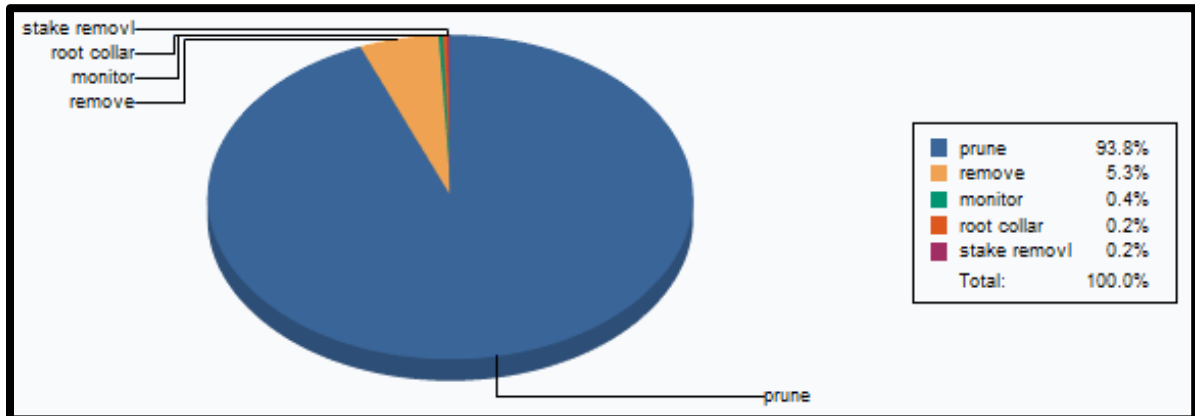


Table 1 – Planned Maintenance from Tree Inventory Data Collection

City of College Place Tree Maintenance Task Details	
Task	Tree Count
Remove – DBH* > 15 inch	2
Remove – DBH < 15 inch	23
Prune Standard – Crown clean DBH > 18 inch	51
Prune Standard – Crown clean DBH < 18 inch	73
Prune – Subordinate DBH > 18 inch	5
Prune – Subordinate DBH < 18 inch	300

* diameter breast height measured on trunk (4.5 feet above soil surface)

Table 2 – Tree maintenance tasks and tree count determined during inventory data collection.

Removal: There are 25 trees inventoried that require removal. Removals are primarily due to trees that are dead or have significant structural defects. Most of these trees are small diameter sizes.

Prune: There are 432 trees that require some type of pruning treatment. The common defects are co-dominant stems on younger trees which can be corrected by subordination pruning treatments and dead branches in older trees.

Tree Condition Distribution

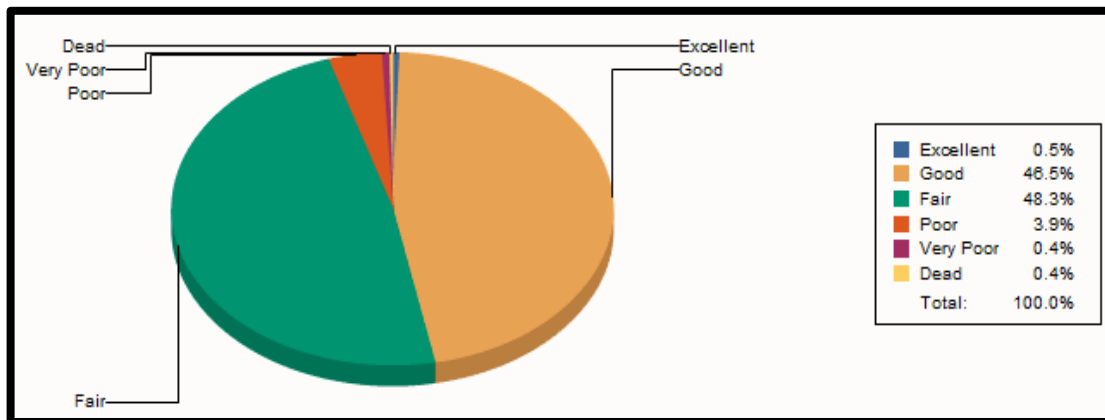


Table 3 – Condition ratings of inventoried trees.

Condition	Percent	Count
Excellent (90 - 100%)	0.5%	3
Good (80 - 90%)	46.5%	259
Fair (70 - 80%)	48.3%	269
Poor (50 - 70%)	3.9%	24
Very Poor (50 - 1%)	0.4%	2
Dead (0%)	0.4%	2
Total		557

Young Tree Pruning Program

There are many newly planted or young trees in College Place. More new trees will be added as trees are removed, development changes, and to diversify the existing tree population. It is critical to understand the proper maintenance techniques required to ensure the longest and safest service life of these trees. The major components of a young tree care program are pruning, mulching, and watering.

Pruning young trees to obtain good structure requires an understanding of the growth-habits of the various species being planted and of tree biology, anatomy, and physiology. Training pruning is used to develop a strong structural architecture of branches so that future growth will lead to a dominant central leader, strong branch attachment and proper branch spacing along the trunk.

Many young trees may have branch structure that can lead to potential problems as they grow, such as codominant stems, many limbs attaching at the same point on the trunk, or crossing/interfering limbs (Figure 11). When trees are small, these problems can be remedied easily and inexpensively.

COMMUNITY FORESTRY CONSULTANTS, INC.
APRIL 30, 2021

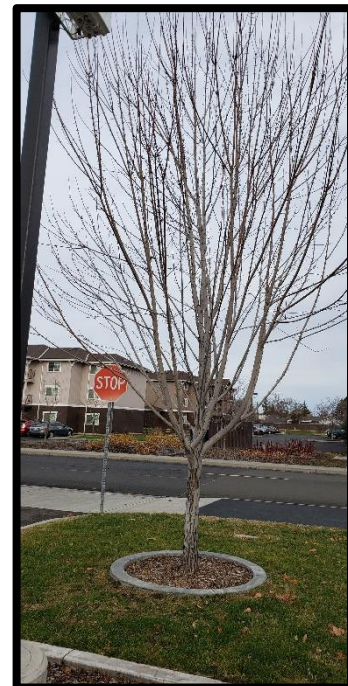


Figure 11 – Young tree in Kiwanis Park with codominant stems.

URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

If structural problems are not corrected while trees are young, they can become safety risks as they grow larger and create potential liability.

All newly planted trees should receive their first training pruning the third year following planting. Training pruning should not be done when a tree is planted, because it is already under stress from transplanting and needs as much of its leaf canopy as possible to manufacture food and increase root growth for proper establishment in its new site. Only dead or broken branches should be removed at the time of planting, and in the next two years.

The training pruning program would also be accomplished on a cyclical basis, but the work would be scheduled during a three-year cycle rather than the two-to-five-year cycle for the routine pruning of larger established trees. As mentioned above, newly planted trees should receive their first training pruning three years after planting. This work can be accomplished throughout the year (Figure 12).

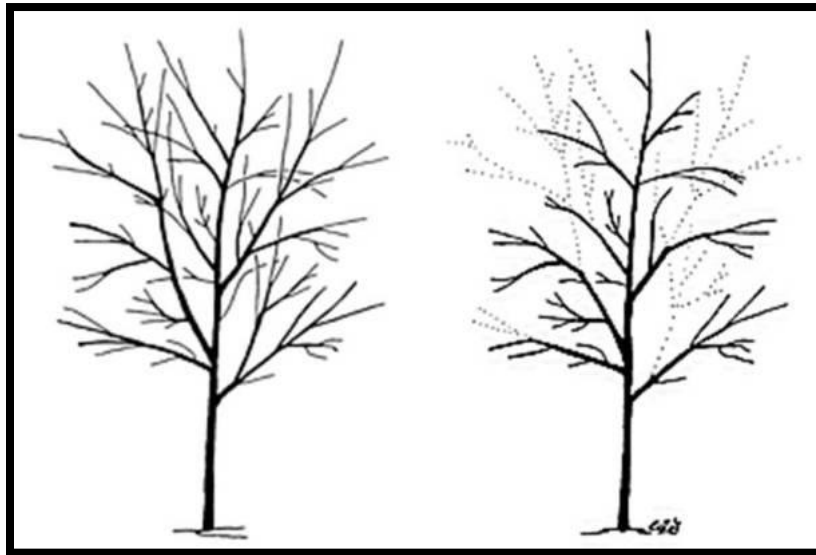


Figure 12 – Tree structure in young trees.

An optimum time to perform this pruning is late winter–early spring prior to bud break. The leaves are gone allowing clear visibility of the branches and trees will react positively to pruning at this time of year. Also, it is usually a time of the year when city staff workloads are less demanding. Training pruning can be accomplished from the ground with a minimum amount of equipment. College Place should develop an organized, documented approach to cyclical tree maintenance that can be easily managed by staff.

Objectives that promote stewardship, longevity, structural integrity, and health of the community forest.

- Educate mower and weed eater operators about equipment operation around tree trunks.
- Maintain the GIS-based inventory to manage the composition, character, and distribution of the urban forest.
- Establish a long-term tree care and management program for public trees to enhance urban forest and ecosystem health and function, that includes structural pruning of young trees, cyclical pruning and crown cleaning of older trees, line-of-sight and height clearance pruning of street trees, removal and replanting efforts, risk identification for street and park trees.

- Coordinate city departments to identify and address serious and persistent tree-related infrastructure conflicts, to include street, sidewalk and utility impacts along with maintenance and installation impacts within utility easements.
- Maintain industry-appropriate storm and risk tree response protocols.
- Maintain, promote, and apply industry-appropriate pruning and planting standards through staff training and hiring of ISA certified arborists.
- Monitor tree population for insect pests and diseases, particularly invasive.
- Review operating plans on a bi-annual basis.
- Review and update the Urban Forestry Management Plan on a 5-year cycle, or as needed, to adjust to changing circumstances.

Tree Maintenance Pruning Cycle

- I. **Pruning Schedule:** The maintenance pruning schedule shall be dictated by tree species, age, function, and placement.
 - Trees less than 7 years old should receive structural pruning on 3-year cycle.
 - Trees 7-20 years old should receive structural pruning every two to five years.
 - Trees 20 years old and older receive maintenance pruning every five to seven years to clean dead, diseased, dying, and defective branches from the crown.
 - Trees adjacent to roadways, walkways, signs, and street lights are annually inspected for safety and clearance issues and maintenance pruned as necessary.
- II. **Pruning Practices:** To encourage the development of a strong, healthy tree, the following guidelines shall be followed when pruning. General pruning shall not be conducted without a clear objective or outcome. Prune first for safety, next for structure, and finally for tree health. When removing branches, the pruning cut shall not damage the branch bark ridge and branch collar.

******Structural pruning and subordination should be the first pruning treatments applied to any tree regardless of size******

Structural Pruning: Pruning to influence the orientation, spacing, growth rate, strength of attachment, and ultimate size of branches and stems resulting in a strong tree.

Subordination: Pruning to remove the terminal, typically upright or end portion of apparent branch or stem to slow growth rate so other portions of the tree grow faster.

Crown Cleaning: Crown cleaning shall be performed to remove dead, diseased, dying, and defective branches, which reduces branch failures and hangers, promotes, health, and improves appearance. Large branches should be removed

with the aid of ropes and rigging equipment to minimize the risk of tree injury from falling debris.

Crown Thinning: Pruning treatment used to remove lateral branches. It should be conducted from the outer edge of the canopy. It should be used judiciously.

Crown Raising: Raising shall be performed to provide vertical clearance from thoroughfares, signs, streetlights, and structures. Always maintain live branches on at least two-thirds of a tree's total height. Removing too many lower branches will hinder the development of a strong main stem.

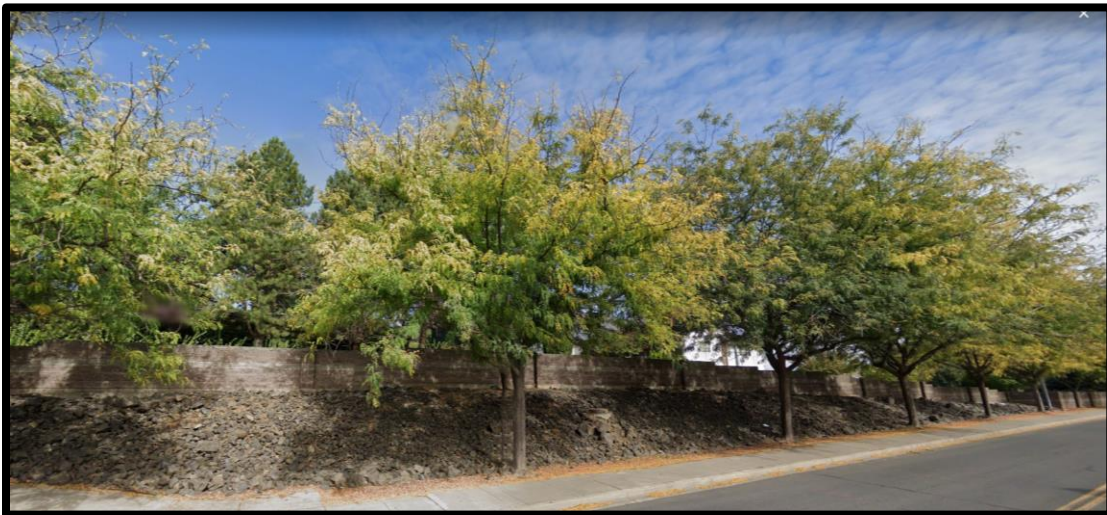


Figure 13 – Many trees along streets have been pruned for clearance but no structural pruning occurred to create proper branch architecture.

All recently planted trees like the red maple in front of the municipal offices require subordination pruning to establish a strong central leader and proper branch architecture to avoid development of codominant stems (Figure 13, 14). This is easily accomplished without power tools or large equipment. The pruning should be performed by a skilled arborist.

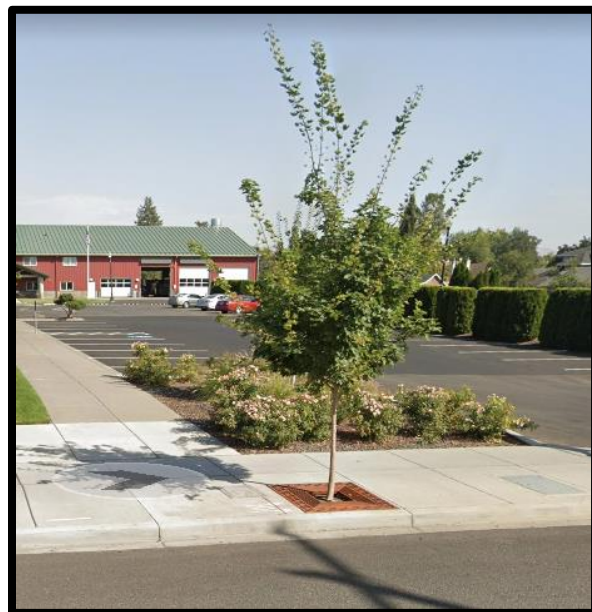


Figure 14 – Red maple planted recently that should receive a subordination pruning treatment.

TREE RESOURCE EXPANSION

Tree Resource Expansion

There is a clear need for a tree planting plan to guide the arboriculture future of College Place's community trees. Such plans will minimize the unintended but gradual degradation of the urban forest over time, as well as maximize the potential for a sustainable and diversified tree canopy and the associated benefits. The trees in College Place—a relatively even-aged, limited, and undiversified population—are not only significant design elements but also represent the canopy cover at this stage.

A challenge for College Place is to plant enough new and replacement trees each year to increase the canopy cover, maintain newly planted trees, and ensure the trees thrive. Removals without replacement and planting small trees in large spaces lead to net canopy loss. Without a clear plan to guide tree plantings, the City of College Place may plant trees but not achieve a net increase in tree canopy.

Tree planting plans include input from local citizens, city staff, state agencies, organizations, businesses, planners, developers, city staff, affiliated green industry professionals, and elected officials. They are integrated with other comprehensive agency and city plans to create a blueprint for administration and management of the College Place planting program.

The goal is to provide specific guidelines on locating, planting, and caring for trees. Removing, pruning, planting, and preserving trees; educating stakeholders; and improving coordination and communication among citizens, city staff, and elected officials are critical components in the development of the tree planting plan. A tree planting plan will help College Place tree managers quickly determine how best to apply funding that often becomes available in small and unpredictable amounts. A plan should not only specify what (species) and where (location) but when (timeframe) and why (underlying goals).

The community tree plan should address some important questions about landscape design, development impacts, including the kinds of neighborhood and other landscapes that are present, their function, and their attractiveness; how the landscapes should look and function in the future; and how the landscapes should be protected or modified to reflect community goals.

Design objectives can include the following:

- Plant only the quantity of trees that can be maintained properly. If there is only funding to maintain 50 newly planted trees do not plant 100.
- Increase tree planting on College Place owned property, including parks, public buildings, ball fields, and other developed sites.
- Promote additional street tree plantings while considering infrastructure (e.g., utility) limitations.
- Review new site development proposals to maximize tree planting and preservation opportunities.
- Encourage tree planting and preservation on private property.

- Develop guidelines for reviewing tree selection and/or location regarding the aesthetics of specific architectural and development projects in the community core.
- Consider the development of a College Place Master Street Tree Plan to express unified visions and themes for street trees across the community.
- Important landscapes, such as main entrances and exits, will be identified, and considered in tree and flower planting. An overall image of College Place will be developed through the coherent planting of trees along streets and parks.
- The final selection of trees and their placement for a landscape shall be made in the field while considering the many elements of that landscape.
- The tree species chosen for planting, besides meeting design criteria, must be biologically adapted to site conditions and well suited for the level of care they will receive.

Implementing a tree planting plan and using inventory data to prioritize planting and maintenance establishes a systematic program which reduces costs (Figure 15). This is primarily because systematic, planned maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high risk trees. Maintenance practices and standards for new tree plantings should be a component of the tree landscaping plan as well as strategies for funding maintenance programs. Developers should be encouraged and expected to use creative design strategies to achieve the intent of the tree planting plan.

Tree planting in College Place can significantly impact that community's landscape for years to come. Yet planting decisions, including the selection of species and location, are often made without the benefit of a long-term strategy or plan. Tree planting might occur as part of a larger capital construction project or be driven by a donor request or the need for a volunteer project.



Figure 15 - For every dollar spent on tree planting and establishment, a 250% return on investment is provided to the city in terms of the total services provided at tree maturity.

As the inventory of existing trees continues, places where trees could be planted should also be noted. Knowing the number of available planting sites can help when the community is budgeting for and ordering new trees.

There are many available new planting spaces College Place. It is a common activity promoted by cities, local and national trade, and professional and citizen organizations. These new trees are the future environmental, economic, and social fabric for the City of College Place. Many more exist in College Place, but parameters will need to be

established by site in conjunction with field evaluations to determine available planting spaces (Figure 16).

The key to maintaining a healthy, sustainable community forest is the implementation of regular, bi-annual tree plantings, regardless of grant money or catastrophic events. Many trees do not need be planted, but a consistent bi-annual addition of trees to the community forest is critical to maintain a perpetual canopy.

Objective to guide the College Place tree planting program.

- The bi-annual quantity of trees to plant is directly dependent on the quantity of trees College Place staff and resources can maintain.

Tree Planting Practices

Across the country we are striving to restore our community forests but the road from nursery to working forest is arduous. The sight of new trees struggling rather than thriving in the landscape is common whether the site is residential or commercial, public, or private.

As in most cities, trees planted in the past were planted too deeply. Root collars were buried and trees in this situation fail to thrive. Installation practices need to ensure the root collar is at grade level and the root system is free of defects (Figure 17).

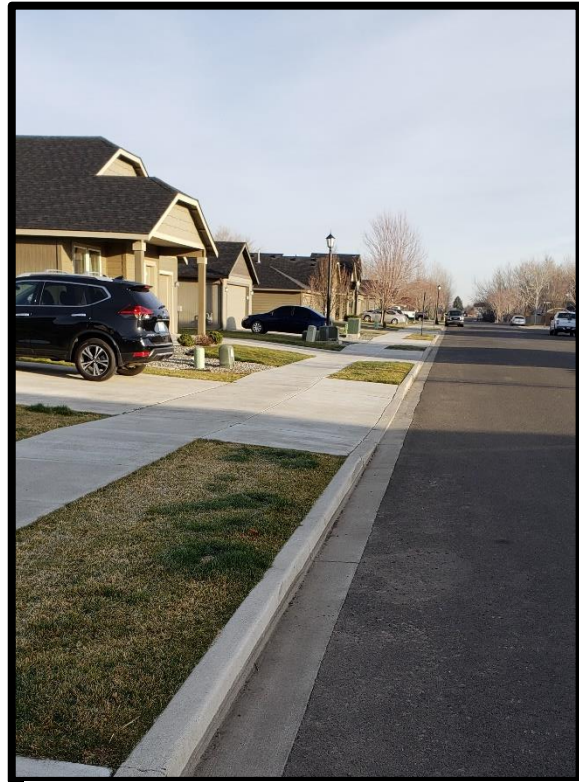


Figure 16 – There are many opportunities to plant new along city streets.



Figure 17 - Maple tree planted too deeply.

In general, the tree-planting holes should be relatively shallow (typically slightly less deep than the measurement between the root collar and the bottom of the root plate) and quite wide (three to five times the diameter of the root system). Care should be taken so that the root collars of the new trees are at the same level or slightly higher than the surrounding soil grade (Figure 18).

In most situations, it is not recommended to add soil amendments to the planting holes, as this can lead to differences between texture and structure of soils inside the planting holes and the surrounding soil. Such differences can lead to either water being wicked away from or accumulating in the planting holes.

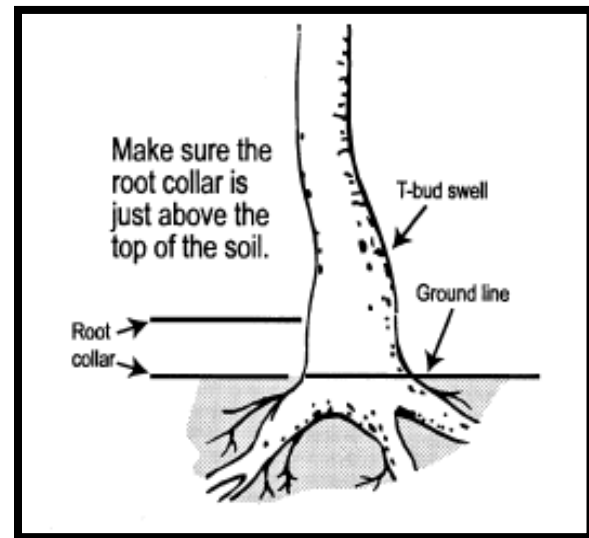


Figure 18 – Root collar at grade level

Tree staking or guying should be the exception and not the rule. Tree staking hardware should only be installed when necessary, to keep trees from leaning (e.g., windy sites) or to prevent damage from pedestrians and/or vandals. Stakes should only be attached to trees with a loose, flexible material, and all staking material must be removed as soon as the root system anchors the tree.

Mulching

Mulch should be applied to the surface of the soil around each newly planted tree. Mulch should never be piled up around the trunk (creating mulch volcanoes), but rather should be pulled away from the root collar (Figure 19). Mulch that buries the root collar provides shelter for insects, fungi, and mammals that could damage the tree. Mulch should be applied to an area three times the diameter of the root system to a depth of two to four inches. Mulch not only suppresses competition from grass and weeds, but also provides a zone where turf maintenance is not needed, thereby keeping lawn mowers and string trimmers safely away and thus preventing mechanical damage. Mulch also helps to hold moisture in the surface of the soil where most of the feeder roots are to be established.



Figure 19 - Incorrect mulch applications can degrade trunk tissue causing tree mortality.

Diversification

The current tree inventory data base includes more than 550 trees. There are more than 30 different species found in College Place's tree population (Table 4). This appears to be a diverse population, but distribution figures indicate the population is dominated by a

one genus. Ninety percent of the trees are represented by five genera. The five genera are maple (Acer), honeylocust (Gleditsia), flowering pear (Pyrus), cottonwood (Populus), and ash (Fraxinus). Maples comprise more than 60% of the population.

Species diversity in new plantings throughout the city should be a primary concern. The dangers (e.g., disease and insects) of planting monocultures have proven to be devastating throughout the United States. An older, common industry guideline for maintaining species diversity in urban settings is the 10-20-30 rule. That is, no single species should make up more than 10 percent of the trees in a population, no more than 20 percent of any one genus, and no more than 30 percent of one family in the total tree population (Santamour, 1990). **Current industry standards recommend that no more than 10% of the tree population is comprised of any one genus as a guiding principle.**

Diversity is an important measure of a forest's resilience. A more diverse forest, both in total number of species represented and in their relative abundance, is better able to adapt to environmental changes as well as disease and insect infestations, particularly foreign invasive plants, pests, and diseases. When just a few species dominate the composition of a tree population, these changes or infestations will significantly impact the entire population.

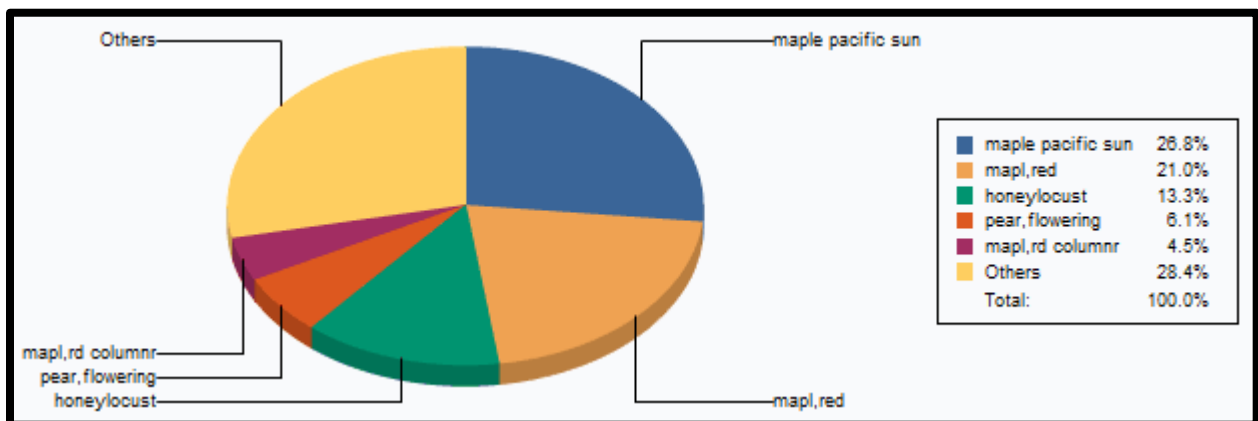


Table 4– Species distribution. The top five species are shown.

Over 60% of the public tree population is represented by seven genera.

Genus	Count	Percent
Maple	355	63.7%
Honeylocust	74	13.2%
Flowering pear	34	6.1%
Poplars	25	4.5%
Ash	14	2.5%
Others	55	10.0%
Total	557	100%

Objectives to increase species diversity.

- College Place should adopt a tree planting diversity guide that states that no more than 10% of the tree population is comprised of any one genus as a

guiding principle. **The city should enact a moratorium on planting any maple species in the public sectors.**

- College Place should emphasize a diversity of species in the planting program. Avoid species that have high maintenance costs, invasive characteristics, high storm damage potential or a history of failure such as Siberian elm, cottonwood, and willow. See appendix C for potential trees to plant.

Diameter Distribution

A well distributed age-class helps maintain a stable canopy cover. If all the trees within a particular area or neighborhood are approximately the same age they will mature and decline at the same time, leaving that area with a deficient urban forest canopy plus expense of replanting. In many parts of College Place, young trees of similar age class dominate the landscape. To mitigate the impacts of an even age canopy maturing at the same time, College Place should take steps to increase the age class and species distribution where possible (Miller, et. Al., 2015; Vargas, et. Al. 2007).

For example, western cities established the following standard for desired age structure:

- 40% young (< 6-inch DBH)
- 30% maturing (6 – 12-inch DBH)
- 20% mature (12 – 24-inch DBH)
- 10% old (> 24-inch DBH)

College Place's tree population ranges for the same categories of desired age structure:

- 57% young (< 6-inch DBH)
- 25% maturing (6 – 12-inch DBH)
- 10% mature (12 – 24-inch DBH)
- 8% old (> 24-inch DBH)

The graph (Table 5) below depicts the (DBH) diameter distribution for the trees inventoried. A population exhibiting the diameter distribution characteristics indicates College Place has planted many trees recently. This graph is one that mimics the ideal population, that is, a population that peaks in the smallest diameter class and gradually decreases as diameters increase. It represents a population that will perpetuate itself for some time in the future, since there is many trees in the lower diameter classes to replace trees that are over mature.

The optimum diameter distribution has the largest number of trees in the smallest diameter classes. As each group of trees within a specific diameter class matures, the numbers within the group diminish through attrition. To perpetuate a specific species, the largest representation must be in the smaller diameter classes. As a rule of thumb for any given species, twice as many trees need to be planted as are removed as in any one year to maintain the exponential shape of this graph. Management activities should strive to improve College Place's population distribution to reflect current industry standards and plant species that will become large trees.

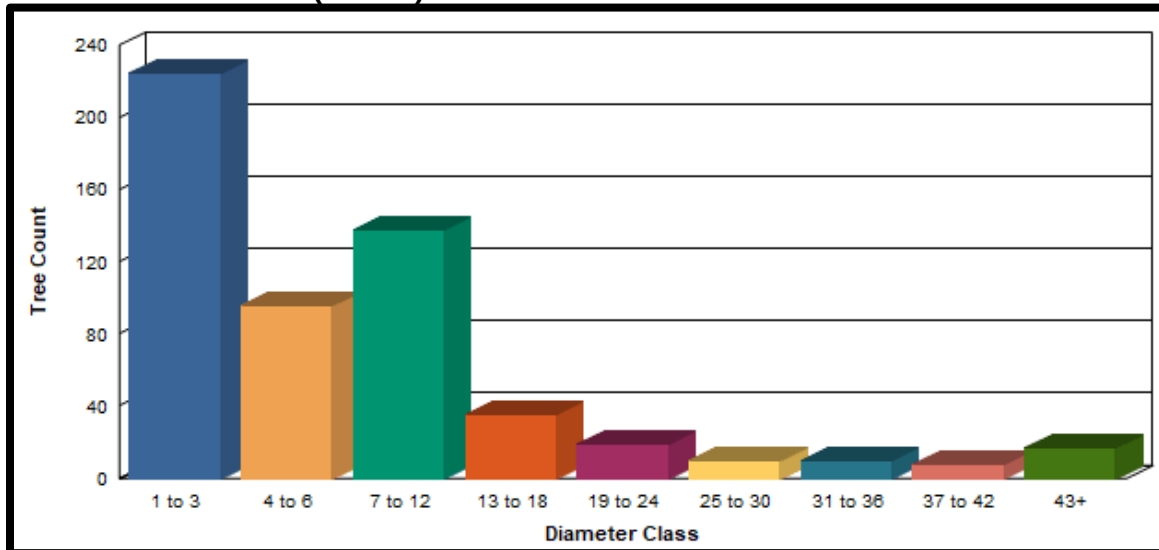
Diameter Distribution (inches)

Table 5 – Diameter distribution of inventoried trees (Diameter breast height – 54 inches above grade level).

Diameter Class	Percent	Count
1 to 3	40.2%	224
4 to 6	17.2%	96
7 to 12	24.8%	138
13 to 18	6.3%	35
19 to 24	3.4%	19
25 to 30	1.8%	10
31 to 36	1.8%	10
37 to 42	1.4%	8
43 +	3.1%	17
Total	100%	557

The graph (Table 6) simulates a situation in which plantings of one species have tapered off in the recent past (10 – 30 years). The population peak is centered on the larger diameter class. This species will have peaks that continue moving up the scale over time as the few smaller diameter trees move into larger diameter classes. Silver maple is an example of this diameter distribution in College Place.

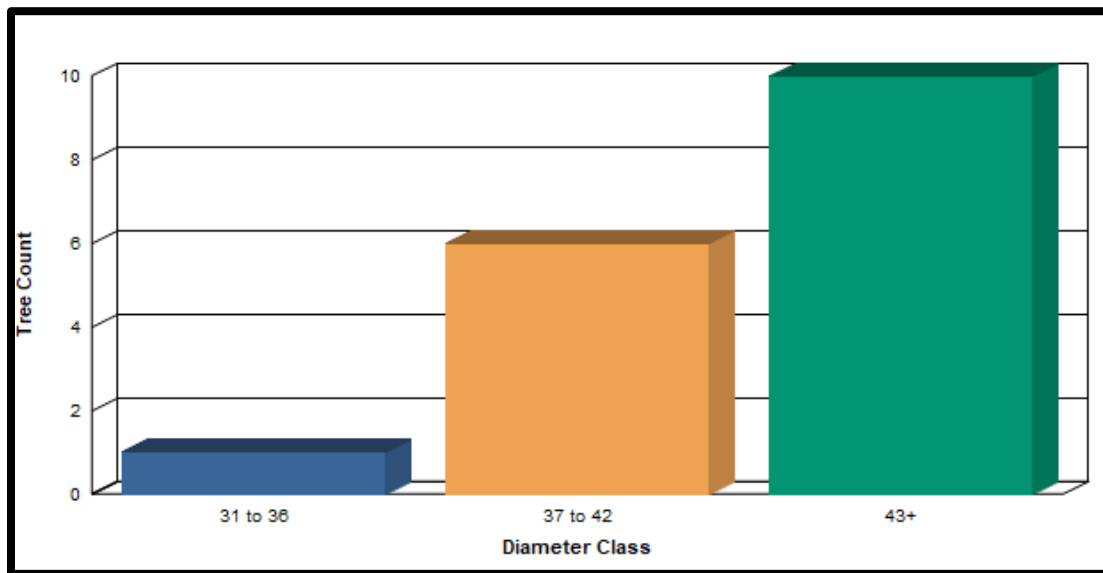


Table 6 – Diameter distribution showing population curve of silver maple where planting decreased in the last 40 years.

As species age the population curve is centered on the larger diameter classes. These species will soon be missing from College Place's landscape. This trend is good for some species that College Place may want to eliminate such as silver maple, boxelder, Russian olive, or Siberian elm. However, if the bur oak shows this trend, it means an important species is dwindling from the landscape.

Objectives to reach industry tree population ranges.

- College Place should reduce tree planting and increase maintenance of existing trees until tree population ranges reflect industry recommendations listed above.

Tree Establishment Plan

Mortality of landscape trees can reach 70% in the first year after planting. There are fundamental factors and procedures critical to tree establishment. If these are fully considered and acted upon, significant reductions in transplant losses can be expected. The principal elements essential for successful tree establishment have been identified as tree physiology; root quality; plant quality; correct planting depth; and post planting maintenance.

Tree physiology considers the genetic potential of trees to establish in each environment and species characteristics which may reduce the impact of a particular stress. High plant quality is an essential foundation for any planting project, particularly root quality. Planting and post-planting practices are fundamental to establishment success. The rooting environment is critical in ensuring future resource availability and College Place. Failure to consider fully any one of these factors increases the likelihood of a high mortality rate in a tree planting scheme.

While it is appreciated by professionals involved in urban tree management that trees are planted into suboptimal conditions for growth, the extent and diversity of stresses urban environments impose is frequently under-estimated. In view of the resource life-history an amenity tree has in terms of irrigation, fertilizers (if applied), transport costs, planting materials, labor, etc., in addition to the actual loss of the tree, the persistence of these failure rates can no longer be accepted.

The average historical cost to plant and water a new 2-inch caliper tree for the City of College Place is \$400.00 per tree. **CFC recommends that 5% of tree management funds be dedicated to new tree planting in the initial operating plan.** This figure would include trees planted in new available planting spaces and tree planting connected to a tree removal. This percentage of a tree budget dedicated to tree planting reflects average municipal tree program budgets ((Hauer R. J. and Peterson W. D. 2016). This figure allows College Place to maintain industry target goals for tree population ranges and is a quantity College Place staff can maintain.

TREE RISK MANAGEMENT

Tree Risk Management

The forest is an integral part of a community's infrastructure, and trees often dominate the landscape. Trees are a very desirable landscape component of the urban and urban/rural interface. Trees provide numerous benefits to those living and working in College Place. These benefits increase as the age and size of the trees increase if the trees are maintained properly. All trees germinate, grow, mature, decline, and eventually die. Along the way, trees may undergo all sorts of physical alterations naturally or aided by poor maintenance practices, such as limb loss, onset of decay, structural changes or other conditions that can predispose a tree to fail. All trees have a varying level of risk for failure. In assessing and managing trees, we should strive to strike a balance between the risk that a tree poses and the benefits that College Place derives from trees.

Tree risk management is the application of policies, procedures, and practices to identify, evaluate, mitigate, monitor, and communicate risk. It is impossible to maintain trees free of risk; some level of risk must be accepted to experience the benefits that trees provide. These statements provide a foundation for balancing tree risk and the benefits that trees provide:

- Trees provide a wide variety of benefits to society.
- Trees are living organisms and naturally lose branches or fail.
- The risk to human safety is extremely low.
- The City of College Place has a legal duty of care.
- The City of College Place should take a balanced and proportionate approach to tree risk management.

Fortunately, tree failure is an infrequent occurrence. Serious damage, injury, or death from tree failure is rare. Tree failures during normal weather conditions are often predictable and preventable. However, any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree or its parts.

The trees inventoried in College Place are small stature (80% of the population inventoried) or have not reached their mature size yet and pose little liability concerns currently. It is important to manage risk trees despite the small number of risk trees in College Place. The tree inventory identified 25 trees for removal. All the trees are low risk removals. Ultimately College Place has the responsibility for maintaining a safe environment.

These responsibilities include high risk trees or limbs that could damage property and cause injuries or even death, trees that block required traffic sight lines and signs, or tree roots that raise sidewalks, invade segmented pipes, or disrupt activities. The human and financial impact of these problems can far outweigh the costs that an agency would have incurred in providing proper, proactive care.

No agency can budget for all removals at once so a priority of work must be established and implemented to demonstrate due diligence of care. For College Place tree removals this process begins by removing trees larger than 19-inch DBH designated for removal during tree inventory data collection. **There are two trees, one in Lions Park and one in Kiwanis Park, that are larger than 19-inch DBH designated for removal.**

College Place Tree Risk Policy Statement: College Place shall have an active policy to maintain the safety of people and property on roadways, parks, and other public property from potentially hazardous trees. The City of College Place will strive to mitigate, in a reasonable time, trees deemed high-risk. When available fiscal and human resources limit the ability of College Place staff to mitigate high-risk trees, priority shall be placed on trees deemed to carry the highest risk.

The standard of care for evaluating tree risk will incorporate the following International Society of Arboriculture (ISA) Guidelines: 1) ANSI A300 Pruning Standard, 2) ANSI A300 Tree Risk Assessment; 3) the International Society of Arboriculture's (ISA) Tree Risk Assessment-Best Management Practices (ISA-TRA-BMP); 4) ISA TRAQ tree risk rating system; and 5) College Place protocol described in this document.

Goals: Tree risk assessment has two primary goals. The first is to ensure the safety of people and property that may be in the range of one or more trees with a high potential of failure by identifying and mitigating the situation before damage is caused. The second is to promote tree health and structural integrity by practicing proper tree maintenance to reduce future hazardous trees by developing a tree risk management program that takes action to reduce risk to an acceptable level. This is accomplished by taking all reasonable steps to ensure the safety of people and/or property before accidents occur. The goal is not to strive for zero risk since this is unattainable. Rather, the goal is to identify the trees that pose risk beyond an acceptable level to public.

The City of College Place, or staff acting on their behalf, has a duty of care to ensure that the trees in their care do not create an unreasonable risk. The liability associated with trees can best be avoided by clearly assigning the responsibilities for tree inspection and care and then documenting that this responsibility is met. Cities and other property owners are expected to conduct bi-annual work, including yearly tree inspections, removal, pruning, and other maintenance. The goal of tree risk management is to provide a systematic and defensible approach by which those risks can be assessed and managed to a reasonable level.

Objectives for the tree risk management plan that reduce exposure to liability:

- A tree inventory will be completed and maintained. Dates of inspection, condition of inventoried trees, and pruning and other maintenance needs will be recorded.
- Bi-annual inspections of community trees should be completed, and accurate inspection records should be kept.
- High and extreme risk trees and tree branches should be removed as they become known.
- Only trained, ISA qualified tree risk assessors, and insured tree care professionals who follow arboriculture industry practices should be hired for any tree maintenance work on public trees.
- College Place park staff and other city staff as needed will participate in training on tree risk awareness and management, safe arboriculture procedures, first aid, safe equipment use, and tree risk incident procedures to develop basic surveillance skills for visually scanning trees to detect and report potentially high risk/ hazardous trees.

- Visual clearance for intersections, traffic signs, and signals shall be maintained.
- Requests by city departments, property owners, and others should be responded to promptly.
- Implement a risk tree mitigation action plan based on levels of risk.
- Implement a cyclic pruning program.

Tree risk assessment can also be used as an educational tool to demonstrate the necessity for urban forest planning. Proper planting and aftercare combined with regular pruning and periodic inspections, reduces the likelihood that weaknesses or defects will become hazardous. Proper management will lead to permanent reductions in liability.

Public safety is the major concern for urban forest managers. College Place has a legal duty to exercise reasonable care to protect residents and the public from foreseeable risks. College Place managers, administrators, staff, and elected officials must demonstrate reasonable care to minimize the risk associated with trees in public areas (Figure 20). It is imperative for all College Place city departments to follow established risk management policies.



Figure 20 – Norway spruce in Kiwanis Park with codominant stems.

Tree Inspections

College Place has a legal responsibility to exercise due diligence that trees in parks and streets adjacent to city properties are reasonably safe.

The standard of care or due diligence is the action a reasonably prudent person should exercise in same or similar circumstances. College Place's UFMP defines the agency's standard of care for tree risk management and assessment. College Place shall meet or exceed all arboriculture industry standards in its tree risk management program through the following actions:

- Establish, adopt, and implement UFMP and policy.
- Ensure that all tree inspectors are trained and qualified to exercise due diligence while conducting tree risk assessments for College Place.
- Undertake systematic inspections of trees on a schedule as described in the UFMP.
- Document the inspections and communicate the results to the appropriate person as defined in the UFMP.
- Undertake/recommend appropriate risk management action according to guidelines in the UFMP to reduce tree failures in the management program.
- Adhere to industry standards for general tree care activities.

Tree risk assessment is the systematic process to identify, analyze, and evaluate tree risk (Figure 21). It requires assessing the tree or tree parts for the likelihood of failure

impacting a target and the consequences of failure impacting a target. Inspections are the first line of defense in proactive risk management and maintenance programs.

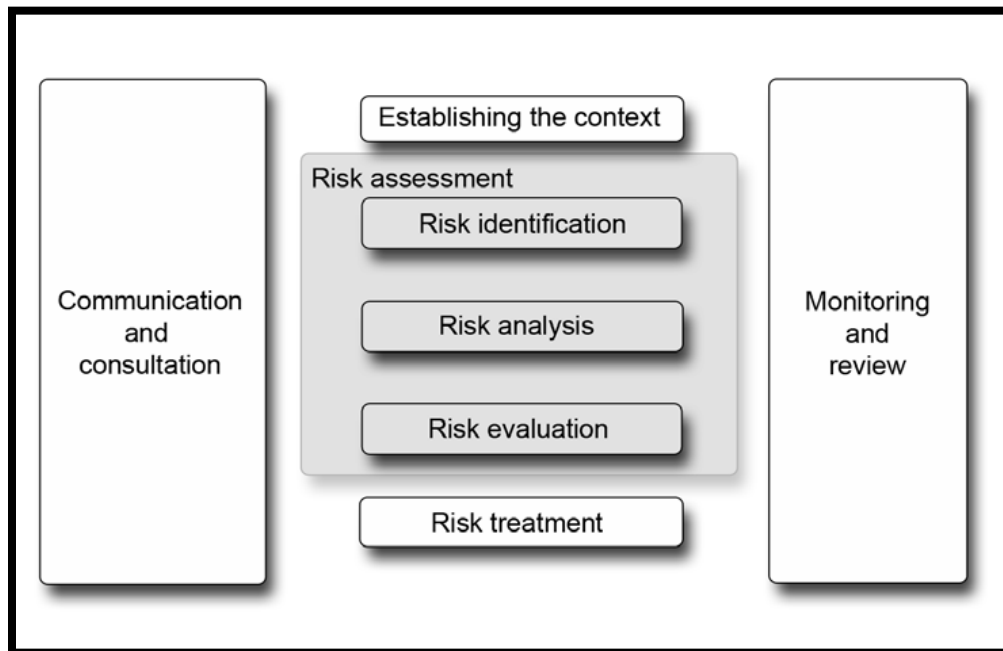


Figure 21 – Contribution of risk assessment (highlighted) to the risk management process (ISA Best Management Practices)

Major Defects and Conditions that Increase Potential for Tree Failure

- Dead parts (dead branches greater than 1-inch in diameter)
- Large broken and/or hanging branches greater than 2-inch diameter
- Cracks, splits, and cavities
- Codominant stems with weak branch attachments (included bark)
- Decayed wood or missing wood
- Unusual tree architecture – recent leans, topped trees, lack of trunk taper, asymmetric structure, excessive branch end weight
- Root loss – construction damage, under mining, decay
- Root defects – stem girdling roots, decay

Conditions affecting trees change constantly; none of us will ever be able to predict every tree failure. Conducting a tree risk assessment neither assures nor requires perfection. Risk assessment should, however, ensure that all reasonable efforts have been made to identify extremely and potentially high-risk trees present at the time of assessment.

College Place tree maintenance contracts shall include a qualified tree-care contractor with all necessary training, equipment, and qualified employees to evaluate tree risk. A list of qualified tree and available tree contractors shall be established that are available to assist in the case of natural events that create a high-risk tree situation if the primary contractor cannot handle the work within the allotted time frame.

Tree Risk Assessor Qualifications

Each assessor shall have a current certification as an ISA Certified Arborist and qualification as an ISA Tree Risk Assessor with a minimum of two years' experience in the field conducting tree risk assessments.

Risk Awareness Personnel and Qualifications

College Place staff, landscape and tree maintenance personnel, both contractors and College Place employees not meeting assessor qualifications shall attend an initial class on tree risk awareness, pruning maintenance, and tree risk incident procedures to develop basic surveillance skills for visually scanning the right-of-way plantings to detect and report potentially high risk/ hazardous trees.

A staff training log record verifies that College Place staff and subcontractors are receiving ongoing and pertinent continuing education. It serves as documentation if litigation occurs and demonstrates the agency is taking a proactive rather than a reactive tree risk management program.

Inspection Cycle: The evaluation cycle or inspection interval may range between one and five years, depending on the age of the tree, level of risk, specific conditions, College Place goals and resources, or regulations. The inspection may occur prior to normal storm seasons for the area. Mature trees and species with known failure histories may need to be inspected more frequently. Occurrence of tree or branch failures between inspections will indicate the adequacy of the interval between inspections. Additional inspections should be made following storm events. Intervals of 18 months between inspections alternate between leaf on and leaf off and provide opportunities for assessment during different growing seasons. An advantage to risk assessment during leaf off allows for a clear view of tree structure.

Risk Tree Abatement

Agencies, utilities, and property managers may have laws, ordinances, or risk management plans that define the level of acceptable risk. Safety is the priority but may not be the only basis used by the risk manager to establish acceptable levels of risk; budget, a tree's historical or environmental significance, public perception, and other factors may come into the decision-making process.

Mitigation and Action Strategy

The risk manager assisted by a qualified tree risk assessor/forestry staff organizes a tree risk team of employees and writes a Bi-annual Work Plan (BAWP). The goals, objectives, and activities are prioritized for the year based on funding, priorities, capabilities, assessment intervals, recent tree inventories, and previous year's failure logs.

Implementation of the BAWP includes:

- Pending mitigation actions from previous year.
- Identify trees and regions that need to be assessed or re-assessed based on assessment intervals.
- Assess the tree population by risk rating and condition classes. Trees with highest risk rating, in the poorest condition class, and with multiple targets

occupying the target zone are the most problematic in the short term for College Place.

- Document removals, prunes, and other mitigation requirements.
- Assignment and schedule of College Place staff and/or contractors to implement mitigation actions.
- Monitor and document work results.
- Report results of BAWP and review risk management actions.

Considerations to use in setting priorities are outlined in this plan. The risk manager/city forester takes action to reduce risk to acceptable levels by implementing correction measures based on thresholds from the tree risk rating system. Remedial actions are taken dependent on what part of the tree might fail; the likelihood of failure; the potential targets; and potential damage to the target. Extreme trees shall be removed, high-risk trees may be mitigated, while moderate risk trees may be mitigated/monitored/inspected and stabilized as appropriate. Trees that are retained should be inspected on a scheduled basis. The determination of which trees to inspect and how often should be part of a tree risk program. Tree risk inspections should be performed by an ISA TRAQ qualified tree risk assessor.

With the initiation of a cyclic pruning program, at a minimum, each tree will be re-inspected once every cycle. Pruning crews will systematically work through the community and when they are assessing pruning needs, they can also evaluate risks. Any new risks can be added to the database and then further inspections can be requested if required. Simple risk abatement through pruning can be addressed as part of the cyclic pruning program.

OPERATING PLANS

Bi-Annual operating plans will direct the day-to-day operations and can be used to project budget requirements for all aspects of urban forest maintenance. The bi-annual plan will include contract inspection, contract monitoring, planting, pruning, removals, tree risk inspections, plant health care, and maintenance of the inventory. Initially, the bi-annual plan will need to address priorities derived from the inventory, but eventually will be focused on proactive management objectives. Preparation and review of the bi-annual plan is the responsibility of College Place staff. An example is provided in Table 8.

The preparation of operating plans for this management plan is based on information provided by College Place staff, College Place historical expenditures on tree maintenance, inventory data, and regional industry standards. Operational costs also consider industry estimates for community population size, annual tree care funding, tree management policy and planning, contract tree services, tree populations, tree operations, and staffing profiles. Industry costs in part are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Operational costs are based on College Place historical maintenance costs, and the tree inventory population of 550, and maintenance needs found during inventory data collection. Costs per tree are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Removal costs vary depending on tree size and location. Small tree removal cost is about \$200.00/tree. Large tree removal costs can range from \$1,500.00 to \$3,000.00/tree. There are 23 small tree and two large trees designated for removal.

Tree pruning costs are variable depending on tree size and structural issues. Small tree (< 6-inch DBH) pruning costs should average \$300.00/ tree. Large tree (> 6-inch DBH) can range from \$800.00 to \$1,500.00/tree. There are 439 trees that require some form of pruning.

PROGRAM ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
PLANNING												
Work priorities												
Organize activities												
Modification												
TREE REMOVALS												
Review inventories												
Field inspections/Risk assessments												
Announce/hold public hearings												
Schedule tree crews - Conduct removals												
Stump grinding/reseeding												
Inspections												
TREE PRUNING												
Review inventories												
Field inspections/risk assessment												
Schedule crew - Conduct tree pruning												
Inspections												
TREE PLANTING												
Review inventories/survey potential planting sites												
Survey neighborhoods; notify adjacent property owners												
Purchase trees												
Install trees												
Water trees												
Inspections												
COMMUNITY EDUCATION AND OUTREACH												
Education programs												
Report to Park Board of Commissioners												
Arbor Day Recognition												
Neighborhood Tree Committee												
STAFF TRAINING												
Professional development												
Safety training												

Table 8 – Example of a Bi-annual Work Plan

OPERATIONAL REVIEW

Operational reviews may evaluate many components of an organization's forestry program. Reviews provide summaries of existing conditions, identify short-comings, and ultimately suggest goals, guidelines, and rationale that, once adopted will serve as a gauge for the standardization and optimization of program resources.

College Place's goal is to have a larger, healthy, diverse, functional, and structurally sound urban forest and thriving residential and business communities. The dynamics of balancing urban forest management and other city infrastructure needs, responsibilities, and assets are diverse and complex and suggest a dedicated, interdisciplinary, flexible approach and organization. However, the current constraints for comprehensive and effective urban forest management in College Place can be considered formidable.

Technical and Professional Resources

An adequate complement of professionals who, individually or collectively, understand the technical, operational, and administrative factors in urban forest management is needed to prescribe and monitor College Place's urban forestry activities, enforce policies and regulations, apply technical standards and practices, and review plans that affect the forest resource. Without this professional component in sufficient numbers, urban forest management decisions and actions often default to inadequately prepared decision-makers, which can have long-term, negative consequences for the forest resource.

Political Support

Support from elected officials and the citizens are critical to implement and maintain an effective comprehensive urban forest management program. The citizens own both the public and private urban forests, and without greater political support and increased citizen understanding and commitment, urban forest management in College Place may not reach its full potential.

Budget

The consulting team reiterates that to implement this UFMP and to realize the benefits of a healthy urban forest all aspects of this UFMP must be adequately supported with human and financial resources. Traditional funding comes from the city's tree assessment. An average of approximately 4/10 of one percent of municipal budgets across the western US go to urban forestry programs. This source of funding is in competition with all other city services and often urban forestry is considered an amenity rather than a necessity.

Urban forestry must generate enough interest in the stakeholders to position the program for recognition and sufficient funding. The program must change how stakeholders think about urban forestry and alter their beliefs about urban forestry. The role of urban forestry staff is not to move trees up the city list of importance. It is more critical to demonstrate how trees can help each city function whether it is police, fire, storm water management, water quality, or air quality. Urban forestry must be thought of as a solution to community problems and an economic engine worthy of city funding. Urban forestry provides essential benefits, opportunities for investment, solutions to city

problems, and connections to people. Many of the objectives and recommendations of the UFMP will assist in generating these outcomes.

Levels of Service (LOS) and Extrapolated Maintenance Costs

Levels of service are quantifiable measures of capacity, such as acres of park land per capita, labor hours per tree pruning based on DBH or visitor use per day. A budget plan is a function of the agency's priorities and preferred level of service toward achieving urban forestry objectives in the UFMP. The City of College Place must decide on an operating level of service it wishes to provide and accept the level of risk associated with the decision.

Typical tree budget allocations found in urban forestry programs across the United States allocate funding in these areas (Figure 23). College Place's current forestry budget allocations do not follow industry standards (Figure 24). These are approximations but provide an accurate representation of fund allocations. The priority should be to take care of what you have before substantially adding to the street tree population.

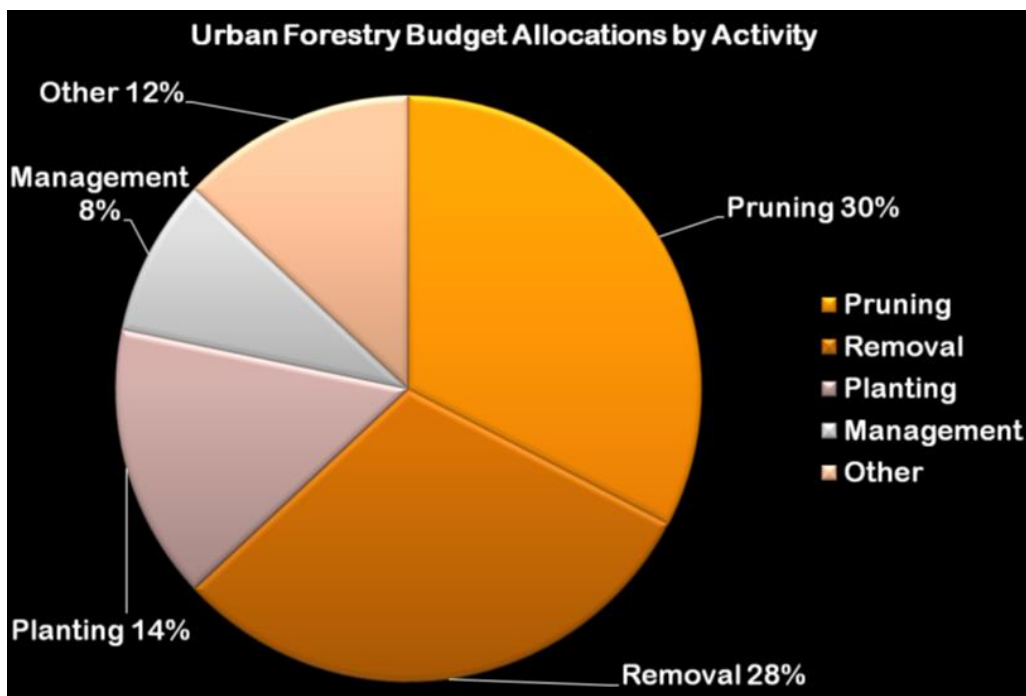


Figure 23 – Typical fund use in urban forestry tree budget allocations. College Place should adjust these figures to current conditions as outlined in the Extrapolated Maintenance Budget Table (Figure 22).

Operating budget estimates are based on 2019 city budget (\$52,000,000.000) and industry guidelines of approximately 4/10 of one percent of municipal budgets (Figure 22). They provide an indication of where the urban forestry budget in College Place is and how it compares to industry guidelines in the cities of similar size in the Northwest.

Figure 22 – Extrapolated Maintenance Budget

College Place	Two Year Average (2019 – 2020)	Industry Guidelines
Program Areas	Operating Budget	Operating Budget
Removal Tree Abatement	\$2,000.00	\$20,000.00
Tree Pruning	\$15,000.00	\$135,000.00
Annual Tree Maintenance	\$17,000.00	\$155,000.00
Planting	\$4,500.00	\$35,000.00
Management	\$13,000.00	\$20,000.00
Totals	\$51,500.00	\$210,000.00
***Residential Property Assessment (estimate 6,500 homeowners)	\$7.92 annually	\$32.31 annually

*****An example of an urban forestry assessment based on property ownership to consider as a funding mechanism.**

Current College Place resources are not sufficient to address tree issues in a reasonable, timely and safe environment if the maintenance requirements and if tree conditions found in the sample inventory were extrapolated to the entire community tree population the gap in funding would be wider.

The personnel, equipment resources, and budgets of the urban forestry operations are not sufficient to meet the tree management and maintenance needs of the street, park, trail, and community forest system. A review of tree maintenance needs, maintenance schedules, crew configurations, personnel, equipment, and training required to manage and maintain trees in the city finds city insufficient. Current resource levels puts the city in a reactive management position that increases the liability of the agency and exposes the community to an increased risk.

Many cities operate under a mode of crisis management when it comes to tree care maintenance and correcting/removing high risk trees. Information from many U.S. cities shows that the cost per unit of maintenance is generally twice as high with crisis management that it is when maintenance is performed on scheduled or programmed basis (World Forestry Center 1993). In addition to higher maintenance costs, relying on crisis management may lead to injuries or deaths to park users and hazardous work environments for crews that eventually remove high risk trees.

Staff Training

The City of College Place staff and residents recognize the importance of trees to their community. Proper tree maintenance is critical to public safety, tree value, and realizing the benefits of trees. It is important that staff be professionally trained in tree maintenance to perform duties that are assigned. Proper tree maintenance by city staff illustrates city leadership and reinforces the objectives of the urban forestry program.

Arboriculture and tree care maintenance and operations are very specialized fields of work. Many years of education and training are required to perform competently and safely in the field and without harm to the trees. Tree care performed by city staff or contractors to College Place's public trees should be accomplished by ISA certified arborists or certified tree workers.

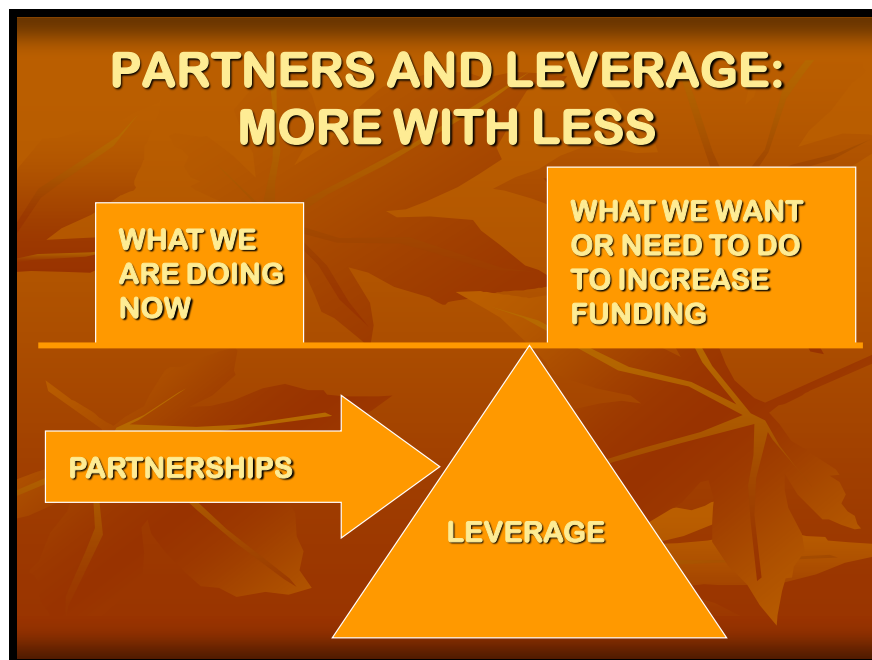
Annual training is a mandatory element in keeping staff updated on the current tree maintenance practices, risk assessment, and safety methods and practices in the arboriculture industry. Staff training is essential for working safe, efficient, following the best management practices of the arboriculture industry, and for advancing College Place's urban forestry program into the future. **The following objectives should be incorporated into College Place's urban forestry program.**

- Annual training for urban forestry staff.

Program Funding

College Place is aptly named, since the story of the city is dominated by the story of the college it hosts. Until the founding of Walla Walla College in 1892, the land that is now known as College Place was sagebrush-covered land three miles west of the city of Walla Walla. The university has a large impact on the community but also represents 15% of the city land mass in non-taxable status.

Alternative funding sources for community forestry programs are about associative re-positioning or changing who you partner with to leverage resources. In the graphic below 'What we are doing represents' tax dollars supporting our programs. These are dwindling and sporadic from year to year. By developing partnerships with various groups, we can leverage their resources to get 'What we want or need to do to increase funding'. Examples of partnerships and alternative fund sources are listed below the graphic.



Examples of alternative funding sources:

- Grants
 - Government
 - Private
- Inter-governmental charges: Maintenance fee recovery for road bond projects or right-of-way projects.
- ***Urban Forestry Assessments
- Capital Improvement Funds: Trees as infrastructure cited in ordinances (Austin and Houston, Texas)
- Direct Charges
- Mitigation Payments: You damage or destroy trees, you pay for it. Use ISA appraisal formulae to recover costs of damage or destruction of public property (trees).
- Special Events
 - Festivals
 - Tree Run/Walk
 - Christmas Tree Recycling
 - Business Grand Openings and Building Dedications
 - Birthday Milestones: First, 40th, 50th, etc.
 - Arboretum Plantings and Dedications
 - Community Entrance Tree Planting
 - Church Planting Projects
 - Civic Group Planting Projects
- Sales, Merchandising & Promotions
 - Historical Tree Merchandise
 - Trail of Trees/Tree Books
 - Tree Give-A-Ways
 - Firewood/Lumber/Nuts/Fruits and Other Tree Products
 - Memorial, Anniversary, and Tribute Trees
 - Sweepstakes/Contests
- Donations
 - Individuals
 - Utility Bill Donations
 - Donation Cans at Events
 - Trust In Agency Funds
 - Tourism Industry
 - Business Sponsorships
 - Event Sponsors
 - Carbon Credits
 - In-Kind by Citizens (NeighborWoods programs)

The City of College Place has taken proactive steps in conducting a partial inventory and developing a management plan. To accomplish the mission and to achieve and sustain the community forestry goals, College Place should strive to attain all aspects of this strategic management plan. The costs associated with the implementation of the management plan must be developed within the context of the overall financial structure and administration of the City of College Place. On adoption of this strategic

management plan, it is imperative that the City of College Place and PAR Board develop long-range budget forecasts for its implementation.

PROGRAM ACTIONS

There are five program management elements that must be addressed on a bi-annual basis: Community Forestry Management Plan Adoption and Implementation, Tree Inventory, Proper Tree Maintenance, Tree Planting, and Risk Mitigation Program. Although each is essential to the maintenance of the community forest, a bi-annual operating plan should be established to determine where budget dollars will be spent. College Place staff has established public safety, responsible management of existing trees, and tree planting as high priorities.

Priority: Urban Forestry Management Plan Adoption and Implementation.

The UFMP is straightforward and comprehensive and contains appropriate goals and activities for College Place. The objectives of the UFMP are clear and far-sighted. The goal is to change the forest as it is today into one that reflects the goals of the management plan. The 5-year plan should be reviewed bi-annually to determine progress, review the activities accomplished, aid in the development of bi-annual operating plans, and plan for future activities to complete the UFMP recommendations. This ensures important components of the UFMP are accomplished and progress is made towards achieving a sustainable tree program. Long-range planning time horizons can be several years or a decade, but five years is most used and is a realistic time frame for implementation of the goals and recommendations of the UFMP.

Priority: Tree Inventory Maintenance

A significant component of an urban forest program is a professional analysis of the tree population. Using an ArcGIS tree management software such as TreeWorks™, the inventory of all public trees should be maintained to provide an accurate accounting of public trees. Using accurate, consistent inventory data and professional interpretation and planning, leads to healthier, safer, trees with lower maintenance costs and increased benefits to the community provided by public trees.

Priority: Proper Tree Maintenance

After planting an appropriate species at a site that can support adequate growth, maintenance practices such as mulching, watering, and pruning should be employed for three to five years. If trees are pruned properly three or four times during the first twenty years, they will need less frequent and less costly pruning in later years. Pruning promotes sound structural development of a tree's trunk and branches. The most important period for pruning occurs when the tree is young. Pruning large trees is costly and usually consumes a large part of any tree program's budget. By prioritizing the proper planting and pruning of young trees, a substantial savings can be realized by the entire tree program.

Early pruning performed properly will lead to long-lived healthy and safe mature trees. Pruning young trees properly produces substantial cost savings for the city. Training young trees can provide a strong branching structure that requires less frequent pruning

as the tree matures. Improved stewardship to increase the health and survival of recently planted trees is one strategy for increasing cost-effectiveness.

Additional training in young tree structural pruning and education regarding the growth habits of the various species being planted, as well as tree biology, anatomy, and physiology would be beneficial for College Place staff responsible for this task. This training can be received through several sources, including urban forestry consultants, the state's Community Forestry Program, and the Pacific-Northwest Chapter of the International Society of Arboriculture. The tremendous aesthetic and financial benefits to be gained in the years to come from proper pruning of young trees are a strong incentive for educating personnel about proper pruning techniques. The added knowledge gained by the individuals could augment the sense of professionalism in their jobs.

Large trees are a significant component of College Place's landscape. They form a canopy over streets, parks, and private properties. A mature tree is a costly management element, but it is an important element because of safety and tree health issues. The consequences of lack of care for large trees are the creation of more risk trees and poor tree health.

Enforcing standards for pruning and other tree care is crucial in providing correct and consistent plant health care. The International Society of Arboriculture has developed pruning standards for trees. In conjunction with industry standards specifications for pruning or any other tree maintenance are required.

Crown restoration, pruning for views, and other pruning are considered specialty pruning. Other helpful sets of standards to consider and include are the ANSI Standards for Arboricultural Operations—Pruning, Trimming, Repairing, Maintaining, and Cutting Brush—Safety Requirements (ANSI Z133.1) and the ANSI Standards for Tree Care Operations—Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices, Pruning (ANSI A300 (Part 1), Pruning). These safety and pruning standards are designed specifically for tree care operations and should be incorporated into KUF standards for tree care.

The primary structural defects in trees in College Place are codominant stems and dead branches. These are defects that caused many of the previous failure events and have the potential to cause many future failures if not dealt with in a timely manner.

Priority: Risk Management and Mitigation Program

Risk management is the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk. Risk mitigation is the process of reducing risk using an established hierarchy based on risk ratings, budget, resources, and policies. A tree risk management program provides information to develop a systematic approach to accurately identify the high to severe risk trees and initiate the timely removal or mitigation treatment to reduce the risk to an acceptable level.

Priority: Tree Planting

New tree planting is an essential part of College Place tree management. The health and stability of the College Place urban forest depends in large part on judicious tree

selection, location, and tree planting today, as well as regular maintenance of young trees.

The key for successful tree planting is to plant quantities College Place can maintain. Increase new plantings each year, but in quantities that match the maintenance abilities of College Place staff and resources.

To ensure that newly planted trees thrive and are healthy provide planting standards and specifications. These can best be expressed as general guidelines with references to technical publications. A great deal of information about the size of planting pits, staking, and other planting practices has been developed by International Society of Arboriculture. The City of College Place and the Washington DNRC Community Forestry Program can provide other resources and training programs to ensure successful tree planting programs.

The primary issue in tree planting is improper installation causing the root collar to be buried. This is a significant problem on trees planted recently in College Place. Many of these trees can be replanted since they were planted recently. Root collar depth issues often cause premature death and decline in young trees. In older trees it can be a source of stem girdling roots which may lead to whole tree failure.

CONCLUSION

Community Forestry Consultants, Inc. has completed its assignment of evaluating and making recommendations regarding the community forest of College Place. This management plan provides College Place with the framework to implement the best management practices for the community forest. The management and maintenance needs for a successful urban forestry program have been developed from the best management practices available in the urban forestry and arboriculture industry.

The urban forest management plan should be considered a “living,” working document. The work objectives recommended in it should be reviewed bi-annually and adjustments made appropriately for the following year. The entire document should be revised on a five- or ten-year basis to determine if management and urban forest conditions have changed significantly.

Timely action needs to be taken to prevent tree failures, preserve tree resources, and maintain the trees of College Place. Trees are valuable assets to College Place. The healthier the trees are the more College Place’s vision and livability for their community is achieved. To realize these benefits, tree planting, pruning, and removing; increased education, preservation and funding, and management is needed. The focus goes beyond the individual tree to trees throughout city.....to the working community forest.

The recommendations will help conserve College Place’s tree resource and sustain the tree canopy for future generations. Although this commitment will come with costs, the long-term benefits are significantly greater and will result in a sustainable asset for the citizens of College Place today and tomorrow.

APPENDIX A – Tree Ordinance Writing Resources

Guidelines for Developing and Evaluating Tree Ordinances

Bernhardt, E.A. and Swiecki, T.J.

California Dept. of Forestry and Fire Protection

https://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf

American Society of Consulting Arborists

A list with links for cities is available to help develop ordinances that will ensure the future of their community forests.

<https://www.asca-consultants.org/page/TreeOrdinances>

Tree Ordinance Development Guidebook

Georgia Forestry Commission

http://www.actrees.org/files/Newsroom/georgia_tree_ordinance.pdf

U.S. Landscape Ordinances: An Annotated Reference Handbook

by Buck Abbey, D. Gail Abbey

This comprehensive reference brings together and explains the planning ordinances which govern the landscapes of 300 U.S. cities. In it, the author demystifies the complex planning laws that regulate such areas as the design of parking lots, vehicular use areas, landscape buffers, and tree plantings.

Tree Ordinances by State

Presented by the Friends of the Urban Forest. Summary – Tree Planting, Preservation, and protection ordinances.

<https://friends.urbanforests.org/tree-ordinances-in-other-states/>

Tree City USA Bulletin #9 How to Write a Municipal Tree Ordinance

National Arbor Day Foundation

<https://www.arborday.org/trees/bulletins/documents/009-summary.pdf>

Tree City USA Bulletin # 31 Tree Protection Ordinances

National Arbor Day Foundation

<https://www.arborday.org/trees/bulletins/documents/031-summary.pdf>

Guidelines for developing urban forest practice ordinances Bell, P.C., Plamondon, S., and Rupp, M. Oregon Department of Forestry, Forest Practices Program, Urban and Community Forestry Program. This guide is designed to assist cities and counties in the development of urban forest practice regulations.

<https://oregonexplorer.info/content/guidelines-developing-urban-forest-practice-ordinances?topic&ptopic>

A Guide to Community and Urban Forestry Programming – Washington

https://www.dnr.wa.gov/publications/rp_urban_guide_to_urban_forestry_programming.pdf?7c5u5

A Guide to Developing A Community Tree Preservation Ordinance. Hoefer, P.J., Himelick, E.B., and DeVoto, D.F., Urbana, IL, International Society of Arboriculture. 42 pp. Prepared in cooperation with the Municipal Arborists and Urban Foresters Society.

COMMUNITY FORESTRY CONSULTANTS, INC.
APRIL 30, 2021

URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

The purpose of this manual is to be a guide for preparing new, or revising old, municipal tree ordinances.

<http://www.mnstac.org/treeordinances.html>

General Code Publishers

<https://www.generalcode.com/>

LexisNexis Municipal Codes

<https://www.lexisnexis.com/municipalcodes/>

APPENDIX B – S.W.O.T. Analyses

College Place Parks Advisory Committee 2/19/21

Attendees: Randy Grant; Tito Espinoza; James Frey; Carolyn Holm; Michael Rizzitiello

Strengths

Initial framework developed with assistance from WallaWalla parks director
Community care for trees – receptive to trees
Four distinct seasons – allows for a variety of trees
Biodiversity in the area
People involvement
Park and Recreation plan; Comprehensive Plan; Development code; Stormwater master plan incorporate trees
Approved tree list
Partnership with Lions Club tree planting
Arbor Day celebration

Weaknesses

Playing catch up, behind in park tree management
Budget constraints, funding
Staffing – no arborist on staff
Arterial streets – few or no trees along these streets
15% of land mass in city in non-taxable
Limited maintenance

Opportunities

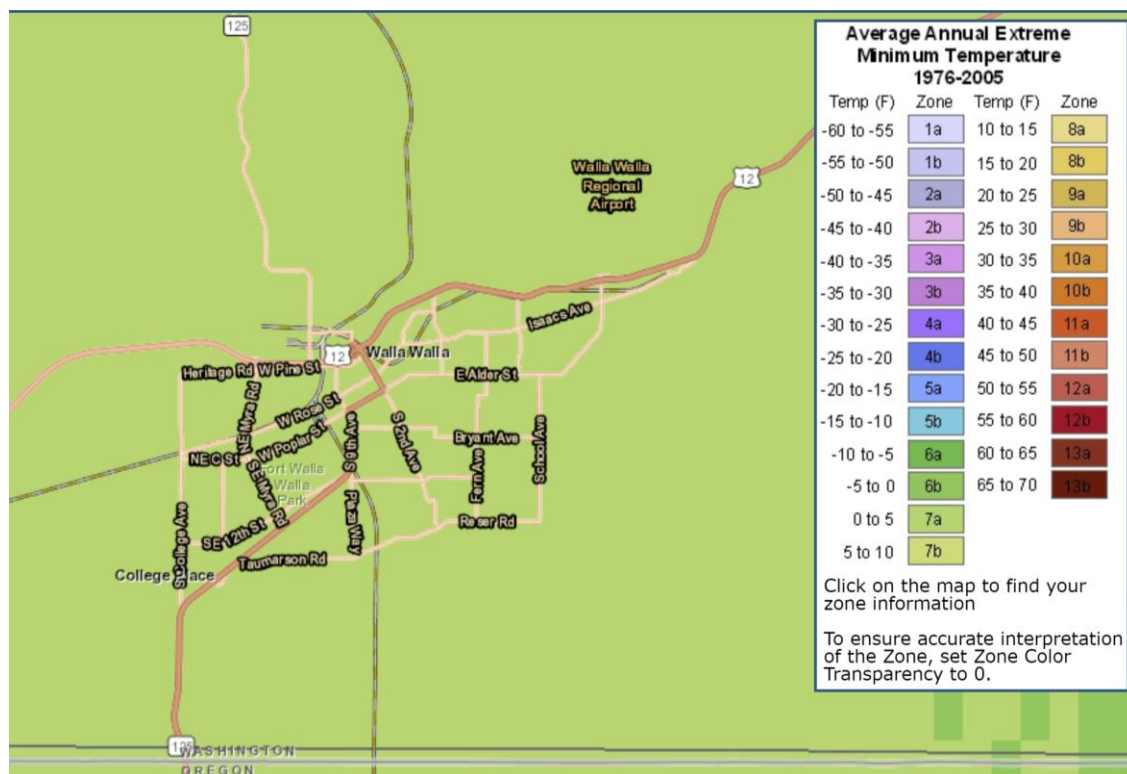
Increasing community engagement – citizens groups
Continued community growth
Increasing species diversity – optimize planting
Partnering with other cities, towns, agencies
Arterial tree planting
Planting new trees

Threats

Diseases
Limited diversity
City growth and development – infrastructure conflicts
Behind in program development
Roads – older development left little to no space for trees
Types of trees planted
Weather events

APPENDIX C – Potential Landscape Plant List

College Place is in USDA hardiness zone 7a. Minimum temperatures average minus five to minus ten. Average number of days above 86 degrees is forty-five to sixty according to American Horticultural Society plant heat-zone map. In College Place, the climate is warm and temperate. The winters are rainier than the summers. College Place summers are hot, dry, and mostly clear and the winters have moderate temperatures, mostly cloudy and changeable rainy weather. In a year, the rainfall is 15.6 inch, most occurring during the winter. Over the course of the year, the temperature typically varies from 31°F to 93°F and is rarely below 17°F or above 102°F.



The plant list provides options to try. It is not finite and merely represents some potential choices to increase diversity in College Place. The plant list below is composed of many species not in the tree population of College Place or in limited quantities. These trees may be hardy to College Place and are not natives but will adapt to the area. Diversification and willingness to try new species are the keys to a successful planting program.

CLASS I TREES

Red Buckeye

Aesculus pavia

Height: 20'

Spread: 20'

Hardiness: -20

A small tree with a rounded or shrubby habit. Lustrous dark green palmate leaves accent the red flowers in April and May. No appreciable fall colors. Some tolerance for shade, drought and poor soils.

Autumn Brilliance

Serviceberry

Amelanchier x grandiflora

'Autumn Brilliance'

(treeform)

Height: 20'

Spread: 15'

Hardiness: -30

Tree form of serviceberry with an upright spreading crown, white flowers and a reliable, bright red fall color. The fruit is edible. Tolerates some drought.

Cumulus Allegheny

Serviceberry

Amelanchier laevis

'Cumulus' (treeform)

Height: 25'

Spread: 20'

Hardiness: -30

A serviceberry with a distinct upright and oval tree habit, fleecy white flowers in spring and a yellowish to orange-scarlet fall color. Smooth gray bark.

American Hornbeam

Carpinus caroliniana

Height: 25'

Spread: 25'

Hardiness: -40

A small tree with an irregular spreading habit, with a rounded outline. Dark green leaves change to yellow, orange and scarlet in the fall. Smooth, gray, irregular twisting bark adds interest in winter. Will grow in heavy shade and wet soils.

Pagoda Dogwood

Cornus alternifolia

Height: 25'

Spread: 20'

Hardiness: -30

This small tree has a distinctive horizontal branching habit and will develop a flat-topped crown. Masses of creamy white flowers are produced in early summer. Blue/black clusters of fruit in late summer. Fall foliage is a mix of yellow, to red/purple.

Kousa Dogwood

Cornus kousa

Height: 25'

Spread: 20'

Hardiness: -20

A small tree, vase shaped in youth, forming a rounded habit with distinct horizontal layering of the branches and exfoliating bark with age. Creamy, white bracts, resembling flowers, in spring, dark green leaves that change to reddish purple in the fall.

C. 'Satomi'

Pink flowered selection. Very ornate with layered branches.

Golden Glory Dogwood

Cornus mas 'Golden Glory'

Height: 20 - 25'

Spread: 15'

Hardiness: -15

More upright and free flowering than species (Corneliancherry Dogwood). The tree takes on a mounded shape, like an inverted pear. Great show of yellow flowers in spring and later bright red fruit. Foliage is dark green and turns purple in fall. Excellent tree for contrast.

Lavalle Hawthorn

Crataegus x lavalleyi

Height: 25'

Spread: 20'

Hardiness: -40

A small, dense oval canopy tree with shiny dark green foliage turning to bronzy copper-red in the fall. Usually thornless or with small one-inch thorns. Quite free of rust and very adaptable.

Thicket Hawthorn

'Ohio Pioneer'

Crataegus punctata

var. *inermis*

Height: 20 - 30'

Spread: 25 - 35'

Hardiness: -20

Broad-rounded tree, low branching usually becoming wider than tall at maturity. Thornless variety with excellent vigor. Foliage is gray green, contrasted by abundant white flowers in spring and dark red fruits in September and October. Fruits are usually persistent adding interest in winter.

Winterberry Euonymus

Euonymus bungeanus

Height: 20'

Spread: 20'

Hardiness: -20

A small, rounded, or shrubby tree with pendulous branches.

Leaves are light green and flowers are yellow. A beautiful tree in fruit.

European Euonymus

Euonymus europaeus

Height: 15-30'

Spread: 10-20'

Hardiness: -30

A narrowly upright tree in youth broadening as it ages with a rounded outline when mature. Early leaf out with a flat dark green color turning from yellow to reddish purple in fall. Fruits ripen pink to red in September and are quite attractive.

Korean Evodia

Evodia daniellii

Height: 25 - 30'

Spread: 25 - 30'

Hardiness: -20

Interesting small tree with a rounded shape. Lustrous dark green foliage complemented by profuse white flowers borne on stalks in June and July. No major insect or disease problems. Great mix of structure and ornamental display for urban area.

Golden Desert Ash

***Fraxinus excelsior* 'Aureafolia'**

Height: 20'

Spread: 18'

Hardiness: -15

Small, rounded tree with bright yellow twigs and golden stems. Foliage emerges yellow and greens slowly through the spring and early summer turning back to gold in late summer. Beautiful specimen, great contrasting tree and attractive in winter.

Amur Maackia

Maackia amurensis

Height: 25'

Spread: 25'

Hardiness: -25

A small round headed tree. Leaves emerge a silvery gray and gradually become dark green. Fragrant pale white flowers light the tree in July and August. Bark peels with maturity exposing a shiny amber to brown color, becoming curly in texture. Prefers moist, well-drained soil, but is quite adaptable to environmental conditions.

Merril Loebner Magnolia

***Magnolia x loebneri* 'Merrill'**

Height: 30'

Spread: 30'

Hardiness: -30

An upright habit becoming round with age. Leaves are thick and rigid, dark green and turn yellow in fall. Flowering peaks in April, where the tree resembles a white cloud covered with fragrant snowy blossoms. A vigorous grower and cherished landscape tree.

Yulan Magnolia

Magnolia denudata

Height: 35'

Spread: 30'

Hardiness: -30

Tree with spreading branches somewhat irregular, producing an informal outline. Leaves are thick and resilient turning yellow in fall. Flowers are fragrant, white and 4-6 inches wide, blooming in spring.

Elizabeth Magnolia

Magnolia x 'Elizabeth'

Height: 30-40'

Spread: 20'

Hardiness: -30

Compact oval tree, tall for a magnolia. Glossy green tough leaves and yellow flower (unique for magnolias), 6 inches wide and fragrant, bloom in spring before the leaves break.

Galaxy Magnolia

Magnolia x 'Galaxy'

Height: 20 - 25'

Spread: 15'

Hardiness: -20

A tree form magnolia with a strong central leader and pyramidal to oval shape. The foliage is lustrous green and flowers are large, 8 to 10 inches wide, blooming in spring on bare stems, pink outside and white inside. Good selection for a landscape or street where space is limited or confined.

Royal Star Magnolia

***Magnolia stellata* 'Royal Star'**

Height: 20'

Spread: 15'

Hardiness: -30

A hardy, compact, rounded tree with deep green foliage and yellow fall color. The large fragrant flowers bloom in early spring, before the leaves break. An excellent ornamental tree for small sites in urban landscapes.

Flowering Crabapples

Malus sp. (Red Flowers)

Hardiness: -20 (-30)

Malus 'Adams'

Height: 20'

Spread: 20'

Dense and rounded symmetrical habit. Pink flowers, red persistent fruit. American Masterpiece *Malus* 'Amazam'

Height: 25'

Spread: 18 - 20'

Pyramidal habit. Bright red leaves emerge and mature to dark maroon. Brilliant red flowers change to unique pumpkin orange fruits in fall that persist through winter. Klehm's Improved Crabapple
Malus 'Bechtel'
Height: 15 - 20'
Spread: 15 - 20'
Rounded form, dense dark green foliage, turning orange to orange red in fall. Large double pink flowers cover the tree in spring. Improved strain for disease resistance. Seldom fruits, very tidy tree.

Centurion Crabapple

Malus 'Centzam'

Height: 20'

Spread: 15'

Narrow upright habit, spreading slightly with maturity. Purple emerging leaves changing to bronze green. Rose-red flowers ripen to bright red fruits persisting through the winter.

Prairifire Crabapple

Malus 'Prairifire'

Height: 20'

Spread: 20'

Upright spreading habit becoming rounded. Reddish stems with foliage changing from purple to red hued green. Excellent color change from crimson buds to dark pink flowers to deep red fruits which persist through winter.

Flowering Crabapples

Malus sp. (White Flowers)

Hardiness: -20 (-30)

Malus 'Adirondack'

Height: 18'

Spread: 10'

Densely upright inverted cone shape. The cut of this cultivar combined with an overabundant white flower in spring makes this a "standard"

to which other flowering crabs are compared. Bright red fruits carry interest through winter.

Harvest Gold Crab

Malus 'Hargozam'

Height: 25'

Spread: 15'

Upright, moderately columnar habit. White flowers in spring are but a precursor to the golden fruits which adorn this tree through winter making it a showstopper in the landscape.

Malus 'Professor Sprenger'

Height: 20'

Spread: 20'

Stark upright habit makes for a larger statelier looking tree than other crabs. Red buds bloom white with pink tones ripening to orange-red fruits and endure on the noble frame through winter.

Malus 'Sentinel'

Height: 20'

Spread: 12'

Vase shaped, an unusual form for a crab makes its mark as an excellent street tree under power lines. Flowers are white with a touch of pink, fragrant, with bright red fruits that carry through the winter.

Malus 'Spring Snow'

Height: 25'

Spread: 20'

Dense and oval shaped, quite large for a flowering crab.

Flowers are white and sterile; the tree is without fruit and is an excellent addition to the landscape where dropping

fruits would be objectionable.

Sugar Tyme Crabapple

Malus 'Sutyzam'

Height: 18'

Spread: 15'

Upright spreading with a somewhat irregular oval outline. Great informal character, smothered in sweet white flowers in spring. Fruits

are wine red and persist through winter.

Golden Raindrops Crabapple

Malus transitoria 'Schmidtleaf'

Height: 20'

Spread: 15'

Hardiness: -20

Upright vase shaped habit.

Very unusual cherry, with a delicate appearance, slender branches are draped in uniquely cut glossy green leaves. An abundance of small white flowers ripen to tiny bright yellow fruits which hang like drops of rain from this elegant tree.

Persian Parrotia

Parrotia persica

Height: 20 - 30'

Spread: 15 - 25'

Hardiness: -20

Small single stemmed tree with upright to wide spreading branches, oval outline. Pink to purple emerging leaves blend to glossy green and turn a beautiful succession of yellow to orange to red in fall. An excellent selection for streets and landscapes, given size, color display and remarkable resistance to pests and disease.

Cascade Snow Cherry

Prunus 'Berry'

Height: 25'

Spread: 20'

Hardiness: -20

Upright spreading vase form. Large pure white flowers cover this tree in spring followed by glossy dark green foliage which turns yellowish to bronze-orange in fall. This cultivar has shown an increased resistance to diseases that affect other ornamental cherries.

Prairie Gem Pear***Pyrus ussuriensis* 'Mordak'**

Height: 25'

Spread: 20'

Hardiness: -30

Densely branched and compact tree with a round canopy.

Leaves are bright green, thick and leathery turning golden yellow in fall. White flowers blanket the tree in early spring. Excellent pear for urban plantings.

Ivory Silk Lilac***Syringa reticulata* 'Ivory Silk'**

Height: 25'

Spread: 15'

Hardiness: -20

Tree form lilac, oval and compact with upward curving branches. Foliage is dark green, flowering when young.

Displays large white flower clusters in early July. Excellent choice for beauty and adds variety to urban landscapes.

CLASS II TREES

Italian Alder***Alnus cordata***

Height: 30 - 45'

Spread: 25 - 35'

Hardiness: -15

A pyramidal to rounded tree with a rather dense canopy for alders. Leaves are spade shaped and finely toothed, dark green and lighter underneath. Trees are compared in outline to Little Leaf Lindens and Common Pear in appearance. Will tolerate poor soil conditions and does best near water. Little used, but highly recommended for urban landscapes.

Black Alder***Alnus glutinosa***

Height: 40 - 50'

Spread: 30 - 35'

Hardiness: -30

Fast growing tree with a broadly pyramidal habit, somewhat irregular. Dark green leaves change to yellow in the fall. These trees thrive near water and perform well in poor soils. Good tree for an alternative to willows and other poplars. The 'Pyramidalis' cultivar has an excellent narrow form and recommended for confined space areas.

European Hornbeam***Carpinus betulus***

Height: 25 - 40'

Spread: 25 - 35'

Hardiness: -20

Pyramidal shape, quite dense with dark green leaves. Fall color is usually yellow but during cold winters can turn dark red. Heat and drought resistant.

F. 'Fastigiata', a columnar cultivar, is taller, and in youth spreads 15', but tree will eventually become wide. Branching must begin at 5' or above if planted as a street tree.

Katsuratree***Cercidiphyllum japonicum***

Height: 40 - 50'

Spread: 40

Hardiness: -20

In youth pyramidal and maturing to a variety of pyramidal rounding forms. Leaves are heart shaped and emerge red-purple and change gradually to bluish green with great fall colors, yellow to apricot and sometimes crimson. Performs better if shaded from afternoon sun.

American Yellowwood***Cladrastis lutea***

Height: 30 - 50'

Spread: 40 - 55'

Hardiness: -20

Round tree, often wider than tall. Leaves are bright green,

resembling those of English Walnut and turn brilliant to golden yellow in Fall. The bark is smooth and gray much like a Beech. The name derived from the color of the heartwood. Terrific displays of white flowers with a sweet fragrance in May and June.

Turkish Filbert or Hazel***Corylus colurna***

Height: 50'

Spread: 30'

Hardiness: -20

Broadly pyramidal, somewhat compact. Dark green foliage with exfoliating bark when mature. Fall color of little significance. Tolerates environmental extremes and conditions exhibiting stress in other trees. No serious pest or disease problems. Stately and formal character, excellent for urban plantings.

Hardy Rubber Tree***Eucommia ulmoides***

Height: 45'

Spread: 45'

Hardiness: -20

Tree with a rounded outline and ascending branches. Foliage is spectacular, glossy dark green and pest free. The bark of mature specimens adds to the trees interest. Fall color is minimal. Tolerates a variety of soil conditions. Unique tree species for cold climates.

European Beech***Fagus sylvatica***

Height: 40 - 50'

Spread: 15 - 40'

Hardiness: -20

Stately tree, narrowly compact to densely pyramidal to broadly oval, branching close to the ground. Leaf color varies dramatically between cultivars. It is said that the right cultivar of this tree can enhance any landscape. Care should be used with planting lower branching

trees to avoid creating a traffic nuisance.

F. 'Fastigiata' Fastigate Beech
Trees deep green, tight form makes it one of the most striking columnar trees.

F. 'Riversii' Rivers Purple Beech
Broadly oval habit, foliage has striking purple shades, spring through summer.

F. 'Zlatia' Golden Beech
Upright pyramidal habit, young leaves are yellow maturing to golden green.

Maidenhair Tree

Ginkgo Biloba

Height: 40 - 55'

Spread: 15 - 35'

Hardiness: -25

Young trees are irregularly shaped but finish broadly symmetrical. Usually all marketed trees are male due to the offensive smell of the female trees in fruit. The leaves are uniquely lobed and bright green on both sides, changing to bright to golden yellow in fall. Having outlived most of its enemies Ginkgo is a fine specimen for urban planting. (Female trees produce fragrant fruit that some find offensive.)

G. 'Autumn Gold'

Very uniform and balanced pyramidal tree. Spreading at maturity.

G. 'Magyar'

Narrow pyramidal form with a strong central leader. Well-spaced branches.

G. 'Princeton Sentry'

Narrow tapering growth almost columnar. Tallest of the three.

Carolina Silverbell

Halesia Carolina

Height: 30' - 40'

Spread: 20' - 35'

Hardiness: -30

White, hanging, bell-shaped flowers are produced in May and give way to four-winged, brownish, fruit that is persistent through winter.

Foliage on this broad, rounded tree will turn yellow in autumn.

Korean Mountain Ash

Sorbus alnifolia

Height: 40-50'

Spread: 30'

Hardiness: -20

Hardiness: -30

Full -Part Sun

Glossy dark green, simple leaves. The tree has an oval to rounded form. Clusters of white flower umbels develop in late spring. Orange/red berries are produced in late summer and fall. Robins and cedar waxwings love the berries when they return in late winter. Bark is gray with white markings. Leaves turn gold to orange in autumn. (Fruit set is not as abundant as the European Mountain Ash.)
S. 'Redbird' produces red fruit and has a more columnar habit.

Tupelo

Nyssa sylvatica

Height: 30 - 40'

Spread: 20 - 35'

Hardiness: -20

Also known as Black Gum, Sour Gum and Pepperidge. In youth the tree is pyramidal but becomes rounded or oval as it ages. Leaves are glossy green and fall color is excellent, turning bright yellow, orange coppery red, or purple. Tolerates poor drainage and some drought. Makes a great park or street tree for residential areas.

American Hophornbeam

Ostrya virginiana

Height: 30 - 45'

Spread: 25'

Hardiness: -30

Rounded oval shape made up of slender branches, sometimes arching up or down. Leaves are bright green turning yellow to brown in fall often persisting adding winter

interest along with the hop like fruits. Tolerates dry conditions and free of major disease and insect problems.

Amur Cork Tree

Phellodendron amurense

'His Majesty'

Height: 40'

Spread: 35'

Hardiness: -30

This is a seedless selection of a fast growing broadly vase-shaped tree. It has a good branch-ing habit with interesting cork-like bark. Yellow fall color.

Sawtooth Oak

Quercus acutissima

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -20

Tree typically develops a widely spreading and dense canopy that is rounded at maturity. May need protection in youth, but once established the trees handle harsh winters well. Emerging leaves are brilliant yellow and fall color is bronze. Deeply ridged and furrowed bark adds winter interest. Lacks pest and disease problems. The only detractor for street tree use is acorn debris. (There will be fruit drop in the fall and could be hazardous under foot.)

Chinkapin Oak

Quercus muehlenbergii

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -15

In youth the tree is rounded and somewhat irregular, but gains stature and elegance with maturity. The leaves are indented to slightly lobed, lustrous yellow green turning to various shades of yellow to orangish brown in fall. Somewhat difficult to transplant and dislikes alkali soils, but once established it

performs well. (There will be fruit drop in the fall and could be hazardous under foot.)

Sassafras

Sassafras albidum

Height: 30 - 60'

Spread: 25 - 40'

Hardiness: -20

Pyramidal shape in youth changing to an irregular flat top with an oblong outline. Bright green leaves offset yellow, often, red stems which enhance an excellent fall display with shades of yellow and orange to scarlet and purple. The mahogany bark of mature trees and fragrance are additional interests.

American Linden

Tilia americana

Height: 35 - 50'

Spread: 20 - 35'

Hardiness: -40

Tall stately trees, cultivars generally smaller in size especially when used in urban areas. Leaves are generally 4 to 8 inches long and about as wide in a range of green shades. Bark is gray to brown with narrow lateral furrows. The wood is soft and easily pruned but is elastic enough to handle most weather extremes. These trees will entirely block the sun in their shadow so place them appropriately.

T. 'Boulevard'

Dense, narrow pyramidal habit with ascending branches.

Yellow in fall.

T. 'Legend'

Rounded pyramidal habit, yellow fall color.

T. 'Lincoln'

Slender, upright and compact form with light green leaves, 25' by 15' in 25 years.

T. 'Redmond'

Full pyramidal form, uniform with large leaves and red branches, winter interest.

Littleleaf Linden

Tilia cordata

Height: 40 - 45'

Spread: 45'

Hardiness: -30

Trees are pyramidal, rounding with maturity. Leaves are generally smaller, 2 to 3 inches long and wide, (except Glenleven) finely serrated and turn yellow in fall. Trunks are usually straight and bark smooth. Likes well drained alkali soils, but pH adaptable and tolerates pollution well. Makes an excellent selection for any urban planting.

T. 'Chancellor'

Fastigate in youth, becoming pyramidal with age. Good branch development.

T. 'Corzam' Corinthian Linden

Narrowly pyramidal, 15' spread. Yellow in fall. Excellent tree for limited space.

T. 'Glenleven' Glenleven Linden

Fast growing with a straight trunk, leaves twice the size of 'Greenspire'

T. 'Greenspire'

Single straight leader, good branch angle. Tolerates difficult conditions.

T. 'Olympic'

Very symmetrical pyramid form, better branch-ing than some other cultivars.

Sterling Silver Linden

***Tilia tomentosa* 'Sterling'**

Height: 45'

Spread: 35'

Hardiness: -20

Upright pyramidal form with a superior branching frame, smooth bark and straight trunk makes it a very appealing tree for all seasons. Furry green leaves, silvery white underside, turn yellow in fall. Shows distinction from *Tilia cordata* cultivars and is an excellent addition to the Linden family.

Japanese Pagoda Tree

Sophora japonica

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -20

Broad crown. Creamy-white to yellowish-green large inflorescences blanket the tree anytime from early August to early September, with about a three-week bloom period. Thick green pods mature to yellow-green fruits, with the large beans appearing as knobs within the otherwise thin pods. Very urban tolerant (especially to heat, drought, pollution, compacted soils, and poor soils)

CLASS III TREES

Bitternut Hickory

Carya cordiformis

Height: 50 - 75'

Spread: 35 - 50'

Hardiness: -20

Usually, a slender tree with an irregular oval crown, often widest at the top. The foliage is light green turning yellow to bronze in fall. This hickory is free of most major pest and disease problems and seems to do better than most in restricted sites. Recommended for Park and Boulevard use because of fruit drop and can be hazardous underfoot.

Fagus sylvatica

European Beech

Height: 50' - 60'

Spread: 50'

Hardiness: -30

Broad pyramidal tree with wavy, shiny, dark green leaves. Foliage turns reddish/bronze in fall. Leaves persist through winter. Smooth, gray, wrinkled bark. Tree can grow very wide and branches will often touch the ground.

Kentucky Coffeetree
Gymnocladus dioica

Height: 50 - 65'

Spread: 40 - 50'

Hardiness: -30

Sharply ascending branches, rising to form a narrow oval crown. The bark is unique, developing on young stems. Spring leaves are late to emerge, their pinks and purples are a nice contrast to greening trees. Seldom bothered by pests or disease, pollution tolerant and strong, upright growth make this an excellent street tree.

Butternut
Juglans cinerea

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -30

Round topped tree with wide spreading crown of large horizontal branches and stout laterals. Leaves are dark green and woolly, white ridges and gray furrows make up the mature bark. Fruit debris may be a nuisance. Performs well in the rocky, dry and limestone-based soils, a prevalent soil type in Spokane. Usable as Boulevard and Park tree.

Swamp White Oak
Quercus bicolor

Height: 50 - 60'

Spread: 40 - 50'

Hardiness: -25

A broad openly branching tree with rounded crown on a short trunk. Leaves are smoothly lobed, leathery and dark green, changing to orange and yellow brown in fall. Better transplant success than White Oak and does well in wet sites. Useful as a Park or Boulevard tree, acorns can be a nuisance.

Shingle Oak
Quercus imbricaria

Height: 50'

Spread: 40'

Hardiness: -20

Pyramidal form when young, maturing to a rounded habit. Leaves lacking lobes, wavy, bright glossy green changing from yellowish to rusty red in fall. Tolerates dry conditions and has small acorns making it an excellent tree for streets and other urban sites.

Chestnut Oak
Quercus prinus

Height: 50 - 60'

Spread: 50 - 60'

Hardiness: -20

Rounded and dense irregular spreading canopy. Leaves are bluntly and shallowly toothed, dark yellow green turning orange yellow to yellow-brown in fall. Performs well in dry, rocky and lime-based soils, a prevalent soil type in Spokane. Great informal character, good for Parks and Boulevards where acorn debris can be managed.

English Oak
Quercus robur

Height: 50'

Spread: 40'

Hardiness: -20

Short and stout tree with a large, rounded crown of open thick branches, somewhat irregular. Leaves are variably lobed, dark green upper and pale green lower surfaces. Adapts to soils and climate types well. Acorn debris may create a walking hazard. Q. 'Fastigiata' Skyrocket Oak Narrow oval form, uniform and stately, excellent for confined sites.

Q. 'Michround'

The Westminster Globe Oak is very uniform and symmetrical tree.

Red Oak
Quercus rubra

Height: 50 - 60'

Spread: 45 - 50'

Hardiness: -30

Broad headed tree with a rounded crown. Leaves are sharply toothed dark green and turning brilliant to deep red in fall. Rapidly growing and readily transplanted giving it advantages over other Oaks for use in urban landscapes. Acorn debris may create a walking hazard.

Shumard Oak
Quercus shumardii

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -15

Pyramidal form, becoming upright spreading and broadly oval. Sharply cut dark green foliage with reliable red fall color. Adapts to soil conditions and is drought tolerant. One of the better transplanting oaks. Acorn debris may create a walking hazard.

Japanese Zelkova
Zelkova serrata

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -20

Vase habit rounding with maturity. Leaves toothed like elm (same family), usually dark green with a choice of fall color, depending on the cultivar. Bark color and texture is of interest from youth to maturity. All cultivars are resistant to Dutch Elm Disease. Beetle damage also appears to be less problematic. Handsome

trees, excellent for urban landscapes and streets.

Z. 'Green Vase'

Fast growing, graceful vase form, dapple shade tree.

Orange in fall.

Z. 'Halka'

Widening vase, with large feathery branches. Yellow in fall.

Z. 'Village Green'

Broad vase to rounded form, very vigorous. Rust red in fall.

Pioneer Elm

Ulmus x 'Pioneer'

Height: 50'

Spread: 50'

A Dutch Elm resistant cultivar that vigorously forms a rounded, spreading crown. The dark green foliage turns to yellow in autumn.

CLASS IV TREES

Shagbark Hickory

Carya ovata

Height: 100'-125'

Spread: 25'

Hardiness: -20

On mature trees the gray bark separates into interesting, wide plates that curve outward from the trunk giving it a shaggy appearance. The tree adapts well to dry or wet soil but prefers well-drained sites. The fruit is edible and gathered in the fall. It is a long-lived tree. Fruit debris may create a walking hazard.

Tulip Tree

Liriodendron tulipifera

Height: 70 - 90'

Spread: 35 - 50'

Hardiness: -20

Tree develops quickly with a tall straight trunk; several large

sinuous branches develop a narrow oval frame. The leaves actually appear tulip like medium green changing to yellow and golden in autumn.

Cucumbertree Magnolia

Magnolia acuminata

Height: 50 - 80'

Spread: 40 - 80'

Hardiness: -25

Pyramidal growth habit when young aging to a broad-rounded outline with massive spreading branches often arching towards the ground. Foliage is dark green, flowers are smaller than some magnolias, but in abundance. Makes a great tree for parks, golf courses and other open areas, where it can have room to spread.

Black Walnut

Juglans nigra

Height: 50 - 75' (100')

Spread: 50 - 75'

Hardiness: -20

Develops a rounded well-formed crown that is devoid of branches a third to two thirds the way up the tree. It will become wide spreading. Leaves are finer than Bitternut and less furry. Bark is brown to grayish black and roughly diamond shaped. May inhibit the growth of other plants near the site. Tolerates dry conditions and can be used for streets where ground clearance is needed, but performs best when used for Parks and Boulevards, due to dropping fruit.

Dawn Redwood

Metasequoia glyptostroboides

Height: 60 - 100'

Spread: 25 - 40'

Hardiness: -20

Deciduous conifer, with a tall pyramidal or conical form. Large basal spread. Bright green foliage renewed every year. Grows rapidly and tolerate wet sites if drainage is not restricted. In winter the skeletal frame of larger trees is starkly majestic. Definitely a tree for large areas so select sites appropriately.

Bloodgood London

Planetree

Platanus x acerifolia

'Bloodgood'

Height: 50 - 80'

Spread: 40 - 60'

Hardiness: -15

Broadly pyramidal, rounding with thick spreading branches at maturity. Large basal spread. Large maple like leaves turn yellow in fall. Bark is peeling creating a brown/cream mottling with year-round interest. Better resistance to anthracnose disease than other sycamores but still can be a problem if trees are overused.

White Oak

Quercus alba

Height: 60 - 80'

Spread: 50 - 70'

Hardiness: -30

Juvenile shape is pyramidal maturing with a broad, wide spreading and majestic crown. Leaves are bluntly lobed, dark green to blue green. Autumn color varies from brown to red. A challenge to transplant and establish, but worth the effort. The tree is best when used in Parks and Boulevards, due to dropping fruit.

Bur Oak

Quercus macrocarpa

Height: 55 - 80'

Spread: 50 - 70'

Hardiness: -40

Weakly pyramidal or oval to start, developing into a large broad, rounded wide spreading tree with a massive trunk.

Foliage is partially lobed, dark green above and grayish below, turning yellow brown to

purplish in fall. Corky bark on smaller branches adds interest. Adapts to a wide range of soil types, drought and pollution tolerant, makes an excellent tree for urban areas where acorn debris can be managed.

Accolade Elm

Ulmus japonica x wilsoniana

'Morton'

Height: 70'

Spread: 60'

Hardiness: -30

A graceful, vase shaped tree with arching branches. It is resistant to the elm leaf beetle and so is a great substitute for the American Elm. Foliage turns to yellow in the fall.

Appendix D – Tree Sidewalk Conflict Resolution Options

There are several other options to address tree sidewalk conflicts in addition to those mentioned in the body of the management plan. These are discussed and illustrated below.

Pop-outs or bulbs are like curving sidewalks. Space can be increased for newly planted or existing trees by removing a section of curb and extending the planting space into the street. Sidewalk cutouts or "borrowing" space from the adjacent sidewalk creates sidewalk cutouts. This alternative minimizes the sidewalk width for a limited distance adjacent to the tree. The cutout provides a larger grow space for trees and reduces the size of the pruned roots and their proximity to the root flare. Borrowing has limitations, as the room for tree expansion before infringing on the free passage of pedestrians is minimal. Furthermore, the ADA imposes strict regulations as to the amount of free space provided.



The sidewalk cutout option can be used in some scenarios on downtown streets. The trees are shown before mulch was applied.

Sidewalk ramping allows existing roots to remain intact by re-pouring concrete over the roots to create a gradually sloped ramp. It is used when removal of roots would compromise the stability of a high-quality tree. Damaged sidewalk slabs are removed, and 4-6 inches of topsoil is placed on top of the existing grade. A sand or foam backer is placed adjacent or around the subject roots. A new sidewalk is then installed on top of this new base material. This option enables the sidewalk to be replaced in its original position. Sidewalk ramping does not prevent future damage but can delay it by five years or more.

Concrete slabs of nonstandard size or shape can increase the space available for established trees. This technique serves as a design alternative to the curving sidewalk but produces a similar result.



Sidewalk ramping raises the sidewalk over the root system.

Infrastructure-based strategies can also include the use of certain materials that provide a larger, uncompacted soil volume, such as pervious concrete, asphalt, decomposed basalt, stone dust, pavers, or rubber sidewalks, instead of concrete.

Flexible paving comes in many forms, which include:

- Interlocking pavers
- Common brick and pavers
- Rubber bricks

Flexible paving is used in conjunction with root pruning when retaining original grade is required and when the level of the paving surface is ramped above or lowered below existing grade. The selected flexible paving material is installed over a compacted sand base. Cities have utilized rubberized, reusable brick in different dimensions that is bonded together with specialized glue. Some of the newer rubberized pavers do not require glue to bind them, but instead use specially designed dowels, which hold the pavers together. Although the use of flexible paving does not prevent future damage, it does provide more time between repairs making repairs easier and less costly. These materials may be used as alternative cover treatments when removing tree grates.



Rubber sidewalk installation.

Concrete modifications usually involve expansion joint materials such as dowels, rebar and sleeves, and articulating sidewalk joints. Sidewalk grinding can be employed as temporary measure that restores the offset or heaved portion of a sidewalk to original grade.

Root-based Strategies to Reduce Infrastructure Damage

Root-zone based strategies often use root guidance systems or soil replacement, modification, and management techniques. They include continuous trenches, engineered or structural soils, root channels or paths, steel plates, Silva cells, and root barriers.

Root pruning may be considered an option, but it is a serious wound to the tree and may affect the stability of the tree. Age, tree condition, species, root size and location, and proximity to the trunk should be considered before using root pruning as a treatment.



Root pruning should be limited or not used.

There are limitations and constraints associated with each strategy. Typically, the solution to avoiding infrastructure conflicts in downtown areas involves a combination of techniques. Trees, in light of our ecological problems, are now being recognized as significant solutions to some of our urban problems. Trees are a necessary component of urban corridors, not just street side ornaments. Too often trees are not integrated into the infrastructure design up front. Consequently, a large amount of money is spent on mitigating root-hardscape conflicts.



Silva cells utilize a modular framework of interlocking cells. An underground planter is constructed which is backfilled with a large volume of high quality, uncompacted soil. The cells meet load bearing standards and can also help manage storm water on site.

Several new practices are being used in conjunction with the extensive construction and renovation occurring in the downtown (E.g. Silva cells, large raised planters, and moveable planters for trees in places they can't be planted). Tree grates are beginning to be removed, trees in pits are being raised to grade level, mulch installation, and planting a greater variety of species is happening in the downtown currently. In each of these scenarios it is critical to start with quality nursery stock and plant the tree correctly. Without these first steps an accurate assessment of these practices cannot be made. It is important to assess each of these tree planting treatments under conditions that have followed the best management practices of the arboriculture industry consistently. It provides College Place information about which treatments or combination of treatments succeeds in the downtown corridor.

GLOSSARY

Acceptable risk: degree of risk that is within the tolerance or threshold of the owner, manager, or controlling authority.

Advanced assessment: an assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

Aerial inspection: inspection of parts of a tree not visible from the ground, including the trunk, stems and branches: aerial inspections may include evaluation of internal decay.

ANSI A300 standards: in the United States, industry-developed, national consensus standards of practice for tree care.

ANSI Z133.1 standards: in the United States, industry-developed, national consensus safety standards of practice for tree care.

Arborist: professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of tree and other woody plants in residential, commercial, and public landscapes.

Best management practices (BMP): best available, industry-recognized courses of action, in consideration of the benefits and limitations, based on scientific research and current knowledge.

Boundary tree: a tree with the property line going through any part of the trunk.

Border tree: a tree located near a property line but has roots, branches, and leaves that extend over the property line.

Branch architecture: the normal structure of the scaffolding branches of a particular tree species compared to the tree you are assessing of the same species.

Canopy: refers to the upper layer or habitat zone, formed by mature tree crowns and including other biological organisms (epiphytes, lianas, arboreal animals, etc.).

Cavity: open or closed hollow within a tree stem, usually associated with decay.

Certified Tree Risk Assessor: An ISA Certified Arborist who has completed the Pacific Northwest (PNW) tree risk assessment course and/or ISA Tree Risk Assessment Qualification course.

Codominant stems: forked trunks, branches, or stems nearly the same in diameter, arising from a common junction and lacking a branch bark ridge.

Crown: Leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

DBH: diameter breast height measured on trunk (4.5 feet above soil surface)

Decay: process of degradation by micro-organisms.

Defect: an imperfection, weakness, or lack of something necessary. In trees, defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Excellent condition: No apparent problems or maintenance required.

Exposed roots: roots growing on the surface, usually a species characteristic of compacted soil. Care not to damage exposed roots should be taken.

Fair condition: Trees in fair condition have well defined issues (dead branches; co-dominant stems) that warrant some corrective pruning or maintenance within the next pruning cycle.

Failure (tree failure): breakage of stem, branch, roots, or loss of mechanical support in the root system.

Failure potential: in tree risk assessment, the professional assessment of the likelihood for a tree to fail within a defined period of time.

Girdling roots: root that encircles all or part of the trunk of a tree, or other roots, that constricts the vascular tissue and inhibits secondary growth and the movement of water and photosynthesis.

Good condition: Trees in good condition have minor issues or defects that do not require immediate attention and maintenance could occur later in the city pruning cycle.

Harm: personal injury or death, property damage, or disruption of activities.

Hazard: situation or condition that has exceeded an acceptable threshold of risk and is likely to lead to a loss, personal injury, property damage, or disruption of activities; a likely source of harm. In relation to trees, a *hazard* is the tree part(s) identified as a likely source of harm.

Hazard tree (synonym hazardous tree): a tree identified as a likely source of harm.

High risk tree: The tree or part of it has reached a stage where it could fail at any time.

Impact (verb): striking a target causing a disruption that affects activities.

Included bark: bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Inspection frequency: the number of inspections per given unit of time (for example, once every three years).

Inspection interval: time between inspections.

Owner/manager: the person or entity responsible for tree management, or the controlling authority that regulates tree management.

Poor condition: Trees in poor condition have irreversible problems.

Qualitative risk assessment: a process using ratings of consequences and likelihood to determine risk significance levels (that is, “extreme”, “high”, “medium”, or “low”) and to evaluate the level of risk against qualitative criteria.

Quantitative risk assessment: a process to estimate numerical probability values for consequences and to calculate numeric values for risk.

Residual risk: risk remaining after mitigation.

Risk: the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring and affecting a target, and the severity of the associated consequences—personal injury, property damage, or disruption of activities.

Risk aggregation: the consideration of risks in combination.

Risk analysis: the systematic use of information to identify sources and to estimate the risk.

Risk evaluation: the process of risk identification, analysis, and evaluation.

Risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Risk matrix: a tool for ranking and displaying risks by assigning ratings for consequences and likelihood.

Shall: A word that designates a mandatory requirement within the ANSI standards or contract documents. Compare to should.

Should: word that designates an advisory recommendation in the ANSI standards or contract documents; compare to shall.

Standard of care: degree of care that a reasonable person should exercise in performing duty of care; a measurement used to assess whether an individual acted in a reasonable manner.

Stocking level: A proportion of existing street trees to the total number of potential street trees (number of trees plus the number of available planting spaces).

Structural defect: feature, condition, any naturally occurring or secondary conditions such as cavities, poor branch attachments, cracks, decayed wood or deformity of a tree that indicates a weak structure or instability that could contribute to tree failure.

Taper: change in diameter over the length of trunks, branches or roots.

Target (risk target): people, property, or activities that could be injured, damaged, or disrupted by a tree.

Target zone: The area where a tree or tree part is likely to land if it were to fail.

Tree risk assessment: systematic process used to identify, analyze and evaluate tree risk.

Tree risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Unacceptable risk: a degree of risk that exceeds the tolerance of the owner, manager, or controlling authority.

Urban forest: management of naturally occurring and planted trees in urban areas.

Visual tree assessment (VTA): method of assessing the structural integrity of trees using external symptoms of mechanical stress (such as bulges, reactive growth, etc.) and defects (cracks, cavities, etc.).

Wood decay: the process of wood degradation by micro-organisms.

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City of College Place, Washington
RESOLUTION NO. 23-033

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE FEDERAL DEPARTMENT OF TRANSPORTATION SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM FOR COLLEGE PLACE SAFETY ACTION PLAN

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the Federal Department of Transportation is conducting a call for projects pertaining to the Safe Streets and Roads for All (SS4A) Grant Program; and

Whereas, the City applied for the SS4A Implementation Grant back in 2022 and was found that its adopted Local Road Safety Plan was absent of some elements required for the implementation grant side of this program; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

- 1.** Directs the City Administrator or designee to pursue grant application to the Federal Department of Transportation Safe Streets and Roads for All (SS4A) Grant Program for the College Place Safety Action Plan.

Clerical Corrections. The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Effective Date. This resolution shall take effect and be in full force upon its passage as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 23rd day of May, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

JUNE 1, 2023

City of College Place, WA Urban Forestry Management Plan



URBAN FOREST MANAGEMENT PLAN (UFMP)

City of College Place
625 S College Place
College Place, WA 99324



College Place, Walla Walla County, ca. 1930

JUNE 1, 2023

ACKNOWLEDGMENTS



COLLEGE PLACE CITY STAFF

Michael Rizzitiello, City Administrator

COLLEGE PLACE PARKS, ARBOR, and RECREATION BOARD

James Fry
Lafe Bissell
Jenna Bicknell
Jordan Green
Troy Fitzgerald



WASHINGTON DEPARTMENT OF NATURAL RESOURCES URBAN COMMUNITY FORESTRY PROGRAM MANAGER

Ben Thompson



Jim Flott

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EXECUTIVE SUMMARY

Urban forest management plans (UFMPs) are developed by many communities to provide a common vision for urban forest health and sustainability, establish goals, and coordinate actions toward achieving them. An urban forest includes street and park trees, remnant forested areas, and those planted in medians, parking lots, tree pits, and other urban spaces. An urban forest management plan recognizes the impacts of tough urban conditions on the natural landscapes and public trees and balances those impacts with the needs of humans who share this ecosystem. Urban forest management can help College Place provide environmental, social, and economic benefits that enhance the quality of life, minimize the effects of urbanization, foster civic pride, and contribute to community character; long-term benefits that residents, businesses, and visitors seek.

Trees make places work, look, and feel better. As well as playing a positive role in climate change for our neighborhoods and supporting human health and environmental well-being, trees can also help to create conditions for economic success. This management plan takes a progressive, applied approach to urban trees, providing decision makers with the principles and references they need to fully realize this potential.

College Place has completed a partial inventory assessment of its urban forest. It will facilitate the ongoing commitment to maintain, enhance, and preserve College Place's tree canopy and guide College Place staff, landowners, contractors, utility companies, developers, planners, and residents in making decisions about their trees.

College Place's inventory and management plan was initiated to manage, maintain, enhance, and preserve the community tree canopy. Project funds were provided from a grant obtained from the USDA Forest Service Urban and Community Forestry Program administered by Washington State Department of Natural Resources Urban and Community Forestry Program (WADNRC). Technical and staff support was provided by the City of College Place staff.

Primary methods of community outreach were used:

- Interviews with Parks, Arbor, and Recreation Board (PAR)
- On-line city-wide urban forestry program survey (Appendix C)
- Public meetings

Public Process

The opinion of residents regarding the urban forest provides justification for the plan by demonstrating value to the people that live and utilize College Place's urban forest. A crucial element of developing the UFMP was soliciting information from city staff, city boards, and citizens of College Place. Stakeholder input was used to assist CFC in identifying opportunities, issues, elements, actions, and goals for the UFMP. Methods of gathering public input included holding an on-line city-wide survey (Appendix C) from November 2022 to April 2023, public meetings, and conducting interviews and soliciting comments from city staff. Every attempt was made to engage community members in the process of developing the UFMP.

Survey and meeting notices were advertised throughout city communication channels. A copy of the draft plan was posted to the City's website for review. All comments were forwarded to CFC for inclusion in the plan.

S.W.O.T. Analysis

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) assessment was completed to organize input and comments provided by the public, program affiliates, stakeholders, and city staff. The lists included in Appendix D offer a synthesis of the range of insights, perspectives, and opinions regarding the current and future state of the College Place Urban Forestry program; this information has helped inform the development of the program objectives and specific action steps in this plan. Please note that it is common for a specific issue to be identified in multiple, even contradictory, sections of the SWOT matrix because different perspectives yield different perceptions.

Purpose of the UFMP

The starting point for success understands where you are and where you want to go. The UFMP principles will help College Place staff integrate the goals and objectives of the City of College Place urban forestry program while managing the specific needs of the community trees. It is a guide to assist in the organization of a strategic plan for urban forest management. It is written specifically for use by people responsible for the initiation, development, or enhancement of the urban forest management program.

Managing, maintaining, and preserving urban trees can only be achieved effectively by developing and implementing a strategic urban forest management plan. Positive and negative social impacts of implementation efforts influence the political standing of urban forestry programs, suggesting that the political and social skill of city staff, their superiors, and community advocates are key factors in the success of implementation. An urban forest management plan standardizes policies and practices for tree-related activities.

An effective and sustainable urban forest management program must address three major components: social systems, governance systems, and ecological systems. The social component provides the justification for the plan by demonstrating value to the people that live in College Place and utilize the urban forest. The governance component provides guidance to responsible entities on how, when, and where management activities will occur. The ecological component addresses the dynamic nature of the system, which is the reason this process is different than simply managing non-living infrastructure such as public works. Ideally, these three components are integrated throughout the plan to inform government department procedures, policies, and other activities. This plan lays out steps to implement these components that encompass a long-term vision with short-term goals for managing College Place's trees.

An Urban Forest Management Plan (UFMP) is a guide for ensuring that public trees and forests are appropriately cared for according to arboriculture standards and community goals. College Place's UFMP is a strategy to expand its urban forestry program to meet a range of policy, education, and management goals. The plan is a tool to explore community concerns and management conflicts, while offering a series of prioritized implementation actions based on inventory data, current urban forestry and arboriculture practices, and community outreach. The plan evaluates species composition, maintenance requirements, tree population trends, and the condition of the urban forest.

The capacity of the urban forest to provide benefits depends on how the resources are developed and managed. The UFMP will lead to improvements in urban tree management and stewardship in a coordinated, cooperative approach with city departments, program partners, and residents. The plan was prepared from a comprehensive analysis of tree inventory data, staff input, and community participation.

As a strategic and forward-looking document, this plan should be incorporated into the existing policies and requirements of the College Place City Parks and Recreation Comprehensive Master Plan, City Tree Ordinance, College Place Storm Water Management Program, other city master plans, and agreements with other government agencies, Homeowner associations, and local education institutions.

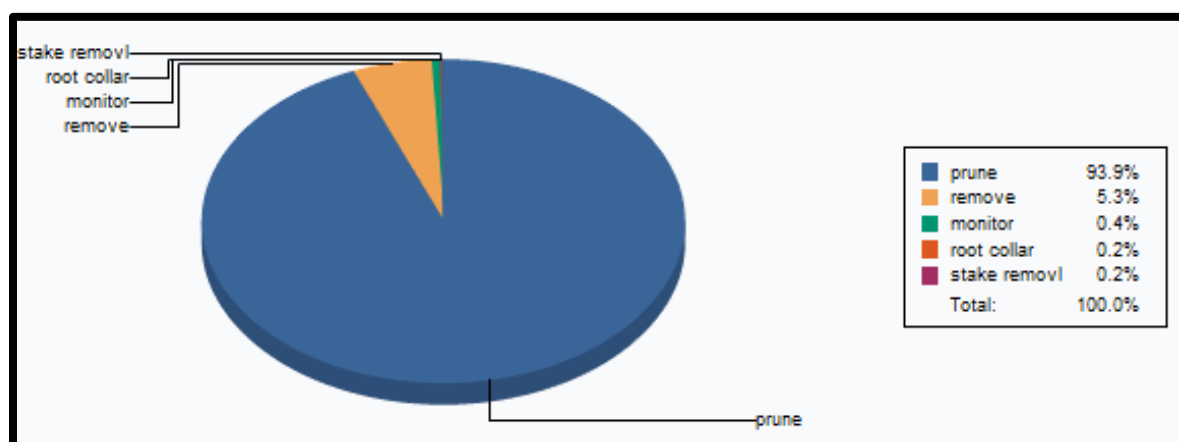
College Place Tree Inventory Summary

In the 2020 – 21 WADNR grant Community Forestry Consultants, Inc. (CFC) was provided a 546 tree inventory data base of federally classified street right-of-way (ROW) trees and park trees located in Lions, Veterans, Kiwanis, and Harvest Meadows parks. Attributes in the database consisted of GPS location, species, condition rating, and trunk diameter. CFC verified existing data and collected street address and street where possible; grow space, land use, height and spread dimensions, trunk quantity, significant defects, maintenance requirements, and appraised value.

In the 2022 – 23 WADNR grant CFC inventoried local road right-of-way street trees. Attributes collected were the same as listed for federally classified road street trees. Data presented in this plan represents results from both road classifications.

Data results

- Sites inventoried: 646.
- Appraised value of trees inventoried: \$1,973,000.00.
- Trees requiring pruning maintenance: 560.
- Trees requiring removal: 28.



Major Issues

- Structural defects (co-dominant stems; dead branches) 501 trees
- Improper planting practices (depth)

- Limited species diversity

Goals of the UFMP

A strategic plan for urban forest management identifies a series of practical and quantifiable steps that guide activities and resources to accomplish predetermined outcomes, the time frame for implementation, and the responsible agency. The plan is seen as a long-term process, adaptable over time, and not a static product. Vision, goals, arboriculture guiding principles, and objectives provide a framework for defining a sustainable urban forest management program. The management plan supports the mission of maintaining and improving College Place's tree population through proper management of a valuable community asset. The UFMP follows the vision to retain a high quality of life by improving College Place's urban forest management and thereby increasing the numerous, proven benefits derived from trees.

Relying on the UFMP for guidance, the city will partner with or engage in the following:

- Community members, organizations, and volunteers to encourage tree planting and stewardship.
- Maintain, preserve, and protect existing trees.
- Promote public safety, tree health, and structure; implement cost-effective and proper arboriculture maintenance of the community forest.
- Increase public education and awareness of the value of the community forest.
- Maximize the social, economic, and environmental benefits of the community forest for current residents and future generations.
- Enhance canopy cover.

The UFMP guidelines promote consideration of public trees as major and important urban infrastructure and outline best practices to incorporate trees into the city fabric. It provides for the development of a progressive long-range urban forestry program that will result in a healthier and safer forest in College Place. The UFMP is a tool to use in guiding the tree program and garnering support, cooperation, and funding for the tree program.

Lastly, it is understood that woody shrubs and ground cover plant communities are part of, and integral to, the overall health of the urban forest, but the primary scope of this plan is to focus on trees – the largest, longest-lived, and most significant member of the landscape community. The implementation of the UFMP will ultimately contribute to the quality of life in College Place through enhancements to the tree population.

College Place Urban Forestry Management Plan goals:

- College Place City Council adopts and implements an Urban Forestry Management Plan.
- Provide adequate tree maintenance funding to sustain College Place tree canopy based on council, stakeholder, and resident input.
- Maximize and expand the urban tree canopy. Create a tree planting plan; promote proper planting of new trees and diversification of species; incorporate tree planting into community planning.
- Coordinate and integrate local urban forestry goals into city and regional planning processes.

- Maintain and update the inventory of College Place trees to improve management and maintenance of the tree population.
- Review existing tree ordinance to incorporate the recommendations and goals of the city's tree management plan, adopt the ordinance into the city code, and implement ordinance enforcement practices.
- Provide education and public awareness of the importance of the trees to the community; educate city staff, contractors, and the community on proper tree care; and encourage greater participation in tree steward activities.

The recommendations made in this plan are intended to be considered and implemented over a period of five years. A systematic maintenance program, tree planting program, adequate funding, staffing, regulations, and resources today will allow College Place's urban forest to thrive, expand, and be sustainable.

The success of this plan is based on people's expectations of the benefits they may receive from College Place's community forest and their willingness to invest in its sustainable management.

Urban Forestry Program Actions

The primary actions and objectives of the plan are listed below and described in detail in the body of the management plan.

- Application of arboriculture industry standards for College Place tree care
- Engage International Society of Arboriculture (ISA) certified arborists to perform tree maintenance.
- Maintain tree inventory data.
- Proactive tree maintenance of College Place trees
- Eliminate trunk damage caused by lawnmowers and weed eaters.
- Annual analysis and mitigation of risk trees
- Implement a cyclic pruning program for young and mature trees.
- Proper tree planting
- Proper tree maintenance
- Canopy preservation
- Tree planting partnership with homeowners

The recommendations and actions will expand and conserve College Place's tree resources and sustain the tree canopy for future generations. Although this commitment will come with costs, the long-term benefits are significantly greater and will result in a sustainable asset for the citizens of College Place today and tomorrow.

- Municipal Campus (625 S. College Ave)

Federally Classified Arterial Roadway Right-of-Way

- College Avenue (Blalock to SR 125)
- SE Tamaurson Rd (Justice Drive to Meadowbrook Blvd)
- SE Meadowbrook Blvd (Tamaurson to Lamperti St)
- SW Mojonner Rd (College Ave to Bluvue Ln)
- SE Lamperti St (College Ave to Larch)
- SE Larch Ave (C Street to Dead End at SR 125)
- SE 12th Street (College to Myra Rd)
- SE 4th Street (College to Highland Park Dr)
- SW 4th Street (College to Academy Way)
- SW Academy Way (Whitman to 4th)
- SW Doans Ave (Whitman Drive to Julia)
- Whitman Drive (Martin Airfield Driveway to Myra Rd)
- NE C Street (College Ave to Myra Rd)
- NE Lambert (Rose to C Street)
- NE Rose (College Ave to Myra)
- NE Myra (Electric Ave to Rose Street)

All local road rights-of-way street trees found within the city limits were inventoried as part of the 2022 – 23 WADNR grant (Appendix A – Urban Forestry Map – Local Roadways).

Vision Statement

The vision statement describes how College Place should look and function now and in the future. It implies an action goal that facilitates objectives of proper arboriculture practices, preservation, restoration, and stewardship of trees in College Place. The College Place vision statement includes sentiments about the environmental, social, economic, and ecological importance of trees and natural resources to College Place in terms of management, benefits, and sustainability. The UFMP vision statement aligns with College Place's organizational values and "Where small-town living and learning meet." It defines the future desired condition of the urban forest based upon the collective values of city residents.

College Place Urban Forestry Vision Statement

The City of College Place recognizing urban forestry as an equal part of the community infrastructure, will create, enhance, maintain, and sustain a vibrant, healthy, and structurally sound community forest resource for the benefit and enjoyment of College Place residents and visitors.

College Place Canopy Cover Goals

Canopy cover is the percentage of an area on the ground that, when considered in plan/map view, is covered by the crowns of trees. In a dense forest the canopy cover would be expected to approach 100%. On the other hand, open prairies are dominated by grasses and widely spaced trees creating canopy cover as low as 5%. In between lays a variety of treed urban environments.

In considering an urban forest canopy target, several factors should be noted. First, there are no widely agreed upon, figures for canopy cover targets in urban areas. A commonly cited figure is 40%, the recommendation of American Forests, based on their “professional opinion that this tree cover is a reasonable target”.

Second, the issue of empirically deriving a percentage that is appropriate to the local environment seems to be given attention. Any study of canopy cover figures must consider local climate and soil factors and consider the differences in land development within a community.

Third, there is no attention given to the fact that the urban environment is far from homogeneous and varying local conditions within a city, particularly related to kind and design of development, will offer different constraints and opportunities. For example, it is unreasonable to expect that the same canopy cover can be achieved in a densely built industrial area as in a residential neighborhood dominated by single-family homes. Thus, the notion that a single canopy cover figure can be – or should be – applied city-wide, would appear to be difficult to defend.

Each urban land use environment is associated with a different set of opportunities and constraints to tree growth and target value selection must recognize these.

- Right-of-way target value is best measured by stocking level, not canopy cover. Stocking level is a proportion of existing street trees to the total number of potential street trees (number of trees plus the number of available planting spaces).
- Park canopy varies between natural areas and active recreation areas and between segments of a park; canopy cover figures should be developed by PAR board and park planners on a site-by-site basis.
- Residential areas should seek to achieve 50% canopy.
- Commercial/Industrial areas should seek to achieve 15% canopy.

The City of College Place may establish land use canopy cover goals with a target date established by the community. Suggested land use areas and canopy cover goals are:

Canopy Coverage Goals

- Single family; multi-family residential – 50%
- Developed parks – 35%
- Undeveloped/Natural parks – 80%
- Commercial – 15%
- Streets, rights-of-way (ROW) – 80% stocking level

Communities vary in their natural ecology, urban development, planting opportunities, character, and values, which means that no single canopy cover target is appropriate for all cities. Striving to maximize the cover of large trees and pervious surfaces in urban areas helps to produce important benefits like stormwater interception, cool summer microclimates and healthy habitats for people and wildlife. It may never be practical to restore canopy and pervious cover to pre-development forest conditions but the more closely we mimic functional natural ecosystems and allow natural processes to work, the less we should have to intervene with engineered solutions, and the more resilient our communities and ecosystems should be to extreme weather and climate change.

City Plan and Policy Coordination

There are many existing plans and policies in the City of College Place that affect and are affected by the tree population. The College Place UFMP will act as a stand-alone management tool for the agency but should function within the context of the City of College Place Urban Forestry Program plans and policies and other city plans and policies impacting trees. Trees can provide solutions and fulfillment of goals in city plans and should be integrated where appropriate. City plans should link together. Use the UFMP actively to seek linkages when working on other issues and then use trees to support and solve those broader public policy goals. Other city plans include but are not limited to:

- City of College Place Strategic Plan, 2017 – 2026
- College Place Stormwater Management Plan 2020
- College Place Parks and Open Space Plan
- City of College Place, WA Updated Comprehensive Plan9, 2018
- Complete Street Policy

Tree Benefits

Few elements of the grey infrastructure of urban places can be said to boost property values, support retail activity, enhance tourism experiences, improve agency health, protect water quality, abate wind speeds, reduce air particulate, reduce storm water runoff, counter climate change, and ensure roadway safety all at once. Communities looking for these benefits may be surprised to find a solution right in their own backyards, along their streets, and in their parks. The green infrastructure of trees, along with parks and open space, provides a wealth of benefits to College Place (Figure 2).

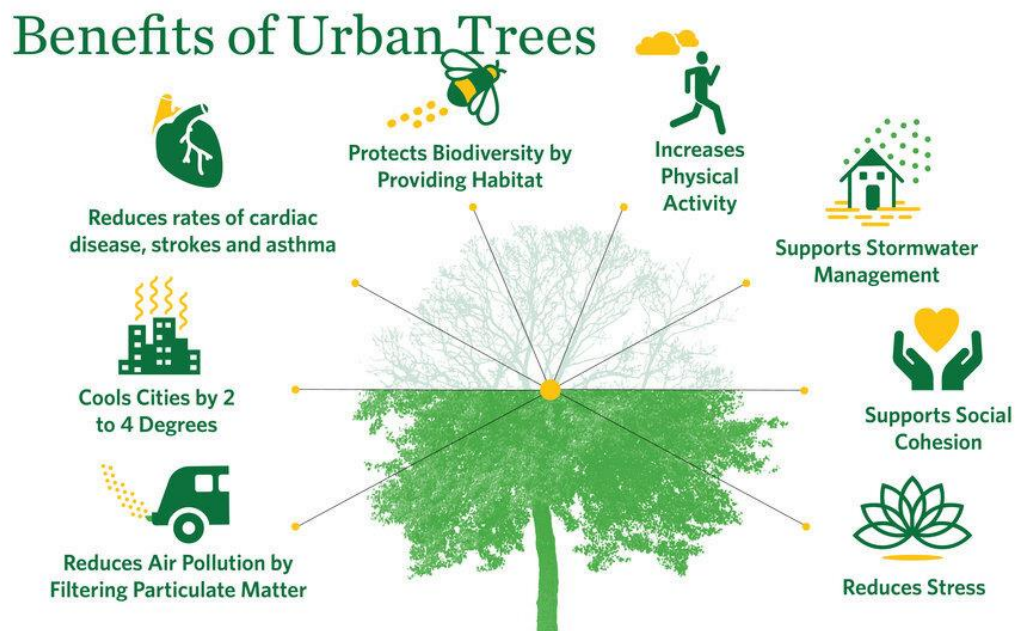


Figure 2 – Trees provide many benefits for College Place if maintained properly (Nature Conservancy).

Many scientific studies in recent years have addressed the role of trees in urban environments. Trees and urban forests provide environmental, ecological, economic, and social benefits. Urban trees and natural forestlands play a huge role in the quality of life in College Place. A summary of key values and benefits, and some supporting sources, is provided below.

Street Tree Effect and Driver Safety. Research indicates that trees contribute to a sense of safety. The significant reduction in driver speeds in the suburban condition indicates that street trees may provide positive operational values. Trees have a positive impact on the transportation network in the city and neighborhoods (Dumbaugh 2005; Wolf 2006; Naderi et.al. 2008). For the suburban landscape, the presence of trees significantly dropped the cruising speed of drivers by an average of 4.87 kilometers per hour (3.02 miles per hour). Faster drivers and slower drivers both drove slower with the presence of trees (Figure 3).

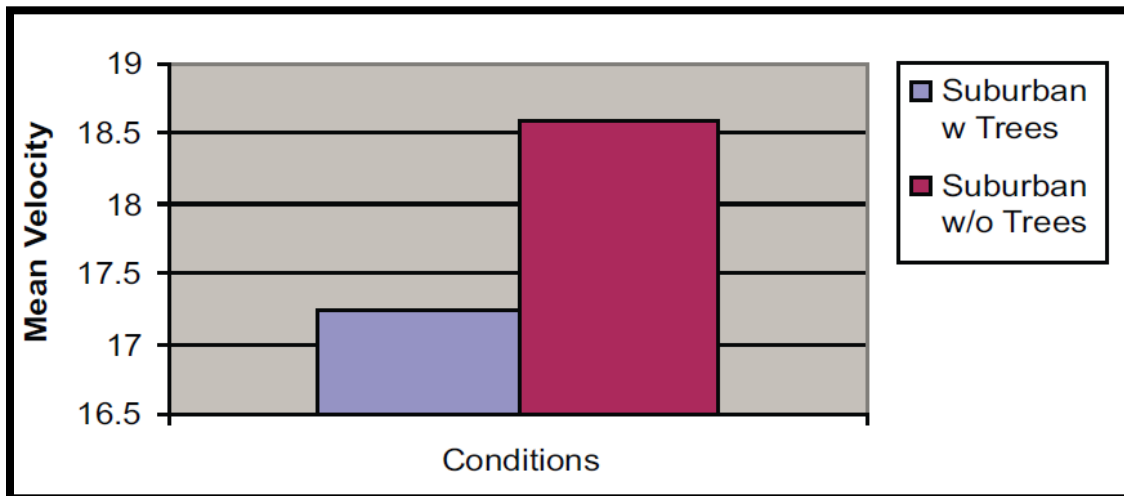


Figure 3 – Trees significantly drop cruising speed (feet/second) of faster and slower drivers.

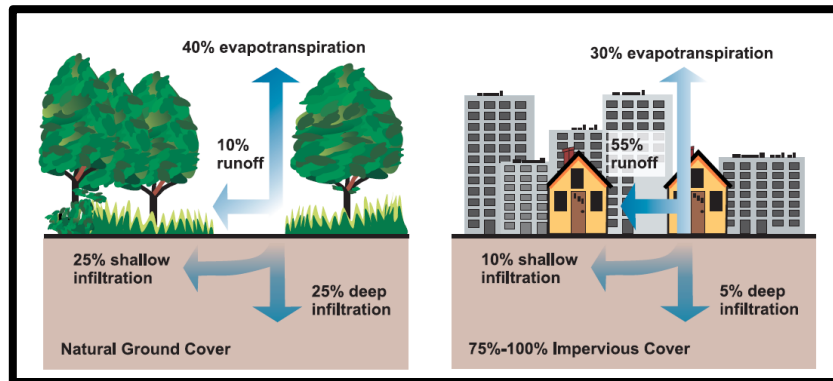
Vegetation and Violence. A scientific study by the University of Illinois at Urbana-Champaign has demonstrated that contact with nature helps reduce the incidence of aggression and violence in city neighborhoods. According to the study, levels of aggression were significantly lower among people who had some kind of nature outside of their apartments versus those who didn't. The impact of the physical environment on human aggression has been well established — crowding, high temperatures, and noise have all been linked to violent behavior. Some scientists believe that it is because people living under these conditions suffer from something called chronic mental fatigue, which can make them inattentive, irritable, and impulsive – all of which have been linked to aggressive behavior. It has been shown that exposure to green spaces, trees, and other vegetation can mitigate the harmful effects of chronic mental fatigue, reducing aggressive behavior in the process.

Water Quality, Storm Water Retention. Water quality continues to be an important issue to College Place and ways to avoid nutrient loading and other forms of water contamination to the city water and irrigation systems become critical. Water quality has

the potential to be degraded by development due to erosion, storm water discharge, and on-site sewage treatment systems.

Urban trees are an effective tool available every day to improve water quality, conserve water resources, and

reduce storm water runoff. Urban forests absorb rainfall, control surface water runoff, filter ground water and assist in ground water recharge. According to one study, 37,500 tons of sediment per square mile per year comes off developing and developed landscapes, and urban trees could reduce this amount by 95% (Coder 1996). Trees can contribute to the overall goals of the College Place stormwater management and aid in solving water quality, retention, and discharge issues in the consolidated irrigation district. Trees are a current asset that can address stormwater and water quality issues important to the community and do it in an economically feasible manner.



Urban tree canopy reduces storm water runoff by intercepting and storing rainfall and increasing infiltration into the soil through improved soil structure. The US Environmental Protection Agency issued a report, *Using Smart Growth Techniques as Storm Water Best Management Practices*, which identified urban tree canopy as an innovative and sustainable means to dramatically reduce stormwater runoff and the costs associated with stormwater management. Trees contribute to water quality and quantity improvement through stormwater control, attenuation of peak flows, maintenance of base flow, erosion control and rainfall interception (Bernatzky 1983; Xiao et al 1998; Floyd 2002; American Forests 2007). The trees should be integrated into College Place's stormwater management program.

A tree canopy and continuous vegetation, which is adapted to the local environment, has a positive effect on slope stability (Reubens et al. 2007). Tree root systems enhance the shearing strength of the soil, enabling it to resist landslides and erosion (O'Loughlin 1974). Through interception, evapotranspiration and enhancing soil permeability, trees also improve the hydrological characteristics of the soil (Ziemer 1981). Trees on slopes can prevent, protect, and minimize the damage in the event of landslides or avalanches.

Air Quality Improvements. Particulate matter poses a dangerous threat to human health and the environment. Regional haze can impair visibility in all directions over a large area. Air toxins such as carbon monoxide and sulfur dioxide contribute to respiratory problems. Brown outs can be severe in Walla Walla County.

Trees absorb gaseous pollutants such as ozone, nitrogen oxides and sulfur dioxide; and they filter particulate matter such as dust, ash, pollen, and smoke. Reductions in these pollutants results in improved public health and reduces the severity of ozone-induced asthmatic responses and other respiratory illnesses. Urban trees absorb carbon dioxide,

a major greenhouse gas, at an approximate rate of 230-lbs per year per tree. According to the U.S. Department of Agriculture, "one acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the bi-annual needs of 18 people."



Trees improve air quality by producing oxygen, absorbing pollutants, and sequestering carbon (Rowntree and Nowak 1991; Nowak 1992; McPherson et al 1999; American Forests 2007). A regional ecosystem analysis specific to College Place using tree inventory data can estimate the monetary value of pollution removal services provided by the urban forest.

The Economics of Aesthetics. College Place is noted for its vibrant downtown with a mix of small businesses and housing that interfaces with Walla Walla University that gives residents and a growing tourist trade the feeling of a small town. College Place has attracted large-scale commercial development along its most trafficked roads, thus growing its tax base. It is important for the community and fiscal revenues to remain competitive and attractive to businesses and customers, and residents. Recent population and development increases in College Place and neighboring communities continue to increase competition for businesses and customers.

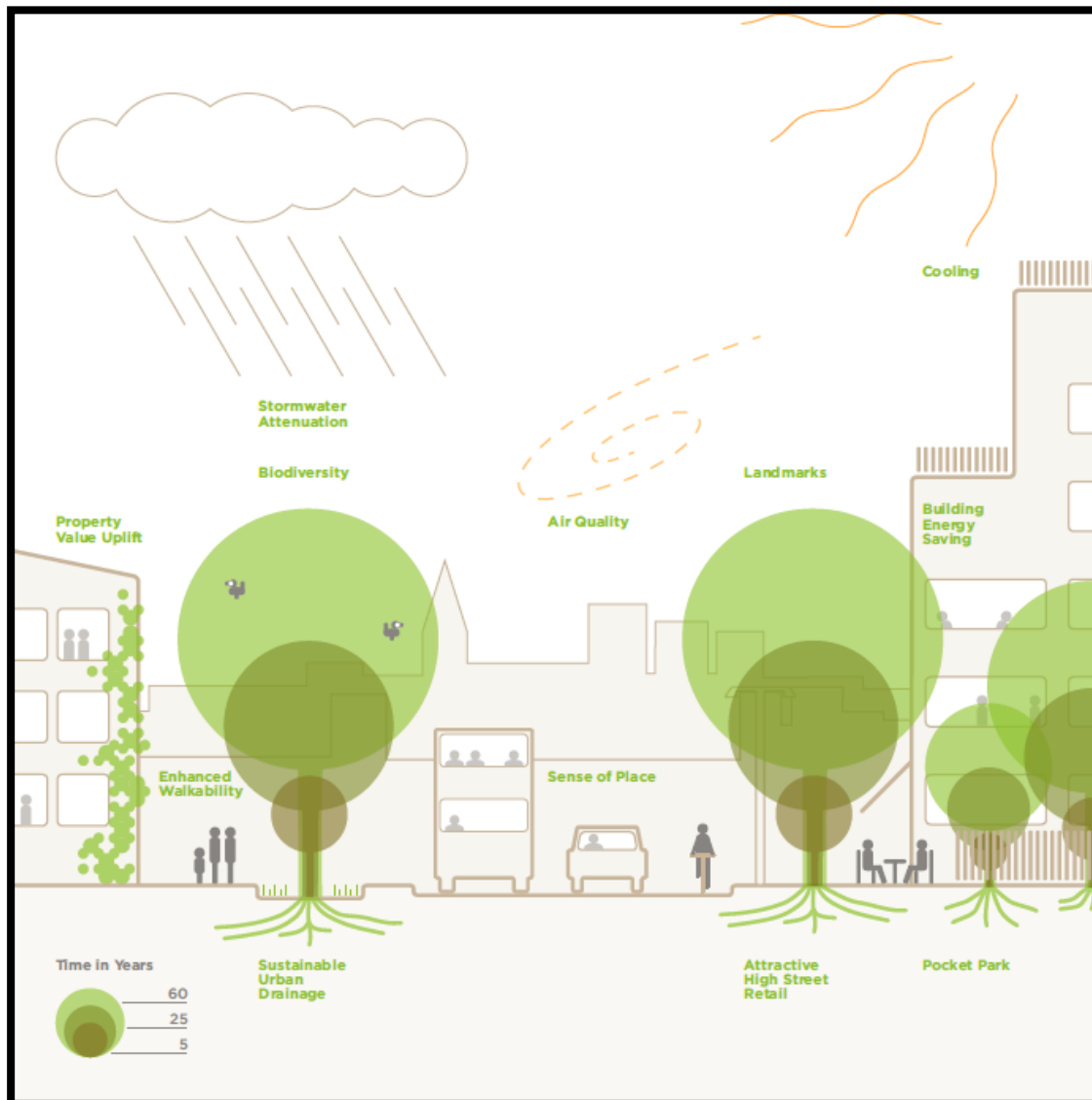
Improving aesthetics has tangible economic benefits. Networks of parks, natural areas, and trails give a community a reputation for being a good place to live and visit. Increased recreational and community activity attracts new businesses, fosters expressions of creativity, and stimulates tourism. Businesses locate or re-locate based on a community's quality of life, including an abundance of open space, nearby recreation, and pedestrian friendly neighborhoods. Nationwide, easy access to parks and open space has become a new measure of community wealth – an important way to attract businesses and residents by guaranteeing both quality of life and economic health.

- travel time, travel distance
- duration of visits
- frequency of visits
- willingness to pay for parking

increased market range & potential

Aside from the potential price effect on residential property sales, trees in retail settings increase shoppers' willingness to pay for goods and services by 12%. Shoppers also indicate that they are willing to drive farther and stay longer if a retail district is well-landscaped with trees. Also, respondents consistently reported greater willingness to pay values for goods and services in the landscaped mall at an overall rate of 8.8%. Urban forests create an appealing consumer environment in business districts (Wolf 2003, 2005). Trees provide a critical solution that allows College Place to maintain its role as a regional housing provider, generate higher tax revenues, and keep property taxes at a lower rate.

Increases in land values or sale prices because of quality landscaping and the presence or retention of trees offer a secondary benefit to the local jurisdiction. The adjustments relate to additional revenue from sources such as real estate transfer taxes and property tax assessments (Behe et. al. 2005; Wolf, 2007).



Health & Well-Being.

Trees provide a benefit to the health care industry and improve the mental and physical states of the community residents and visitors. Trees foster safer, more sociable neighborhood environments and have been shown to reduce levels of crime, including domestic violence. Views of nature reduce the stress response of



Trees and Green Space improve physical and mental health:

- Stress
- Recovery
- Attention disorders
- Asthma
- Obesity
- Exercise
- Birth outcomes

both body and mind when stressors of urban conditions are present. Hospital patients with window views of trees recover significantly faster and with fewer complications than comparable patients without access to such views.

Public spaces with trees receive more users, increasing the frequency of casual social interactions and strengthening the sense of community. Trees along transportation corridors narrow a driver's field of vision, reducing traffic speeds and increasing pedestrian safety by providing a natural, physical barrier. Studies have found that urban highways lined with trees decrease driver stress, resulting in fewer incidents of road rage.

Parks, green space, and trees are important assets for College Place residents and visitors. Use of these resources by the community promotes the health and well-being of the individuals as well as the sense of community.

While real costs must be realized by College Place and its residents because of the urban forest (e.g., storm damage, removals, planting, care, leaf removal, infrastructure impacts, etc), the protection and expansion of the College Place urban forest will yield increased environmental, economic, and social benefits. This plan specifies several actions the City of College Place can take to maximize these benefits and engender community involvement and activism.

College Place Parks, Arbor, and Recreation Board (PAR Board)

The PAR Board is sanctioned by city ordinance. Their purpose is to celebrate trees and promote a community commitment to sustaining College Place's urban forest. The PAR Board forms the middle link, a communication link in a chain of moral authority among the community, city tree manager, and city council. The PAR Board does not function as an operations board and should stay out of operational functions of the program. Individual board members do not have authority other than that specifically authorized by ordinance. The board provides leadership by first serving, and then seeking to put community interests ahead of any personal interest board members may have.

The tree board fulfills one of the criteria to become Tree City USA. The tree board can be a particularly useful resource for busy College Place UF staff working to develop and implement a strategic vision since it provides additional opinions from individuals who are interested in, and typically knowledgeable about, the subject at hand, and helps maintain relationships with groups and individuals that may be able to assist with implementation.

The primary role of the PAR Board for College Place's UFMP would be periodic (e.g., once a year) review of the UFMP to track the status of the various recommendations and evaluate the progress towards management goals.

The PAR Board is engaged in many activities promoting the planting and preservation of community trees such as Arbor Day celebrations, Fall Festival, Winterfest, and community education programs and presentations.

The PAR Board can continue to support and involve College Place residents in the tree program through:

- Reviewing a community tree plan.
- Establish a community engagement program to build stewardship of the urban forest.
- Public outreach meetings and presentations
- Program advocacy to city council, business leaders, civic groups, and other stakeholders.
- Soliciting funds, including grants and donations
- Reviewing a street tree ordinance.
- Assisting with Arbor Day celebrations, other events, and education programs.



The PAR Board should report to and be overseen by the staff member responsible for directing and managing the implementation of the UFMP. City staff acts as ex-officio member of the committee.

URBAN FOREST MANAGEMENT PLANNING

The urban forest is a human ecosystem in which there are formal plantings of trees along roads, boulevards, trees in developed parks, to trees in residential yards, and remnant native forests. The pressures created by urban sprawl are leading to a reduction in forested land in North America. Poorly controlled land-use planning contributes to the haphazard urbanization of many small communities. Urban forests are

largely ignored as an asset and the potential benefits they can offer to communities are often not acknowledged in the planning process. Relatively few communities across the United States have any form of urban forest management.

In natural forests trees in all stages of growth and decay are important to the functioning of the ecosystem, and even when left alone a forest will convey many benefits to humans. The same cannot be said of the city and park trees. The term “city trees” includes trees subjected to tough urban conditions including street and park trees and those planted along boulevards, in medians, in parking lots, in tree pits, and other urban open spaces. Their health and vitality are compromised primarily through limited soil volume, compacted soils, restricted root space, drought, and conflicts with other infrastructure.

Other urban activities such as mowing, leaf removal, vehicle and pedestrian traffic, vandalism, and pollutants submit community trees to additional stresses. Intense citizen use necessitates pruning and prompt removal of high-risk trees to maintain high safety standards. A sustainable urban forest requires careful management to maximize the benefits of green infrastructure while addressing the direct and indirect human influences on the trees.

Trees play an important role in the livability of College Place. The urban forest has been recognized as a visual amenity and for its environmental benefits for several decades but has only recently begun to be considered as a vital component of a community’s infrastructure and given the specific label of “green infrastructure” or “natural capital” (e.g., Benedict and McMahon 2002; Wilkie and Roach 2004; Ewing and Kostyack 2005). As a result, in College Place, as in many cities, resource allocation for management of urban trees has been relatively limited, and staff has largely been occupied with responding to emergency situations and minimal maintenance rather than having the opportunity to pursue more proactive management practices.



As with any type of infrastructure, the urban forest requires regular maintenance and monitoring to ensure that it continues to function properly and provide benefits to its maximum capacity. Infrastructure such as buildings, offices, and equipment that have been neglected for many years can only be repaired at a great cost to College Place. For the urban forest, this neglect typically comes in the form of failure to plant young trees to replace maturing populations, to adequately diversify tree species to protect against species-specific diseases, to prune trees early on to limit the risks posed by trees as they mature and failing to maintain mature trees properly.

Fortunately for College Place there are many opportunities to improve the urban forest through well-planned active management over time. This is one key area in which green infrastructure differs from built infrastructure; trees in cities, like other infrastructure, require maintenance to remain safe and viable but their value to the community generally increases over time as they mature so that they become less and not more of a liability.

The recommended goals are for College Place to follow. It is up to College Place to provide the short and long-term support required to implement it. The goal is to provide specific guidance on managing, maintaining, and preserving trees within the urban and suburban infrastructure.

Employing the best management practices of the arboriculture and urban forestry industries, Community Forestry Consultants, Inc. offers the following management and maintenance recommendations to improve the health, quality, size, and diversity of the working forest of College Place.



PROGRAM MANAGEMENT OBJECTIVES

The overall goal of strategic planning and management of the urban forest is to ensure a healthy, aesthetic, safe, and diversified tree canopy that can provide a sustained supply of environmental, economic, and social benefit to College Place. Research shows the mortality of city trees varies depending on site location (Petri et. al. 2016; Hilbert et al. 2019; Hauer et al. 2020). Trees entombed in undersized sidewalk pits have shorter life spans compared to street trees in parking strips. To help address issues like these, a long-range plan is essential for management of a resource that is by its very nature a long-term matter.

Strategic plans define long-term and short-term goals for the city's urban forestry program. Management plans define how individual goals are achieved through action plans and timelines. Each goal must have an achievable and discernible outcome. The objective of this report is to provide a framework for a Strategic Management Plan for a ten-year period.

Ordinance Review

Enacting laws and policies that make public prohibitions and direct action in a certain way is not a popular way of influencing behavior. However, sometimes an issue is so important and complex that legislation and official policies are appropriate tools for local governments to use to protect its citizens and property. Managing urban forests is an important complex issue.

In recognition of the many benefits conferred by trees, hundreds of local governments are adopting street and park tree ordinances. Street and park tree ordinances apply mostly to publicly owned trees, as well as nuisance trees on private property.

Tree ordinances reflect the values of a community and the worth of a community's trees. A tree ordinance encourages tree maintenance to secure the beautification, air purification, noise and dust abatement, storm water management, water quality, property value enhancements, public health and safety benefits trees provide.

The key benefits to revising the tree ordinance are:

- Helps establish the tree management program.
- Provides reference to permanent procedures and legal authority.
- Legalizes a tree program through authorization of a tree committee.
- Establishes a permit review, approval, and appeal process for tree removal, planting, and pruning.
- Establishes the nature and degree of public responsibilities to community's trees according to specific standards and specifications.
- Establishes an official tree policy for the community.
- Specifies and ordines arboriculture standards for tree planting, pruning, and other tree work.
- Identifies standards and regulations for arboriculture practices.
- Ensures that the people who perform work on the trees are professionally qualified.

Street and park tree ordinances must resolve two key issues. First, the tree ordinance should identify municipal (and private property owner, if desired) responsibilities for tree ownership and planting, pruning, removing, and maintaining trees. Second, the tree ordinance should establish a tree board/committee and provide the committee with authority to guide the management of public streets and park trees.

It is apparent some common elements are present in College Place's tree ordinance. The city's tree ordinance requires minor revisions to existing components to align with goals and objectives of the UFMP and to address issues missing in most city and city tree ordinances. To ensure that public trees will be properly cared for, street tree ordinances usually contain most, or all the sections listed below. The comments and examples are intended to help in revising the city tree ordinance. Municipalities should understand and plan for their own needs and abilities and not rely only on model ordinances from other places. The common elements and a brief description of each element follow on page 26 in Table one. Table two on page 27 shows the common elements in selected ordinances from other cities in the Northwest United States.

The following are examples of proposed revisions and additions to the College Place tree ordinance:

1. The definitions section should be expanded to include definitions for industry terms such as species, pruning or street tree and public terms such as right-of-way or planting strip. The definition section needs expansion to cover more industry terms not familiar to the public.
2. The ordinance clearly stated the regulatory body and delegator for public trees but there is no language regarding ownership of the trees.
3. There is no definition or language addressing boundary or border trees.
4. Disposal of urban forest products is not addressed in the ordinance.
5. A recommended species list and a prohibited species list section should be referred to in the ordinance by a document name independent of the ordinance to clarify the use and ability to update the list as industry planting standards and specifications change.
6. The ordinance should be expanded to include other pest infestations or disease infections that are considered incurable and epidemic such as spruce bark beetle, emerald ash borer, or pine bark beetle.
7. Severe maintenance treatments such as banning topping of public trees deserve individual recognition in the ordinance.
8. There are sections that refer to permit requirements for tree maintenance activities but no sections referencing permit revocation. These sections could be consolidated into one section that clarifies the permit process and revocation for all public tree maintenance activities.
9. An Urban Forestry Specifications and Acceptance Criteria for Nursery Trees documents dealing with planting, pruning, and removing standards or specifications should be written and referenced in the ordinance. Neither of these documents is cited in the ordinance. A separate document such as "The College Place Arboriculture Specifications and Standards" could capture the content of both these documents and consolidate the standards and specifications into one concise document. Separation of these documents from the ordinance allows for incorporation of changes in industry standards and best management practices without revisions to the ordinance.

10. The incorporation of a Risk Management Policy in the tree ordinance is strongly recommended as part of the city's tree risk management program. A risk management policy ensures continuity in the risk management program despite changes in the political and administrative components of the city.
11. A tree ordinance provides an opportunity to establish policy and back it with force of law if necessary. The infraction and damages section should address mutilation, damage, vandalism, illegal removals, and improper pruning, etc. Penalties, fines, and other levies should be based on the appraised value of the tree(s) as determined using the Council of Tree and Landscape Appraisal Guide, 10th Edition in addition to civil penalties.
12. As a rule, the fundamental program guidelines such as tree board establishment and other more static items should be included in the ordinance. Industry standards and specifications that are subject to change as the arboriculture industry evolves should be placed in separate documents which can be cited in the ordinance.

Table 1 - COMMON ELEMENTS FOR ORDINANCE EVALUATION

Element	Explanation
Purpose	The goals and objectives of the ordinance. These are crucial to implementation, enforcement, and defense of the ordinance if challenged.
Authority	The source of the local government's authority to regulate – usually its own police powers and relevant state statutes (enabling legislation).
Definitions	Terms and phrases with special meaning within the body of the ordinance. Clear, concise definitions are important to ordinance comprehension.
Designation of Administrative Responsibility	The specification of a position, department, or committee responsible for enforcing the ordinance and carrying out specified duties. Ideally, limits of authority and responsibilities are clearly defined.
Plan and/or Permit Review Process	Explanation of how a new/proposed development or other action will be reviewed. Should detail information to be submitted with permit or platting requests, such as site survey of trees and proposed building locations.
Incentives	The methods that can be used to achieve conservation & compliance with ordinance (e.g. preserved trees credited to required project landscaping).
Preservation	What is to be preserved and how it is to be accomplished. There are many approaches to this, such as retaining ≥30% of existing tree canopy.
Construction Protection Measures	Specific measures required to protect trees during construction activities. Usually involves providing a protective zone for trunk and root structures.
Maintenance After Development	Specification of required maintenance of trees and vegetation after project has been completed, often including replacement for damage-killed trees.
Appeals	Provides for possible flexibility with a process for appealing decisions, which serves as a check on authority, but can potentially undermine management.
Enforcement	Provision for enforcement, and penalties for ordinance violations. May include fines, imprisonment, withholding of permits, work stoppage, etc.

Table 2 -COMMON ELEMENTS PRESENT IN SELECTED NORTHWEST CITY ORDINANCES

City	Purpose	Authority	Definitions	Designation of administrative responsibility	Permit Review Process	Incentives	Preservation	Construction Protection Measures	Maintenance after Development	Appeals	Enforcement
Bellevue	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Bellingham	✓	✓	✓	✓	✓					✓	✓
Bothell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clarkston	✓	✓									
Colville		✓	✓	✓					✓		
Covington	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ellensburg		✓	✓	✓	✓					✓	✓
Enumclaw	✓	✓	✓	✓	✓					✓	✓
Grandview		✓	✓	✓	✓					✓	✓
Helena	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
College Place	✓	✓	✓	✓	✓			✓			
Lacey	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Millwood		✓		✓							
Missoula	✓	✓	✓	✓	✓		✓	✓		✓	✓
Olympia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Omak	✓	✓	✓	✓				✓			✓
Port Townsend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pullman	✓		✓	✓	✓	✓	✓	✓	✓		✓
Redmond	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Spokane	✓	✓	✓	✓	✓	✓			✓	✓	✓
Vancouver	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walla Walla	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodinville	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Tree ordinances provide the city an opportunity to set policy and back it with the force of law when necessary. It provides clear guidance for planting, pruning, removing and other maintenance on street, park, golf, and other public trees. The ordinance should be flexible enough to fit the needs and circumstances of the city. The inventory data can provide quantitative evidence for ordinance policy development.

Arboriculture and tree care maintenance and operations are very specialized fields of work. Many years of education and training are required to perform competently in the field and without harm to the trees. **Tree care performed to College Place's public trees should be accomplished by International Society of Arboriculture (ISA) certified arborists or ISA certified tree workers. The language of the ordinance should reflect this standard of tree care.**

There are many existing tree ordinances and tree ordinance-writing resources. A comprehensive list is provided in Appendix A.

Tree Inventory

Many communities have public streets and park trees, a tree board or committee, and plant trees, but how many know what the resource looks like, the condition it is in, the benefits it is providing, and how effective their program has been? Whether you are managing a retail store or natural resources, an inventory is critical. Without an inventory of the resource, you don't know what you have, its condition, and what kind of work is needed to maintain or manage it for the future.

As with any form of asset management, the foundation for ensuring maximum benefits from trees is a clear understanding of the characteristics of your tree population. An inventory also helps you better document the many benefits that trees are providing the community. Tree inventories are the foundation of an effective tree management program. It allows tree managers to identify current and potential problems and plan for budgets, removals, pruning, planting, and other maintenance requirements. An

inventory is a record of objective and quantifiable information about the condition and value of College Place's tree resources that can be used to document estimates for funding, personnel, and equipment (Figure 4). Using and regularly updating the tree inventory moves the urban forestry program into proactive management.

A park and street tree inventory provides information for planning, design and development impacts to trees, and management information for tree maintenance and

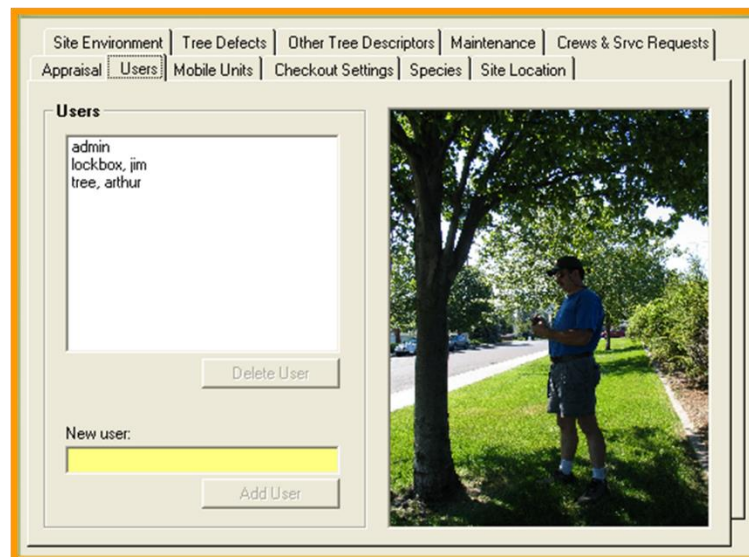


Figure 4 - Inventory data collection

plantings. It helps justify starting and managing a tree program and funding an existing program. An inventory of College Place's trees and planting spaces is a prerequisite for making sound decisions. Without inventory management, decisions may be based on guesses rather than an accurate assessment. An inventory provides the location of risk trees, the number of trees within the public right-of-way, the value of street and park trees, and the number of available planting sites. It helps identify insect or disease problems, maintenance needs, and budget priorities.

With this information, College Place staff can better plan and prioritize tree removals, maintenance work, and plantings and coordinate with the City of College Place's urban forestry program with all city departments. They can also determine the value of College Place trees, which can help emphasize the importance of maintaining a valuable asset.

An inventory can be used to monitor tree conditions to answer management questions quickly and accurately, such as where and how many trees should be planted in a year. Over the years, changes can be seen in the number, age, condition, and species of trees. A well-maintained inventory can be used in cases of liability to demonstrate that there was no negligence in the inspection or care of these trees. An inventory will also improve the chances of receiving grants and other assistance by providing documentation of the extent and worth of the street and park trees.

The following objective will enhance management of the urban forestry program.

- Contract for professional data collection of available planting sites along city street rights-of-way.
- Maintain the assessment of the tree population to obtain accurate, functional data necessary to manage the urban forestry program.
- Maintain and update the tree inventory regularly as part of the urban forestry management program.

It is important that inventory data be accessible to tree managers, consistent, and accurate. All efforts should be made to ensure that the local tree inventory survey results can be used in the City of College Place Geographic Information System (GIS).

Maintaining the tree inventory and using a tree management program such as TreeWorks™ to prioritize maintenance establishes a systematic tree maintenance program which reduces costs. This is primarily because systematic maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high-risk trees. A computerized tree inventory aids in reducing the subjectivity of tree management decisions and stimulates proactive responses.

Embed tree inventory data updates into routine management procedures. Data needs to be kept up to date. Once a baseline has been created, updating can be conducted on a rolling basis, integrating as much as possible of the survey work within maintenance and other routine works conducted. Some areas experiencing strong pressures or fast changes might need to be surveyed bi-annually while others may only need to be looked at once every three years. Areas can be zoned based on level of use and development changes and surveyed accordingly.

Framework for the 5-year Strategic Management Plan (2023 – 2028)

The plan is intended primarily to provide guidance for College Place staff and the PAR Board using the tree information database and a management cycle approach to monitor short to long term trends.

Traditional forestry is the management of trees or stands of trees for timber production and other values including wildlife, water quality, and ecological health. Urban forestry is the management of trees and other forest resources in urban ecosystems for the environmental, economic, social, health, and aesthetic benefits trees provide society.

Agency tree plans provide policy and standards for implementing and managing community tree programs. A community tree plan is to guide the management and maintenance of a community tree program, including tree removal, pruning, planting, funding, and volunteer opportunities. Tree plans should be consistent with other agency planning strategies and usually include a vision statement, goals, objectives, and strategies.

In any given city nationwide, buildings and roads receive careful planning and scheduled maintenance. It is widely recognized that neglect can result in deterioration leading to numerous potential expenses and risks. Why should trees receive any less planning, attention, and care? Tree management plans help cities proactively manage their tree resources to avoid risk, reduce liability, cut maintenance costs, and increase the value of trees. A comprehensive plan helps promote the health and sustainability of the community's trees, while providing a framework to make difficult decisions about tree removal, preservation, pruning, and planting. A proactive approach to tree issues reduces costs for maintenance, removal, and liability associated with tree failures.

Community Forestry Consultants, Inc. developed this comprehensive UFMP after analyzing the tree inventory data; making field observations; and by applying national arboriculture standards and best management practices. This is a customized plan based on local conditions, resources, and priorities. The UFMP plan will help the members of the College Place staff, PAR Board, city council, and citizens understand the current condition of the community forest and shape its future.

While limited agency funds for urban forestry programs often constrain proactive tree care, management planning efforts can increase the effectiveness and reach of scarce resources and have significant impact on the landscape.

The UFMP can show College Place staff, appointed board members, and citizens how science informs tree management as well as promoting community values. It will help raise citizen awareness of the benefits of a healthy, diverse and well-managed urban forest. A strong management plan will serve as a tool to be used for garnering public support, cooperation, funds, and help the community sustain its trees for future generations.

The objectives of the College Place UFMP plan include:

- Review, update, and evaluation of operating plans.
- Annual analysis and mitigation of risk trees.
- Proper tree selection and purchase.

- Proper tree planting.
- Proper tree maintenance.
- Adequate funding and staffing.
- Staff training.
- Contractor quality control and monitoring.

Effective Administration

Like the gray infrastructure of streets and utilities, trees are an essential part of a community's green infrastructure and should be administered effectively. The responsibility for administering a community tree program must be clearly defined and carried out on a regular basis. These responsibilities often are divided among city departments, appointed board members, city officials, a tree committee, and agency employees.

The size and complexity of an agency will determine how to organize the tree program. College Place's tree population and maintenance requirements require a staff person's time is funded and allotted to manage the tree program and to coordinate work with the city tree program, agency departments, and the public. To ensure good program administration, responsibilities need to be directly assigned and procedures defined clearly.

Community tree plans provide overall guidance to the long-term administration of public trees and must then be translated into effective actions. Bi-annual work plans for tree removal, tree maintenance, tree planting, periodic inspections, task scheduling, securing funding, and public education and involvement should be used to schedule the work required to meet the plan's objectives and goals. By using a bi-annual work plan and a budget based on this plan to prioritize and schedule tasks for the upcoming years, a tree program can become more efficient and avoid crisis management.

Business Corridors and Downtown Trees

City streets are not just thoroughfares for motor vehicles. They often double as public spaces where people walk, shop, meet, and generally participate in many social and recreational activities that make urban living enjoyable. Urban foresters, designers, and planners encourage streetscape tree planting to enhance the livability of urban streets. Large, high-quality trees play important roles in community improvement. Trees are as much a part of the city infrastructure as roads, buildings, and streetlights. Extensive research has documented the environmental, social, and economic benefits of large trees for communities, municipalities, and regions.

Trees in small city business districts influence retail and shopping behavior in positive ways. The results of several studies suggest that trees are good for business. Shoppers prefer trees and consider trees an important amenity. They spend more, shop longer, and are willing to pay more for goods in business districts with mature, healthy trees.

Yet, city trees are too often placed into "tree coffins", cutouts in the sidewalk with an insufficient soil volume, oxygen level and water availability for roots, where trees grow poorly, live fast, and die young (Figures 5, 6, 7, 8). The sidewalk cutouts are enclosed with iron grates to create a contiguous surface for pedestrian travel. The iron grates usually girdle the trunk as the tree grows, damaging the tree they were intended to protect, and often lead to trip-and-fall hazards for people causing severe injuries.

Some common procedures exacerbate tree problems. For decades, it has been common to plant street trees in “tree pits.” But if these excavations are too small, the root system cannot support the tree for more than a few years, according to James Urban, an authority on trees in built-up areas. The lack of room for roots stunts the tree’s growth, and soon the tree begins to die, says Urban, principal of Urban Trees and Soils in Annapolis, Maryland.



Figure 5 – Trees and other infrastructure compete in business corridors and downtown areas for space.

The trees may lift adjacent sidewalks which lead to risk issues for the city. Confined to ever-smaller cutouts and planting strips, it is no wonder that roots carve out their space at the expense of sidewalks, curbs, and driveways. The typical public works response is tree removal or aggressive root pruning which often leads to a slow, agonizing tree mortality or tree failure. If the trees are removed the city is left with vacant tree pits. When this happens, trees lose, and cities lose.

While some trees are associated with sidewalk damage, research in many cities has shown that trees are minor contributors to sidewalk failures. The soil type and soil’s suitability for sidewalk construction and root growth all have a bearing on tree-sidewalk conflicts.

Those trees that do survive tend to experience stunted growth, pest and disease problems, mutilation described as pruning for clearance issues, exposure to road pollution, and vandalism. The trees are stressed and often decline and die, creating a public eyesore during the process. It is not surprising that some city officials and the public have a poor opinion of trees in downtown business districts and along city streets. The trees never reach their potential to provide benefits for city dwellers.

One of the biggest challenges for arborists, urban foresters, city planners, landscape architects, soil specialists, engineers, and public works staff is to provide sufficient soil space for root growth and tree health, in a situation where space is at a premium. The trend is to downsize the urban forest and plant smaller trees.

The College Place downtown business corridor is under constant competition for space. Many infrastructure items must share the same space and co-exist (Figures 5, 6, 7, 8). The key site condition factor to consider in resolving tree-sidewalk conflicts is to integrate trees into the infrastructure design up front. The fundamental solution to most city tree problems is simple: Give each tree access to more and better soil.

The downtown business district is the heart of College Place. As might be expected in downtowns, several organizations, property owners and tenants are stakeholders in the management of trees. Many areas of the downtown are planted with trees, many are recent installations, and most are planted in tree pits. Development and redevelopment of property in the downtown can mean additional planting opportunities or it can mean facing the loss of established trees to development of buildings, parking lots and street redesign.

When development does occur where trees currently grow, great care must be taken to protect those trees that are healthy and structurally sound whether on public or private property.

An American Forests article published in the early 80's stated that an oak or maple tree can live up to 400 years in the forest, up to 80 years on a college campus, up to 30 years in a heavily used park, up to 20 years along a city street and about 4 years in a downtown planting pit. Thirty years after the article was published, the same design mistakes are still being made in cities across the United States. There are several challenges when planting trees in any downtown area:

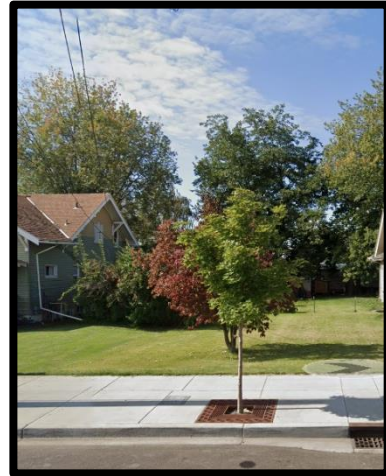


Figure 6 – Trees located in tree pits surrounded by excessive concrete.

- Limited Planting Space. This is one of the greatest challenges to maintaining a healthy urban forest in the downtown district (Figures 5, 6, 7, 8). These are typically concrete walls on all sides; four feet square and leave little space for root expansion necessary for vigorous tree growth.
- Availability of Irrigation. Water is vital to ensure trees thrive. Lack of water is a primary stress to the tree and often leads to poor growth, premature defoliation, and death. Installation of automated irrigation should be required on new development and new tree wells or water filtration systems that capture run off for trees before sending it down the drains.
- Difficult Growing Conditions. In any location tree growth is limited by the conditions present in its surroundings. In the downtown, limited growing space, poor soil, heat and exposure to sun and wind impose stress on trees. Incorporating new designs that find more growing space for trees and selecting trees more tolerant of harsh growing conditions will help.
- Owners and Tenants. Some business and property owners perceive trees to be an obstacle to business operations because trees create litter, block visibility of signs and displays and are difficult to maintain. The latest research indicates that trees in downtown corridors increase business, increase shopping time spent and increase the amount spent per visit (Wolf 2005). Trees and business owners in downtown corridors can co-exist and provide benefits to each other.

- Poor Maintenance. Many people do not understand how trees grow or how to best care for them. Trees in downtown areas often go without any regular care. Some trees are topped to clear signs, and they become a liability to the adjoining property and the city. Education is crucial to helping owners, tenants and contractors understand proper pruning and tree care can create assets rather than liabilities.
- Tree Grates and Guards. As trees grow and mature, their trunks can come into conflict with the grates covering the planting hole. Roots from the trees often grow into the soil under the sidewalk, cracking and heaving the concrete (Figure 7). Grates can girdle trunks in a short time without maintenance. If left in place, the grates can damage the trees they were meant to protect. The grates are also trip hazards. Their use should be limited and temporary.

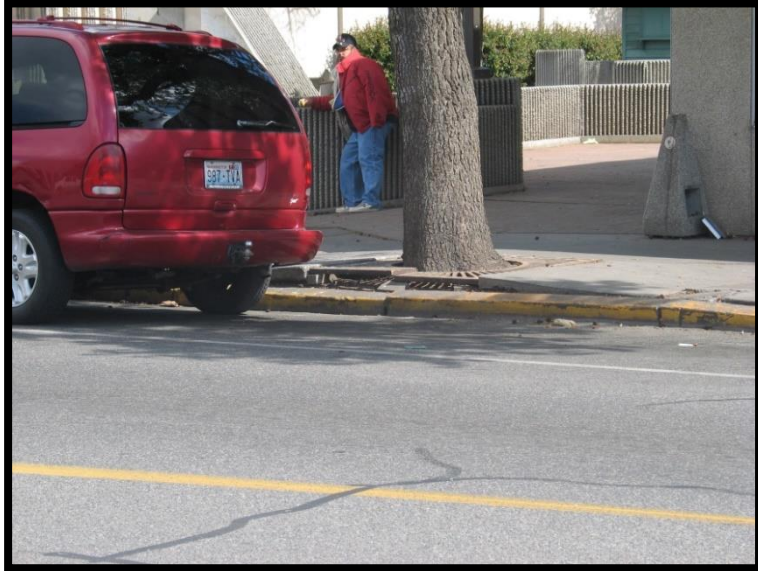


Figure 7 – As trees grow grates girdle trunks and creates trip hazards.

Often, the downtown and other business districts are selected as high priority areas to increase the beauty and attractiveness. Traditionally, downtown trees were installed according to traffic engineering design standards that did not consider the biology and culture requirements of trees. The business district of College Place is characteristic of this design concept. Unfortunately, little can be done to improve the current planting spaces without a major change to the infrastructure.

Tree plantings in the downtown business district and College Place add greatly to the economics and aesthetic appeal of the city. Tree selection for business and shopping areas must take into consideration the need for shoppers to view storefronts, as well as the need to provide enough shade for shoppers. **The branching habit must be high enough to allow pedestrians to walk comfortably beneath the trees.** Some options are tall, narrow growing (fastigate) species. These trees can provide beauty, a look of uniformity, and a formal appearance to the shopping district.

Public streets and sidewalks constitute a large percentage of the College Place's impervious surface, generating runoff and pollutants. Reducing the amount of impervious surface, implementing low-impact development (LID) stormwater techniques, and increasing vegetation planting within College Place rights-of-way can assist in creating greener business districts and neighborhoods. Techniques to accomplish this include reducing the amount of pavement, utilizing pervious pavers, installing rain gardens, and installing traffic circles and medians which can be planted with vegetation. These techniques can also help to achieve traffic calming goals and a better balance

between vehicles, pedestrians, and bicycles, and are part of a “complete streets” approach.

“Complete streets” is a term used to describe streets designed to enable safe, attractive, and comfortable access for all users. Transportation engineers define “green streets” as streets where green infrastructure practices such as reducing road widths are integrated in the design. Within green streets, LID techniques and vegetation planting will be prioritized.

Objectives of urban forestry program for the downtown business district and other commercial corridors:

- To preserve existing trees in parks and green belts on public lands in the downtown core.
- Improve appearance of downtown public spaces/sidewalks – add trees and landscaping. Improve appearance and sense of welcome in key areas of downtown. Support efforts to clean up and landscape publicly owned portions of the downtown area. This includes lawns, landscaped areas, and street trees.

Tree-based Strategies to Reduce Infrastructure Damage

Methods to reduce infrastructure damage have been varied and numerous, with both preventive and remedial strategies employed. Three groups of strategies have been used based upon their action approach: tree-based strategies; infrastructure-based; or root zone-based. Often a combination of action types is used on the same tree to mitigate infrastructure conflicts.

Species selection is an important consideration in any planting situation and particularly important in downtown business districts. Matching a suitable species with the planting space is the first step in the process. Other considerations include drought tolerance, litter, maintenance requirements, and mature size. The trend is to plant small stature trees, but studies have shown that ultimate tree stature is not a good indicator of potential for hardscape damage. It is more important to consider the mature size of the trunk flare and buttress roots of the tree when selecting species for limited spaces.

Root system characteristics or root architecture is another tree-based strategy to consider when selecting plant material. There is little scientific research available about the root architecture differences between species or the differences within a species and the influence rootstocks may have on root architecture. Yet, there is some empirical experience that can be applied. Ash trees generally have a wide, lateral root system while oak trees tend to have an oblique root system. Ash trees may not be suited for downtown corridors because of their root architecture and emerald ash borer issues. However, other factors influence plant choice such as soil type, drought tolerance, and litter. Ash would be a suitable candidate for a downtown tree if these factors were the primary criteria. The point is many factors influence species choice for downtown sites.

Infrastructure-based Strategies to Reduce Infrastructure Damage

Infrastructure damage is often caused by trees that outgrow their planting space. The objective of design strategies is to maximize the distance between trees and

infrastructure to minimize the potential for conflict (Figure 8). Infrastructure-based strategies focus on prevention of problems. For new trees, providing adequate space by using larger planting spaces, tree islands, or narrower streets are key preventive strategies. The goal is to eliminate some hard surface when possible.

For established trees, creating additional space using curving sidewalks and pop-outs, or eliminating sidewalks altogether are remedial strategies to consider. Bridges and ramps over existing root systems is an alternative but compliance with the Americans with Disabilities Act (ADA) must be considered.

Planting spaces of appropriate size for the desired species is critically important. The larger the planting space, the lower the potential for damage from trunk expansion, buttress root development, or surface root development. Various researchers have suggested planting strips should be 10 feet wide and cutouts be 6.5 feet by 6.5 feet.

Although tree height provides some guidance in matching trees and planting space size, measuring the trunk diameter at ground level gives a direct assessment of the minimal planting space needed for a species. This measurement includes both the trunk flare and root buttress growth. To accommodate species with surface-rooting characteristics, additional space beyond that needed for trunk diameter at ground level will be required.

Curving sidewalks away from the tree increases the distance between the tree and the sidewalk and the damage potential decreases. Sidewalk meandering—realigning the sidewalk's direction of travel—enables the community to provide more growing space for trees in an aesthetically appealing way (Figure 9). The amount of growing space created can be substantial and, therefore, sidewalk meandering is usually the most feasible way to retain large, mature trees. Also, increased distance from sidewalk edge to lateral roots or trunk flare allows for root pruning, when necessary, to occur further from the trunk, which reduces direct contact between the sidewalk and tree roots or trunk. Sidewalk meandering often requires permission from the abutting property owner to dedicate more of their property to the public right-of-way.



Figure 8 – The additional space available should have allowed greater space between the tree and the sidewalk.



Figure 9 - Re-routing sidewalks around a large tree is a successful option.

There are several remedies for solving tree sidewalk conflicts. These are discussed in detail in Appendix D.

Recycling Wood Waste and Chip Disposal

Tree removal is typically the most expensive tree maintenance operation on a per tree basis. Other costs associated with tree removal include stump removal and wood waste disposal.

Currently, most of the wood generated from College Place street and park tree removals brings little economic return to tree management budgets. The growing concern about the environment and overburdened landfills, coupled with an opportunity to augment the forestry budget, should prompt College Place to the possibility of utilizing waste wood for city and community programs.

There are many opportunities today to recycle tree residue. The following options are available for agency use.

- Mulch (new tree installation, trails, landscape beds)

- Biomass/biochar fuel production
- Small scale sawmill operators (building materials)
- Secondary product production (park benches, furniture, wood sculptures)
- Woodworker associations (knotted and twisted wood pieces)
- Composting
- Firewood

Which option(s) to apply and implement will depend on city laws, agency policies and resources. An internal review and revisions of existing laws and policies governing agency wood waste utilization can improve the agency's ability to sell this material (USDA, NA-TP-02-94).

INVENTORY and TREE MAINTENANCE SUMMARY

Appraised Value

Trees in urban areas are valued differently than the timber value of their forestry counterparts or trees in undeveloped areas of the community. Appraised value of urban trees is based on the species of tree, the trunk diameter, the condition of the tree, and the location of the tree. College Place trees represent a considerable economic, social, recreational, and environmental asset to the community. **The 664 trees inventoried have a total appraised value over \$1, 973,000.00 (Table 3).**

The graph shows the number of trees in a range of dollar values. Most trees inventoried are in the small diameter class size. The median appraised value for College Place's trees is \$490.00 because many of College Place's trees are in small diameter classes. Higher condition ratings come with improved maintenance which increases appraisal values.

Total Appraised Value: **\$1,973,000.00**

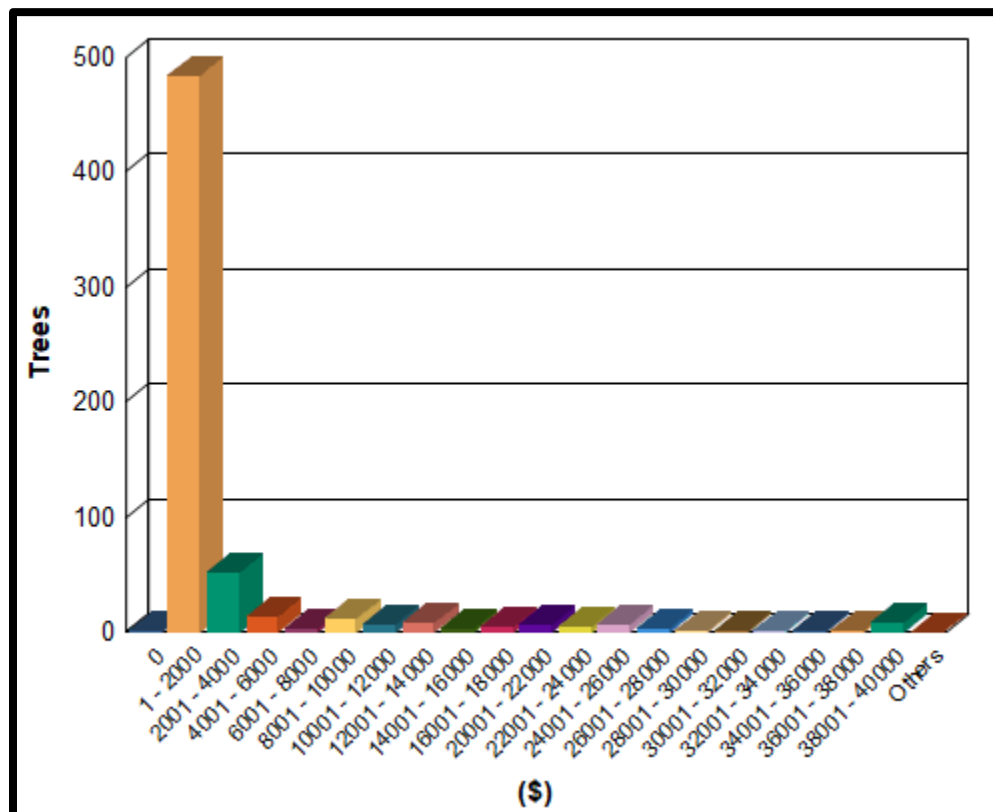


Table 3 – The appraised value of inventoried trees was determined from the Council of Tree & Landscape Appraisers Guide for Plant Appraisal, 9th Edition.

Trees are the only asset owned by the City of College Place that increase in value as they age, but only if they receive proper maintenance.

Ecosystem Services Benefits

As discussed in earlier sections of the UFMP trees provide many benefits beyond ornamental and aesthetic traits. Many of these values can be measured through use of regional computer modeling systems (I-Tree) developed by the USDA Forest Service to assist cities in assessing the value of these environmental benefits. Enumerations of the benefits College Place's public trees provide are described in this section.

Energy savings reflect cost savings in electricity and natural gas for cooling due to shading of buildings (energy units, economic value in \$ based on energy costs).

Sequestration storage (Nowak et al. 2008) of carbon from atmospheric carbon dioxide (CO₂), a greenhouse gas (mass units, economic value in \$ based on CO₂ emission control costs) is determined from allometric equations based on tree species, diameter, and crown light exposure.

Removal of air pollutants (Nowak et al. 2008) [nitrogen dioxide (NO₂), ozone (O₃), sulfur dioxide (SO₂), and particulate matter < 10 microns in diameter (PM₁₀)] (mass units, economic value in \$ based on pollution control costs), including avoided emissions due to energy savings from pollution removal by trees is based on the median externality values for the United States for each pollutant.

Stormwater runoff reduction (water volume, economic value of stormwater management infrastructure savings in \$) consider the seasonal variation in leaf area for evergreen vs. deciduous trees and calculate precipitation interception on an hourly basis from weather records.

Aesthetics as determined by annual increase in private real estate values are based on tree presence, size, and growth.

Tree Maintenance and Care

College Place staff makes decisions on tree maintenance and mitigation options and schedules the work. With populations of trees and limited funds, such as in College Place, scheduling becomes more important and requires prioritization. Pruning plans are essential, not only to ensure healthy, aesthetically pleasing trees but also to increase public safety, decrease liability, and demonstrate due diligence.

A variety of requirements can inform pruning plans, some more desirable than others. Common factors that determine pruning priorities are residential or business requests and emergency pruning. This kind of "reactive management" is most common in jurisdictions where no planning exists. Scheduling pruning based on these factors may increase liability for damages because many high and extreme risk trees remain unidentified until a failure occurs.

Healthy trees confer numerous benefits, yet poorly maintained trees can pose a considerable risk to the surrounding community. Broken branches and even entire trees can fall, especially during inclement weather. In paved areas, roots can cause cracks and buckles in pavement which may be tripping hazards. Leaves can clog gutters and fruits can rot and smell.

While the benefits of trees far outweigh the costs, careful maintenance is needed to manage risks that are often predictable, detectable, and preventable. Excluding immediate, acute problems (blow downs, pest outbreaks, and extreme vandalism) tree maintenance should be performed on mature trees following a two-to-five-year pruning cycle based on a management plan. The pruning cycle for College Place's mature trees is based on the severity of pruning that may be required due to deferring tree maintenance.

Tree health can be greatly increased by regular pruning, especially when the tree is young. Immature trees that are not pruned can develop many structural problems such as weak branch structure, crossing branches, and co-dominant leaders (ISA 2005) (Figure 10). If corrected early, the tree can develop a strong support structure with a healthy canopy. This in turn will reduce the necessity of more expensive and often intrusive corrective pruning during the normal life of the tree. If the tree's condition is improved at a young age and maintained during the tree's life, there will be less need for a reactive approach to pruning. Tree topping or internodal cutting is common in College Place (Figure 11).

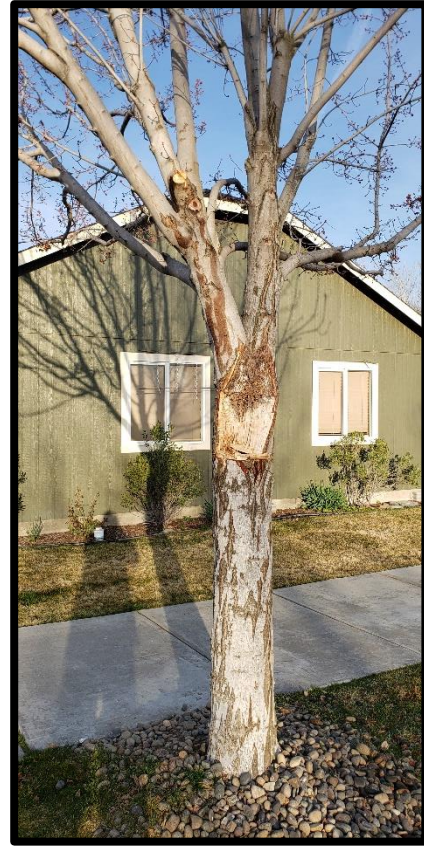


Figure 10 - Co-dominant stems are easily fixed on a young tree but often fail if not pruned correctly early in the life of a tree.

Most communities try to implement a two-to-five-year pruning cycle. The ability to implement a cyclic pruning program is limited by the staff and financial resources in College Place. Most cities and towns cannot afford to contract services for all trees. There are options available to deal with budget constraints. For example, contract pruning of large trees with significant structural defects near high use areas may be an initial management recommendation while small tree pruning is performed by College Place staff or trained volunteers. The objective is to start and maintain a cyclic pruning program within the fiscal and personnel resource constraints of College Place.

Industry standards such as ANSI 300, 133.1, or 60.1 define the standards and terms of arboriculture; specifications and best management practices determine how the agency applies the standards to manage its

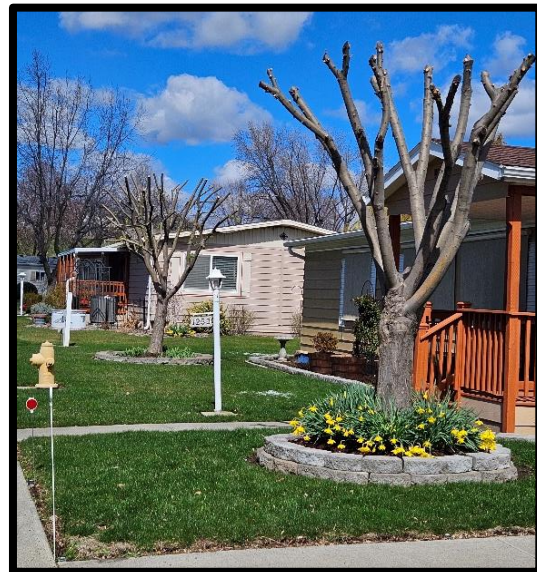


Figure 11 – Tree topping or internodal cutting is common in College Place.

trees. The standards and specifications are applied universally to all public trees regardless of who is doing the work – College Place staff or contractor. The standards and specifications guarantee that, if invoked, a healthy, structural sound urban forest will be perpetuated. The standards and specifications also demonstrate College Place is implementing currently accepted practices by the urban forestry and arboriculture professions. The arboriculture specifications should, at a minimum, include specifications for removal, pruning, planting, species, tree preservation, risk rating system, and inventory methodology.

Objective for tree care maintenance that should apply to all College Place staff and contractors.

- Pruning treatments should follow the best management practices established by the ISA, ANSI Z133.1 and ANSI A300 standards and employ ISA certified arborists to perform tree maintenance. In addition to ANSI standards, the city should develop pruning specifications that serve to define treatments for different species, ages of trees, pruning techniques, and other pruning issues.

Proper pruning adds value to the landscape and is one of the few active management techniques that helps a landscape appreciate while minimizing liability concerns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic value the community forest creates for College Place.

Mature Tree Care

The benefits and values of trees are maximized when trees reach maturity. To maintain this high level of benefits for a longer period, College Place should commit to providing regularly scheduled maintenance to its mature trees and prepare other, non-routine arboriculture treatments as needed. A comprehensive mature tree care program primarily centers on routine or preventive pruning, and the ability to fertilize, irrigate, control insects and diseases, and cable and brace trees when necessary.

If regular pruning is planned in a systematic manner, crews and equipment can work much more efficiently than if pruning is only done by request or in case of emergency. The cost difference can be dramatic. The ISA has compared the efficiencies of both methods and found planned pruning to be at least twice as productive. When crews examine the urban forest regularly for possible risks and tree health problems, there is a reduction in citizen calls for emergency pruning (Luley et al. 2002). Additionally, the crews often find problems that would not have been reported by residents. Regular pruning cycles can also focus on certain species that may require more attention; this is common when a pest needs to be controlled, for example. Regular, cyclic pruning maintains a greater safety level in the urban forest and can decrease liability for the agency (McGauley et al 2000).

Over 95% of the trees inventoried in College Place require maintenance (Table 1, 2). Pruning represents more than 90% of the maintenance tasks. Regular pruning will improve the condition rating of the trees, reduce the potential for storm damage to trees, reduce the risk associated with community trees, and demonstrate proactive management of College Place's tree resources (Table 2, 3).

Planned Tree Maintenance

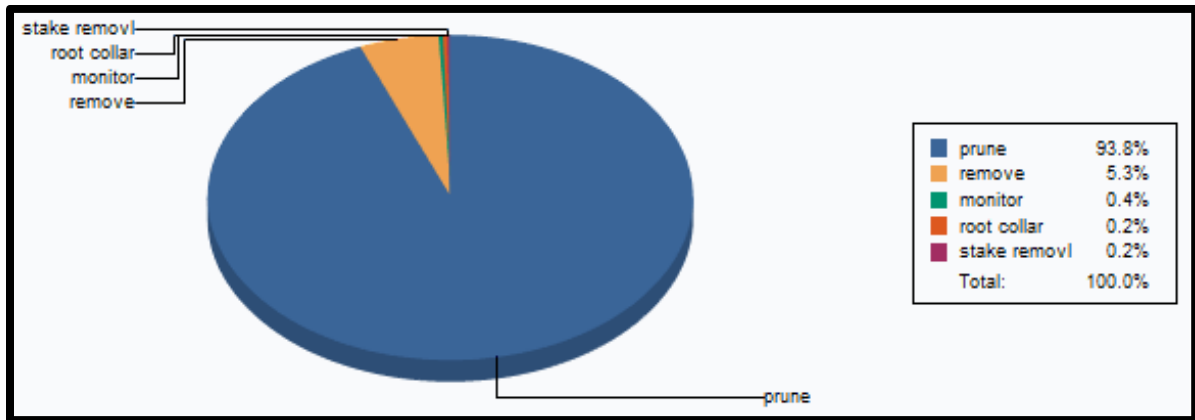


Table 4 – Planned Maintenance from Tree Inventory Data Collection

City of College Place Tree Maintenance Task Details	
Task	Tree Count
Remove – DBH* > 15 inch	5
Remove – DBH < 15 inch	23
Prune Standard – Crown clean DBH > 18 inch	84
Prune Standard – Crown clean DBH < 18 inch	72
Prune – Subordinate DBH > 18 inch	84
Prune – Subordinate DBH < 18 inch	320

* Diameter breast height measured on trunk (4.5 feet above soil surface)

Table 5 – Tree maintenance tasks and tree count determined during inventory data collection.

Removal: There are 28 trees inventoried that require removal. Removals are primarily due to trees that are dead or have significant structural defects. Most of these trees are small diameter sizes.

Prune: There are 560 trees that require some type of pruning treatment. The common defects are co-dominant stems on younger trees which can be corrected by subordination pruning treatments and dead branches in older trees.

Tree Condition Distribution

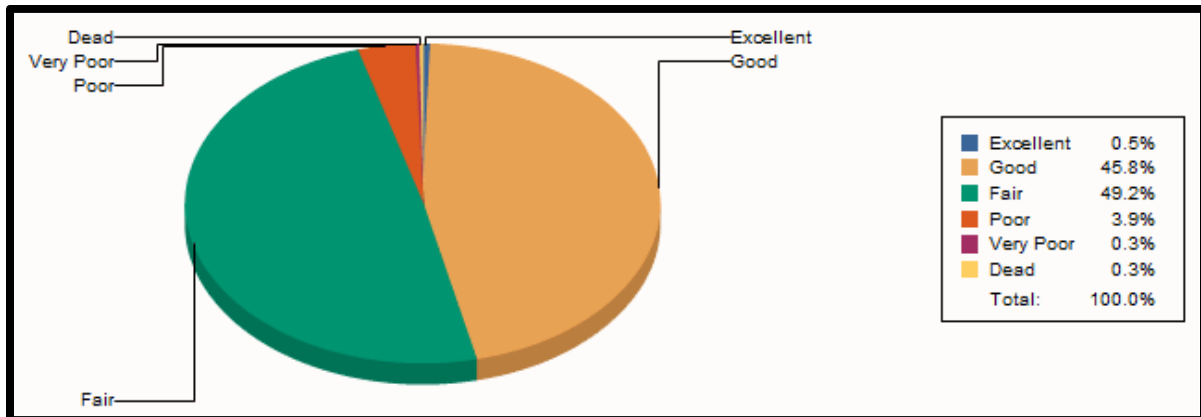


Table 6 – Condition ratings of inventoried trees.

Condition	Percent	Count
Excellent (90 - 100%)	0.5%	3
Good (80 - 90%)	45.8%	296
Fair (70 - 80%)	49.2%	318
Poor (50 - 70%)	3.9%	25
Very Poor (50 - 1%)	0.2%	2
Dead (0%)	0.2%	2
Total		646

Young Tree Pruning Program

There are many newly planted or young trees in College Place. More new trees will be added as trees are removed, development changes, and to diversify the existing tree population. It is critical to understand the proper maintenance techniques required to ensure the longest and safest service life of these trees. The major components of a young tree care program are pruning, mulching, and watering.

Pruning young trees to obtain good structure requires an understanding of the growth-habits of the various species being planted and of tree biology, anatomy, and physiology. Training pruning is used to develop a strong structural architecture of branches so that future growth will lead to a dominant central leader, strong branch attachment and proper branch spacing along the trunk.

Many young trees may have branch structure that can lead to potential problems as they grow such as codominant stems or many limbs attaching at the same point on the trunk (Figure 11). When trees are small, these problems can be remedied easily and inexpensively. If structural problems

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JUNE 1, 2023

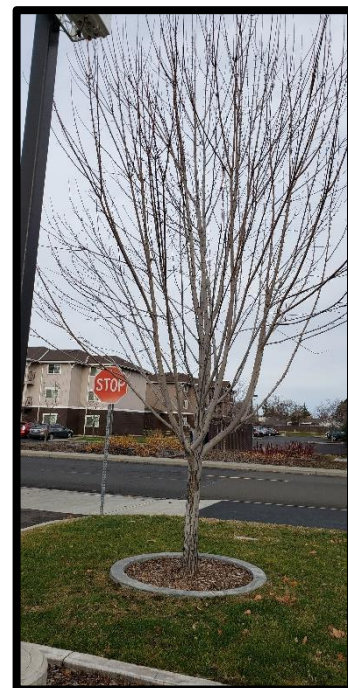


Figure 11 – Young tree in Kiwanis Park with codominant stems.

URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

are not corrected while trees are young, they can become safety risks as they grow larger and create potential liability.

All newly planted trees should receive their first training pruning the third year following planting. Training pruning should not be done when a tree is planted, because it is already under stress from transplanting and needs as much of its leaf canopy as possible to manufacture food and increase root growth for proper establishment in its new site. Only dead or broken branches should be removed at the time of planting, and in the next two years.

The training pruning program would also be accomplished on a cyclical basis, but the work would be scheduled during a three-year cycle rather than the two-to-five-year cycle for the routine pruning of larger established trees. As mentioned above, newly planted trees should receive their first training pruning three years after planting. This work can be accomplished throughout the year (Figure 12).

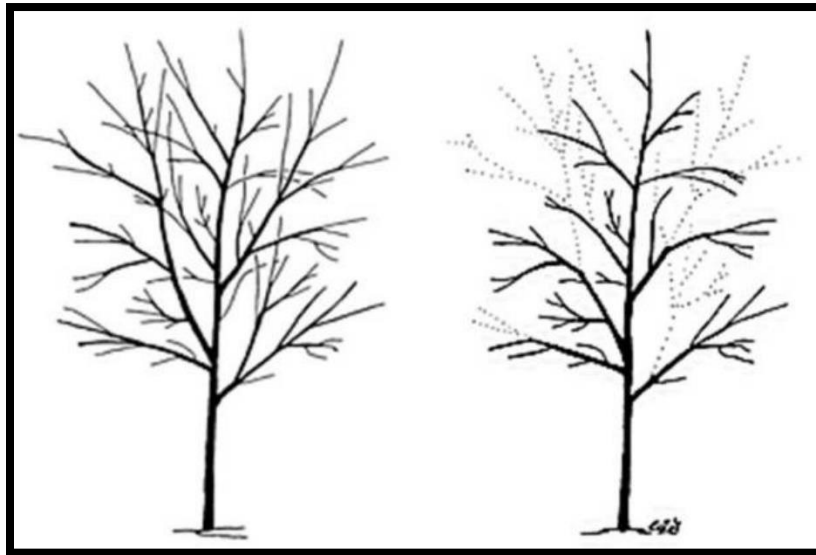


Figure 12 – Tree structure in young trees.

The optimum time to perform this pruning is late winter–early spring prior to bud break. The leaves are gone allowing clear visibility of the branches and trees will react positively to pruning at this time of year. Also, it is usually a time of the year when city staff workloads are less demanding. Training pruning can be accomplished from the ground with a minimum amount of equipment. College Place should develop an organized, documented approach to cyclical tree maintenance that can be easily managed by staff.

Objectives that promote stewardship, longevity, structural integrity, and health of the community forest.

- Educate mower and weed eater operators about equipment operation around tree trunks.
- Maintain the GIS-based inventory to manage the composition, character, and distribution of the urban forest.
- Establish a long-term tree care and management program for public trees to enhance urban forest and ecosystem health and function, that includes structural pruning of young trees, cyclical pruning and crown cleaning of older trees, line-of-sight and height clearance pruning of street trees, removal and replanting efforts, risk identification for street and park trees.

- Coordinate city departments to identify and address serious and persistent tree-related infrastructure conflicts, to include street, sidewalk and utility impacts along with maintenance and installation impacts within utility easements.
- Maintain industry-appropriate storm and risk tree response protocols.
- Maintain, promote, and apply industry-appropriate pruning and planting standards through staff training and hiring of ISA certified arborists.
- Monitor tree population for insect pests and diseases, particularly invasive.
- Review operating plans on a bi-annual basis.
- Review and update the Urban Forestry Management Plan on a 5-year cycle, or as needed, to adjust to changing circumstances.

Tree Maintenance Pruning Cycle

Pruning is one of the best treatments an arborist can do for a tree, but also one of the worst treatments that can be done to a tree (Alex Shigo, 1991). Pruning that is well executed for the tree provides a variety of benefits, including reduced likelihood of whole tree branch, and stem failure; clearance for utilities, buildings, vehicles, and pedestrians; improved health and appearance; and stable structural architecture. Pruning can harm the tree's health, stability, and appearance if performed poorly. Negative consequences can also occur when pruning is not performed at all (Figure 13, 14).

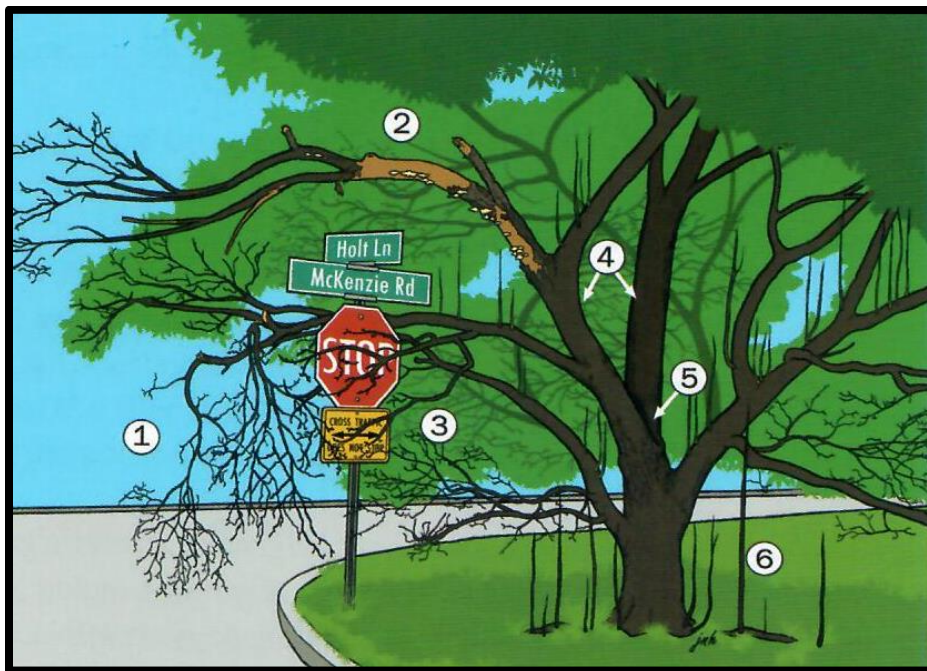


Figure 13 – Several consequences can occur when pruning is not performed at all: 1) an accumulation of broken branches; 2) dead branches; 3) branches that interfere with site functions; 4) weak, codominant stems; 5) structural defects such included bark; and 6) in some species, development of suckers. (ISA – BMP, Pruning, 3rd edition)

In an urban environment these consequences can pose risk to public safety, can threaten the health of trees, and can detract from tree aesthetics.

Prior to beginning any pruning treatment an arborist should conduct a visual inspection of the trees to be pruned. Inspection should include:

- General condition/branch architecture/health,
- Identification of the type of branches to reduce or remove and location,
- Quantity of branches to be reduced or removed (number, diameter),
- Type of cuts to use (branch removal, reduction, heading),
- Signs of wildlife nesting, and
- Work safety concerns (overhead and underground utilities, bees, defects).

The inspection should be the basis for establishing the pruning system and objectives. The pruning system defines the desired long-term form of the plant. Typical pruning for street, landscape, park, and forest edge trees will use the **natural pruning system**. The natural pruning system is an informal style used to retain and promote the characteristic form of the species or cultivar in its current location. Within this system, however, trees are often pruned to coexist with people and urban environments, so trees may not have a completely natural appearance. The natural system may be used to alter the form of a tree to avoid conflicts with infrastructure, promote strong branch architecture, enhance views, and provide clearance.

Prior to pruning treatments an objective is determined to achieve pruning goals. Establishment of objectives must consider pruning system, tree health, growth habit, tree size/age, structure, species characteristics, growth response, location, and site characteristics. The most common objectives are improving structure, risk mitigation, provide clearance, maintain health, reduce density, restoration, size management, view obstructions, improve aesthetics, manage wildlife habitat.

- Objective.
- Method.
- Cut location.
- Cut type.
- Cut number/diameter.

I. Pruning Schedule: The maintenance pruning schedule shall be dictated by the steps listed above and tree species, age, function, and placement.

- Trees less than 7 years old should receive structural pruning at the time of planting and then on a 3-year cycle.
- Trees 7-20 years old should receive structural pruning every two to five years.
- Trees 20 years old and older receive maintenance pruning every five to seven years to clean dead, diseased, dying, and defective branches from the crown.
- Trees adjacent to roadways, walkways, signs, and streetlights are annually inspected for safety and clearance issues and maintenance pruned as necessary.

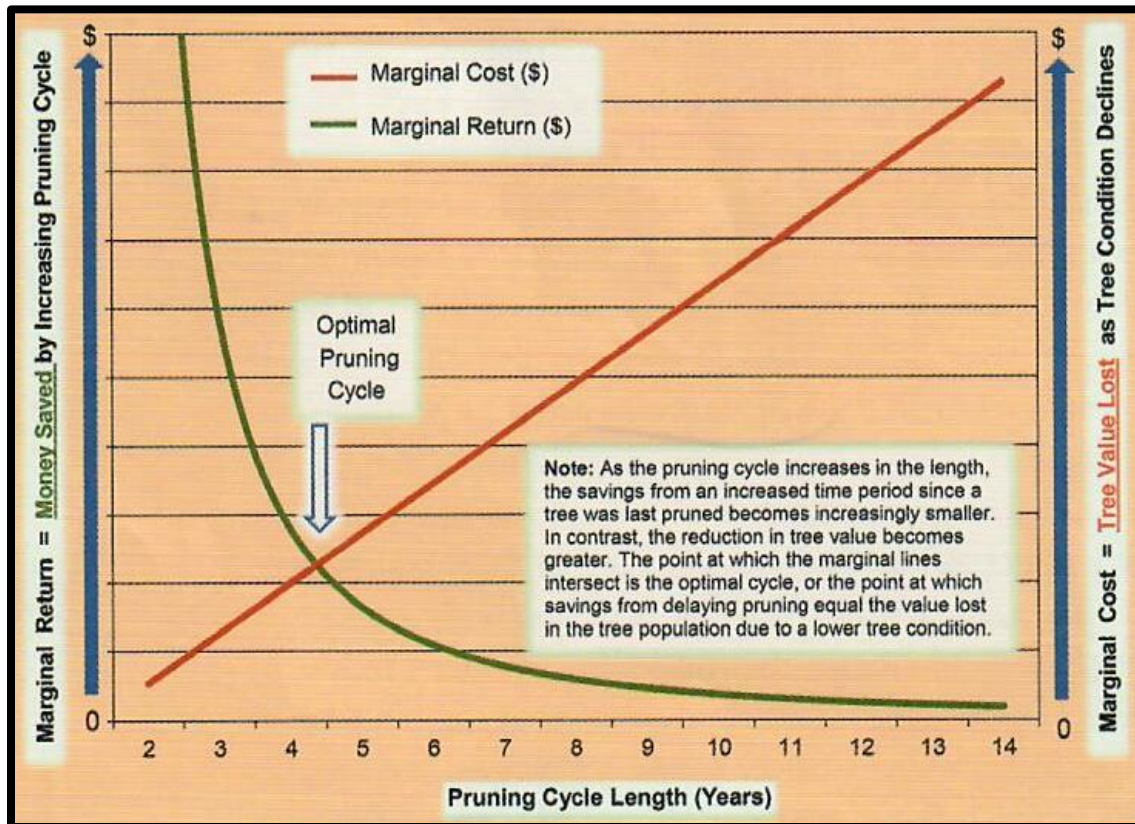


Figure 14 – Marginal cost (loss of tree value) and marginal return (savings in pruning costs) for pruning cycle lengths used to determine an optimal pruning cycle at the point that marginal lines intersect (Hauer, et. al. Arborist News, 2015)

- II. **Pruning Specifications:** Written specifications are key to good pruning because they communicate the objectives and scope of work. Specification should include the pruning systems, objectives, pruning cut type(s), size range of branches to remove, amount to remove, location of branches, photo illustrations of work to be done, and other necessary information (Figure 15).

- Plant name (common or genus and species)
- Location (address and place in the landscape)
- Pruning system to be applied (e.g., natural, pollard, topiary [hedge, shape])
- Pruning objective (e.g., manage risk, improve structure, clearance, manage size)
- Type of parts to remove (e.g., live or dead branches, fruit, mistletoe)
- Size range of branches to remove (e.g., diameter range, maximum or minimum diameter, length)
- Location within the crown of the parts (e.g., whole crown, near house, over street)
- Amount to remove (e.g., all [as with dead branches over 2 inches {5 cm} in diameter], number of branches, or a percentage of foliage [as with ~ten percent of live branches])
- Plan for disposal of debris (e.g., remove all debris, chip brush, and leave wood chips, leave firewood)
- Time frame for completion of the work (e.g., 2 weeks, over the winter, July)
- Re-inspection or pruning interval (e.g., 5 years, annual, monthly during the growing season)
- Additional information as needed (e.g., topiary shape, clearance distances, desired view)

Figure 15 – Information that should be included in written pruning specifications.

Example Specification

- Street tree 20-inch diameter red oak pruned to provide clearance and correct structural defects.
- The objective is to reduce structural issues that cause tree failure (codominance; included bark; asymmetric crown; large low branches).
- The pruning system is a modified natural system that will correct the structural issues and adjust the crown for street and sidewalk clearance.
- Dead branches greater than 1-inch diameter shall be removed throughout the crown.
- Identify the stem to become the central leader which is usually the larger stem in line with the central axis of the main trunk. The stem or branch not chosen to be the central leader should receive a reduction cut which shortens the stem or branch by removing the stem or branch back to a lateral branch that is at least 50% of the diameter of the cut stem or branch using a reduction cut.
- Living branches shall be removed from the terminal ends of the crown by eight feet with reduction cuts that do not exceed four inches in diameter.
- The total foliage removed shall not exceed 10% of the total crown foliage. The largest live branch removed shall not exceed 4-inches in diameter.
- The pruning cuts shall be branch removal or reduction cuts. The total number of cuts shall not exceed 30.
- Clean up all debris and leave wood chips scattered around trees in parking strip as mulch.

All recently planted trees like the red maple in front of the municipal offices require subordination pruning to establish a strong central leader and proper branch architecture to avoid development of codominant stems (Figure 16). This is easily accomplished without power tools or large equipment. The pruning should be performed by a skilled arborist.



Figure 16 – Red maple planted recently that should receive a crown reduction pruning treatment.

TREE RESOURCE EXPANSION

Tree Resource Expansion

There is a clear need for a tree planting plan to guide the arboriculture future of College Place's community trees. Such plans will minimize the unintended but gradual degradation of the urban forest over time, as well as maximize the potential for a sustainable and diversified tree canopy and the associated benefits. The trees in College Place—a relatively even-aged, limited, and undiversified population—are not only significant design elements but also represent the canopy cover at this stage.

A challenge for College Place is to plant enough new and replacement trees each year to increase the canopy cover, maintain newly planted trees, and ensure the trees thrive. Removals without replacement and planting small trees in large spaces lead to net canopy loss. Without a clear plan to guide tree plantings, the City of College Place may plant trees but not achieve a net increase in tree canopy.

Tree planting plans include input from local citizens, city staff, state agencies, organizations, businesses, planners, developers, city staff, affiliated green industry professionals, and elected officials. They are integrated with other comprehensive agencies and city plans to create a blueprint for administration and management of the College Place planting program.

The goal is to provide specific guidelines on locating, planting, and caring for trees. Removing, pruning, planting, and preserving trees; educating stakeholders; and improving coordination and communication among citizens, city staff, and elected officials are critical components in the development of the tree planting plan. A tree planting plan will help College Place tree managers quickly determine how best to apply funding that often becomes available in small and unpredictable amounts. A plan should not only specify what (species) and where (location) but when (timeframe) and why (underlying goals).

The community tree plan should address some important questions about landscape design, development impacts, including the kinds of neighborhood and other landscapes that are present, their function, and their attractiveness; how the landscapes should look and function in the future; and how the landscapes should be protected or modified to reflect community goals.

Design objectives can include the following:

- Plant only the quantity of trees that can be maintained properly. If there is only funding to maintain 50 newly planted trees do not plant 100.
- Increase tree planting on College Place owned property, including parks, public buildings, ball fields, and other developed sites.
- Promote additional street tree plantings while considering infrastructure (e.g., utility) limitations.
- Review new site development proposals to maximize tree planting and preservation opportunities.
- Encourage tree planting and preservation on private property.

- Develop guidelines for reviewing tree selection and/or location regarding the aesthetics of specific architectural and development projects in the community core.
- Consider the development of a College Place Master Street Tree Plan to express unified visions and themes for street trees across the community.
- Important landscapes, such as main entrances and exits, will be identified, and considered in tree and flower planting. An overall image of College Place will be developed through the coherent planting of trees along streets and parks.
- The final selection of trees and their placement for a landscape shall be made in the field while considering the many elements of that landscape.
- The tree species chosen for planting, besides meeting design criteria, must be biologically adapted to site conditions and well suited for the level of care they will receive.

Implementing a tree planting plan and using inventory data to prioritize planting and maintenance establishes a systematic program which reduces costs (Figure 17). This is primarily because systematic, planned maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high risk trees. Maintenance practices and standards for new tree plantings should be a component of the tree landscaping plan as well as strategies for funding maintenance programs. Developers should be encouraged and expected to use creative design strategies to achieve the intent of the tree planting plan.

Tree planting in College Place can significantly impact that community's landscape for years to come. Yet planting decisions, including the selection of species and location, are often made without the benefit of a long-term strategy or plan. Tree planting might occur as part of a larger capital construction project or be driven by a donor request or the need for a volunteer project.

As the inventory of existing trees continues, places where trees could be planted should also be noted. Knowing the number of available planting sites can help when the community is budgeting for and ordering new trees.

There are many available new planting spaces College Place. It is a common activity promoted by cities, local and national trade, and professional and citizen organizations. These new trees are the future environmental, economic, and social fabric for the City of College Place. Many more exist in College Place, but parameters will need to be



Figure 17 - For every dollar spent on tree planting and establishment, a 250% return on investment is provided to the city in terms of the total services provided at tree maturity.

established by site in conjunction with field evaluations to determine available planting spaces (Figure 18).

The key to maintaining a healthy, sustainable community forest is the implementation of regular, bi-annual tree plantings, regardless of grant money or catastrophic events. Many trees do not need be planted, but a consistent bi-annual addition of trees to the community forest is critical to maintain a perpetual canopy.

Objective to guide the College Place tree planting program.

- The bi-annual quantity of trees to plant is directly dependent on the quantity of trees College Place staff and resources can maintain.

Tree Planting Practices

Across the country we are striving to restore our community forests but the road from nursery to working forest is arduous. The sight of new trees struggling rather than thriving in the landscape is common whether the site is residential or commercial, public, or private.

As in most cities, trees planted in the past were planted too deeply. Root collars were buried and trees in this situation fail to thrive. Installation practices need to ensure the root collar is at grade level and the root system is free of defects (Figure 19).



Figure 18 – There are many opportunities to plant new along city streets.



Figure 19 - Maple tree planted too deeply.

In general, the tree-planting holes should be relatively shallow (typically slightly less deep than the measurement between the root collar and the bottom of the root plate) and quite wide (three to five times the diameter of the root system). Care should be taken so that the root collars of the new trees are at the same level or slightly higher than the surrounding soil grade (Figure 20).

In most situations, it is not recommended to add soil amendments to the planting holes, as this can lead to differences between texture and structure of soils inside the planting holes and the surrounding soil. Such differences can lead to either water being wicked away from or accumulating in the planting holes.

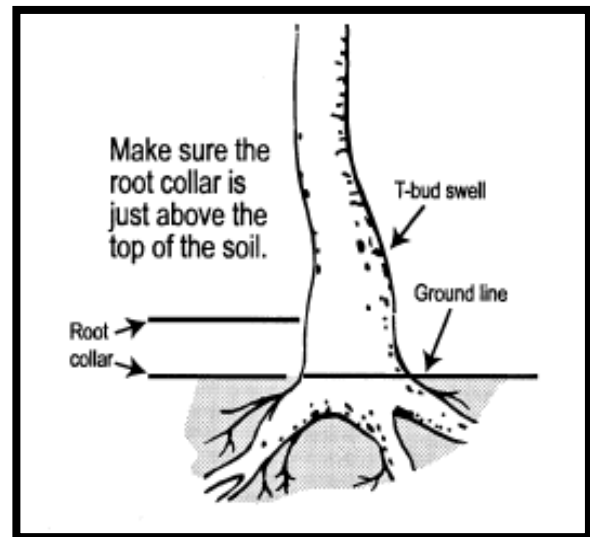


Figure 20 – Root collar at grade level

Tree staking or guying should be the exception and not the rule. Tree staking hardware should only be installed, when necessary, to keep trees from leaning (e.g., windy sites) or to prevent damage from pedestrians and/or vandals. Stake materials should only be attached to trees with a loose, flexible material, and all staking material must be removed as soon as the root system anchors the tree.

Mulching

Mulch should be applied to the surface of the soil around each newly planted tree. Mulch should never be piled up around the trunk (creating mulch volcanoes), but rather should be pulled away from the root collar (Figure 21). Mulch that buries the root collar provides shelter for insects, fungi, and mammals that could damage the tree. Mulch should be applied to an area three times the diameter of the root system to a depth of two to four inches. Mulch not only suppresses competition from grass and weeds, but also provides a zone where turf maintenance is not needed, thereby keeping lawn mowers and string trimmers safely away and thus preventing mechanical damage. Mulch also helps to hold moisture in the surface of the soil where most of the feeder roots are to be established.



Figure 21 - Incorrect mulch applications can degrade trunk tissue causing tree mortality.

Diversification

The current tree inventory database includes more than 640 trees. There are more than 30 different species found in College Place's tree population (Table 7). This appears to be a diverse population, but distribution figures indicate the population is dominated by one genus. Ninety percent of the trees are represented by five genera. The five genera

are maple (*Acer*), honeylocust (*Gleditsia*), flowering pear (*Pyrus*), cottonwood (*Populus*), and ash (*Fraxinus*). Maples comprise more than 60% of the population.

Species diversity in new plantings throughout the city should be a primary concern. The dangers (e.g., disease and insects) of planting monocultures have proven to be devastating throughout the United States. An older, common industry guideline for maintaining species diversity in urban settings is the 10-20-30 rule. That is, no single species should make up more than 10 percent of the trees in a population, no more than 20 percent of any one genus, and no more than 30 percent of one family in the total tree population (Santamour, 1990). **Current industry standards recommend that no more than 10% of the tree population is comprised of any one genus as a guiding principle.**

Diversity is an important measure of a forest's resilience. A more diverse forest, both in total number of species represented and in their relative abundance, is better able to adapt to environmental changes as well as disease and insect infestations, particularly foreign invasive plants, pests, and diseases. When just a few species dominate the composition of a tree population, these changes or infestations will significantly impact the entire population.

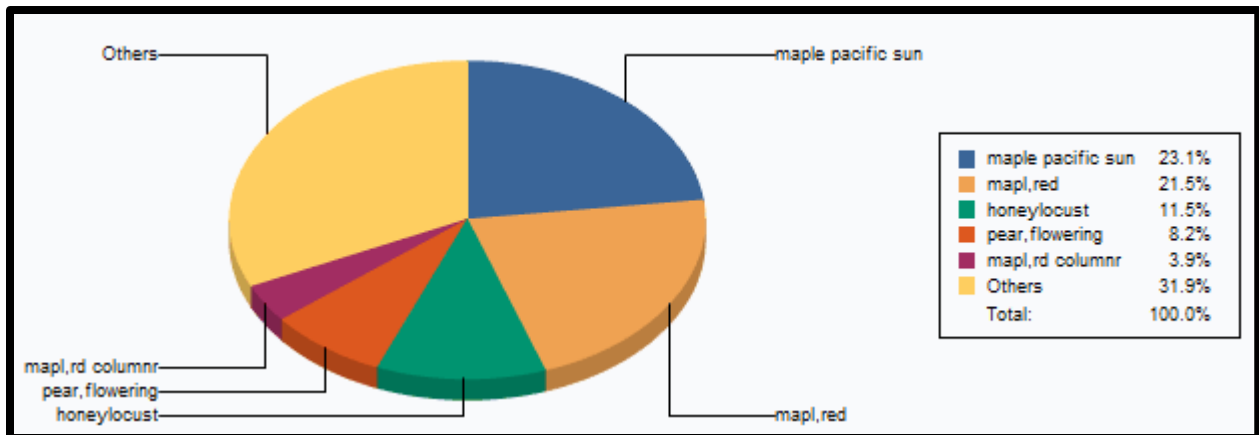


Table 7 – Species distribution. The top five species are shown.

Over 60% of the public tree population is represented by seven genera.

Genus	Count	Percent
Maple	384	59.5%
Honeylocust	74	11.4%
Flowering pear	53	6.2%
Poplars	26	4.1%
Serviceberry	19	2.9%
Ash	14	2.1%
Others	76	11.8%
Total	646	100%

Objectives to increase species diversity.

- College Place should adopt a tree planting diversity guide that states that no more than 10% of the tree population is comprised of any one genus as a guiding principle. **The city should enact a moratorium on planting any maple species in the public sectors.**
- College Place should emphasize a diversity of species in the planting program. Avoid species that have high maintenance costs, invasive characteristics, high storm damage potential or a history of failure such as Siberian elm, cottonwood, and willow. See appendix E for potential trees to plant.

Diameter Distribution

A well distributed age-class helps maintain a stable canopy cover. If all the trees within a particular area or neighborhood are approximately the same age they will mature and decline at the same time, leaving that area with a deficient urban forest canopy plus expense of replanting. In many parts of College Place, young trees of similar age class dominate the landscape. To mitigate the impacts of an even age canopy maturing at the same time, College Place should take steps to increase the age class and species distribution where possible (Miller, et. Al., 2015; Vargas, et. Al. 2007).

For example, western cities established the following standard for desired age structure:

- 40% young (< 6-inch DBH)
- 30% maturing (6 – 12-inch DBH)
- 20% mature (12 – 24-inch DBH)
- 10% old (> 24-inch DBH)

College Place's tree population ranges for the same categories of desired age structure:

- 57% young (< 6-inch DBH)
- 25% maturing (6 – 12-inch DBH)
- 10% mature (12 – 24-inch DBH)
- 8% old (> 24-inch DBH)

The graph (Table 8) below depicts the (DBH) diameter distribution for the trees inventoried. A population exhibiting the diameter distribution characteristics indicates College Place has planted many trees recently. This graph is one that mimics the ideal population, that is, a population that peaks in the smallest diameter class and gradually decreases as diameters increase. It represents a population that will perpetuate itself for some time in the future, since there are many trees in the lower diameter classes to replace trees that are over mature.

The optimum diameter distribution has the largest number of trees in the smallest diameter classes. As each group of trees within a specific diameter class matures, the numbers within the group diminish through attrition. To perpetuate a specific species, the largest representation must be in the smaller diameter classes. As a rule of thumb for any given species, twice as many trees need to be planted as are removed as in any one year to maintain the exponential shape of this graph. Management activities should

strive to improve College Place's population distribution to reflect current industry standards and plant species that will become large trees.

Diameter Distribution (inches)

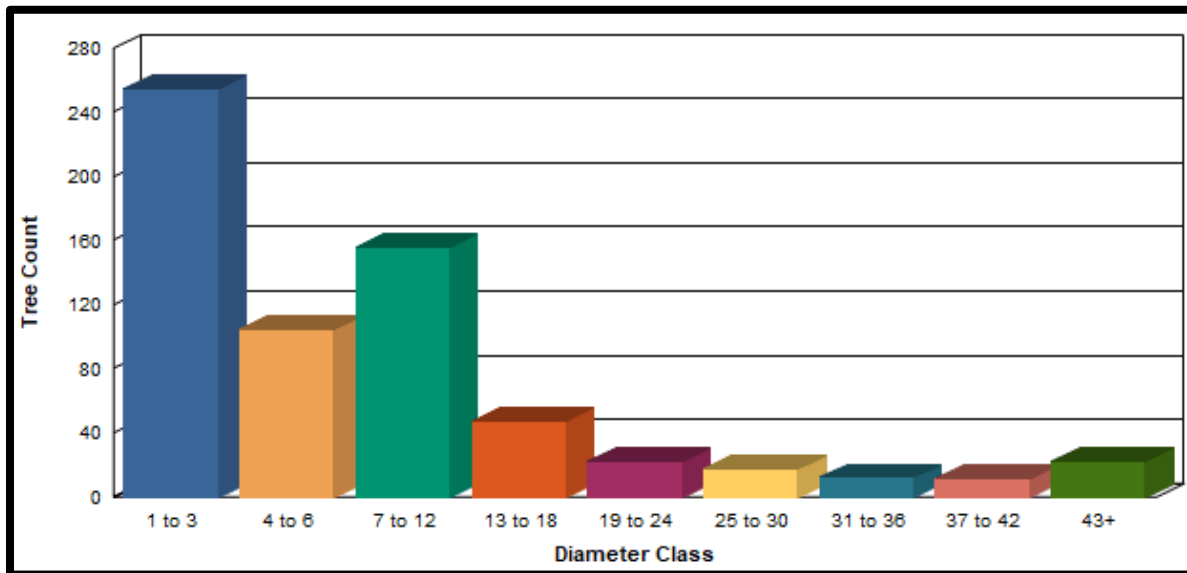


Table 8 – Diameter distribution of inventoried trees (Diameter breast height – 54 inches above grade level).

Diameter Class	Percent	Count
1 to 3	39.5%	255
4 to 6	16.1%	104
7 to 12	24.1%	156
13 to 18	7.3%	47
19 to 24	3.4%	22
25 to 30	2.6%	17
31 to 36	1.9%	12
37 to 42	1.7%	11
43 +	3.4%	22
Total	100%	646

The graph (Table 9) simulates a situation in which plantings of one species have tapered off in the recent past (10 – 30 years). The population peak is centered on the larger diameter class. This species will have peaks that continue moving up the scale over time as the few smaller diameter trees move into larger diameter classes. Silver maple is an example of this diameter distribution in College Place.

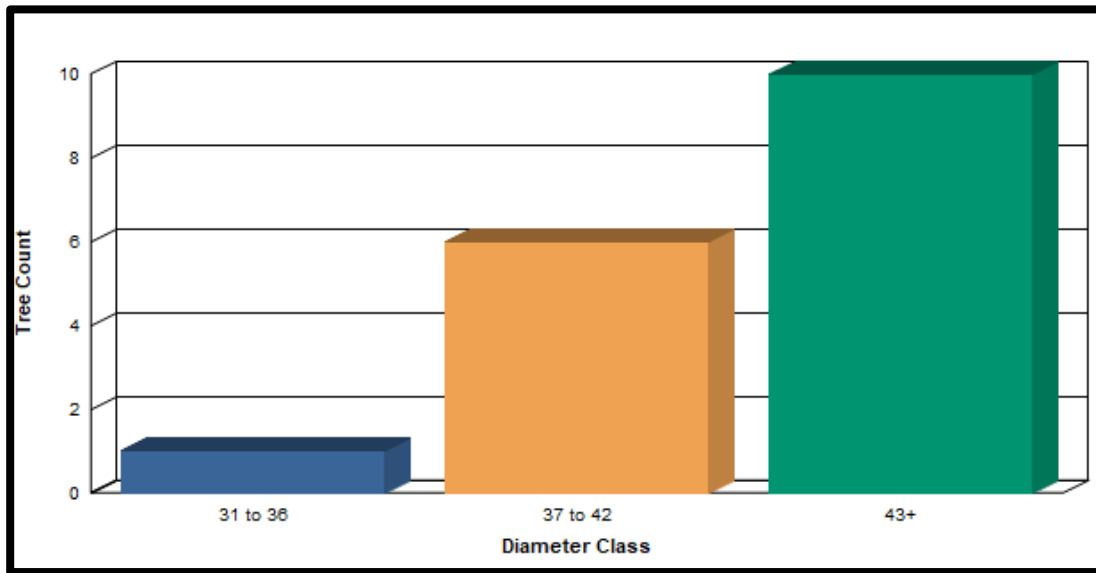


Table 9 – Diameter distribution showing population curve of silver maple where planting decreased in the last 40 years.

As species age the population curve is centered on the larger diameter classes. These species will soon be missing from College Place's landscape. This trend is good for some species that College Place may want to eliminate such as silver maple, boxelder, Russian olive, or Siberian elm. However, if the bur oak shows this trend, it means an important species is dwindling from the landscape.

Objectives to reach industry tree population ranges.

- College Place should reduce tree planting and increase maintenance of existing trees until tree population ranges reflect industry recommendations listed above.

Tree Establishment Plan

The mortality of landscape trees can reach 70% in the first year after planting. There are fundamental factors and procedures critical to tree establishment. If these are fully considered and acted upon, significant reductions in transplant losses can be expected. The principal elements essential for successful tree establishment have been identified as tree physiology; root quality; plant quality; correct planting depth; and post planting maintenance.

Tree physiology considers the genetic potential of trees to establish in each environment and species characteristics which may reduce the impact of a particular stress. High plant quality is an essential foundation for any planting project, particularly root quality. Planting and post-planting practices are fundamental to establishment success. The rooting environment is critical in ensuring future resource availability and College Place. Failure to consider fully any one of these factors increases the likelihood of a high mortality rate in a tree planting scheme.

While it is appreciated by professionals involved in urban tree management that trees are planted into suboptimal conditions for growth, the extent and diversity of stresses urban environments impose is frequently underestimated. In view of the resource life-history an amenity tree has in terms of irrigation, fertilizers (if applied), transport costs, planting materials, labor, etc., in addition to the actual loss of the tree, the persistence of these failure rates can no longer be accepted.

The average historical cost to plant and water a new 2-inch caliper tree for the City of College Place is \$500.00 per tree. **CFC recommends that 5% of tree management funds be dedicated to new tree planting in the initial operating plan.** This figure would include trees planted in new available planting spaces and tree planting connected to tree removal. This percentage of a tree budget dedicated to tree planting reflects average municipal tree program budgets (Hauer R. J. and Peterson W. D. 2016). This figure allows College Place to maintain industry target goals for tree population ranges and is a quantity College Place staff can maintain.



TREE RISK MANAGEMENT

Tree Risk Management

The forest is an integral part of a community's infrastructure, and trees often dominate the landscape. Trees are a very desirable landscape component of the urban and urban/rural interface. Trees provide numerous benefits to those living and working in College Place. These benefits increase as the age and size of the trees increase if the trees are maintained properly. All trees germinate, grow, mature, decline, and eventually die. Along the way, trees may undergo all sorts of physical alterations naturally or aided by poor maintenance practices, such as limb loss, onset of decay, structural changes or other conditions that can predispose a tree to fail. All trees have a varying level of risk for failure. In assessing and managing trees, we should strive to strike a balance between the risk that a tree poses and the benefits that College Place derives from trees.

Tree risk management is the application of policies, procedures, and practices to identify, evaluate, mitigate, monitor, and communicate risk. It is impossible to keep trees free of risk; some level of risk must be accepted to experience the benefits that trees provide. These statements provide a foundation for balancing tree risk and the benefits that trees provide:

- Trees provide a wide variety of benefits to society.
- Trees are living organisms and naturally lose branches or fail.
- The risk to human safety is extremely low.
- The City of College Place has a legal duty of care.
- The City of College Place should take a balanced and proportionate approach to tree risk management.

Fortunately, tree failure is an infrequent occurrence. Serious damage, injury, or death from tree failure is rare. Tree failures during normal weather conditions are often predictable and preventable. However, any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree or its parts.

The trees inventoried in College Place are small stature (80% of the population inventoried) or have not reached their mature size yet and pose little liability concerns currently. It is important to manage risk trees despite the small number of risk trees in College Place. The tree inventory identified 25 trees for removal. All the trees are low risk removals. Ultimately College Place has the responsibility for maintaining a safe environment.

These responsibilities include high risk trees or limbs that could damage property and cause injuries or even death, trees that block required traffic sight lines and signs, or tree roots that raise sidewalks, invade segmented pipes, or disrupt activities. The human and financial impact of these problems can far outweigh the costs that an agency would have incurred in providing proper, proactive care.

No agency can budget for all removals at once so a priority of work must be established and implemented to demonstrate due diligence of care. For College Place tree removals this process begins by removing trees larger than 19-inch DBH designated for removal during tree inventory data collection.

College Place Tree Risk Policy Statement: College Place shall have an active policy to maintain the safety of people and property on roadways, parks, and other public property from potentially hazardous trees. The City of College Place will strive to mitigate, in a reasonable time, trees deemed high-risk. When available fiscal and human resources limit the ability of College Place staff to mitigate high-risk trees, priority shall be placed on trees deemed to carry the highest risk.

The standard of care for evaluating tree risk will incorporate the following International Society of Arboriculture (ISA) Guidelines: 1) ANSI A300 Pruning Standard, 2) ANSI A300 Tree Risk Assessment; 3) the International Society of Arboriculture's (ISA) Tree Risk Assessment-Best Management Practices (ISA-TRA-BMP); 4) ISA TRAQ tree risk rating system; and 5) College Place protocol described in this document.

Goals: Tree risk assessment has two primary goals. The first is to ensure the safety of people and property that may be in the range of one or more trees with a high potential of failure by identifying and mitigating the situation before damage is caused. The second is to promote tree health and structural integrity by practicing proper tree maintenance to reduce future hazardous trees by developing a tree risk management program that takes action to reduce risk to an acceptable level. This is accomplished by taking all reasonable steps to ensure the safety of people and/or property before accidents occur. The goal is not to strive for zero risk since this is unattainable. Rather, the goal is to identify the trees that pose risk beyond an acceptable level to the public.

The City of College Place, or staff acting on their behalf, has a duty of care to ensure that the trees in their care do not create an unreasonable risk. The liability associated with trees can best be avoided by clearly assigning the responsibilities for tree inspection and care and then documenting that this responsibility is met. Cities and other property owners are expected to conduct bi-annual work, including yearly tree inspections, removal, pruning, and other maintenance. The goal of tree risk management is to provide a systematic and defensible approach by which those risks can be assessed and managed to a reasonable level.

Objectives for the tree risk management plan that reduce exposure to liability:

- A tree inventory will be completed and maintained. Dates of inspection, condition of inventoried trees, and pruning and other maintenance needs will be recorded.
- Bi-annual inspections of community trees should be completed, and accurate inspection records should be kept.
- High and extreme risk trees and tree branches should be removed as they become known.
- Only trained, ISA qualified tree risk assessors, and insured tree care professionals who follow arboriculture industry practices should be hired for any tree maintenance work on public trees.
- College Place Park staff and other city staff as needed will participate in training on tree risk awareness and management, safe arboriculture procedures, first aid, safe equipment use, and tree risk incident procedures to develop basic surveillance skills for visually scanning trees to detect and report potentially high risk/ hazardous trees.

- Visual clearance for intersections, traffic signs, and signals shall be maintained.
- Requests by city departments, property owners, and others should be responded to promptly.
- Implement a risk tree mitigation action plan based on levels of risk.
- Implement a cyclic pruning program.

Tree risk assessment can also be used as an educational tool to demonstrate the necessity for urban forest planning. Proper planting and aftercare combined with regular pruning and periodic inspections reduces the likelihood that weaknesses or defects will become hazardous. Proper management will lead to permanent reductions in liability.

Public safety is the major concern for urban forest managers. College Place has a legal duty to exercise reasonable care to protect residents and the public from foreseeable risks. College Place managers, administrators, staff, and elected officials must demonstrate reasonable care to minimize the risk associated with trees in public areas (Figure 22). It is imperative for all College Place city departments to follow established risk management policies.

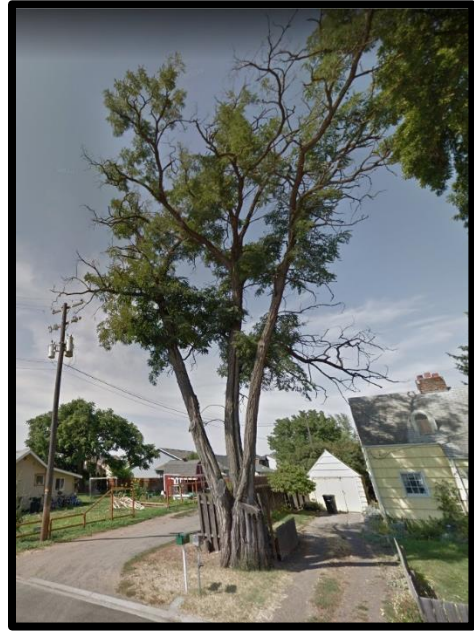


Figure 22 – Black locust in ROW along NW B street with codominant stems.

Tree Inspections

College Place has a legal responsibility to exercise due diligence that trees in parks and streets adjacent to city properties are reasonably safe. The standard of care or due diligence is the action a reasonably prudent person should exercise in same or similar circumstances. College Place's UFMP defines the agency's standard of care for tree risk management and assessment. College Place shall meet or exceed all arboriculture industry standards in its tree risk management program through the following actions:

- Establish, adopt, and implement UFMP and policy.
- Ensure that all tree inspectors are trained and qualified to exercise due diligence while conducting tree risk assessments for College Place.
- Undertake systematic inspections of trees on a schedule as described in the UFMP.
- Document the inspections and communicate the results to the appropriate person as defined in the UFMP.
- Undertake/recommend appropriate risk management action according to guidelines in the UFMP to reduce tree failures in the management program.
- Adhere to industry standards for general tree care activities.

Tree risk assessment is the systematic process to identify, analyze, and evaluate tree risk (Figure 23). It requires assessing the tree or tree parts for the likelihood of failure

impacting a target and the consequences of failure impacting a target. Inspections are the first line of defense in proactive risk management and maintenance programs.

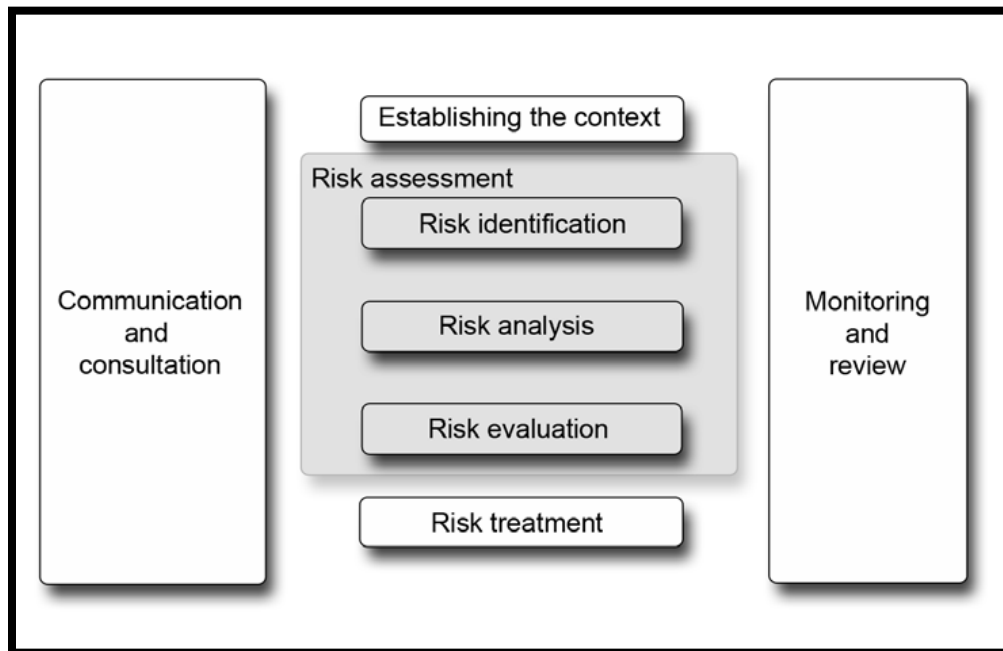


Figure 23 – Contribution of risk assessment (highlighted) to the risk management process (ISA Best Management Practices)

Major Defects and Conditions that Increase Potential for Tree Failure

- Dead parts (dead branches greater than 1-inch in diameter)
- Large broken and/or hanging branches greater than 2-inch diameter
- Cracks, splits, and cavities
- Codominant stems with weak branch attachments (included bark)
- Decayed wood or missing wood
- Unusual tree architecture – recent leans, topped trees, lack of trunk taper, asymmetric structure, excessive branch end weight
- Root loss – construction damage, under mining, decay
- Root defects – stem girdling roots, decay

Conditions affecting trees change constantly; none of us will ever be able to predict every tree failure. Conducting a tree risk assessment neither assures nor requires perfection. Risk assessment should, however, ensure that all reasonable efforts have been made to identify extremely and potentially high-risk trees present at the time of assessment.

College Place tree maintenance contracts shall include a qualified tree-care contractor with all necessary training, equipment, and qualified employees to evaluate tree risk. A list of qualified tree and available tree contractors shall be established that are available to assist in the case of natural events that create a high-risk tree situation if the primary contractor cannot handle the work within the allotted time frame.

Tree Risk Assessor Qualifications

Each assessor shall have a current certification as an ISA Certified Arborist and qualification as an ISA Tree Risk Assessor with a minimum of two years' experience in the field conducting tree risk assessments.

Risk Awareness Personnel and Qualifications

College Place staff, landscape and tree maintenance personnel, both contractors and College Place employees not meeting assessor qualifications shall attend an initial class on tree risk awareness, pruning maintenance, and tree risk incident procedures to develop basic surveillance skills for visually scanning the right-of-way plantings to detect and report potentially high risk/ hazardous trees.

A staff training log record verifies that College Place staff and subcontractors are receiving ongoing and pertinent continuing education. It serves as documentation if litigation occurs and demonstrates the agency is taking a proactive rather than a reactive tree risk management program.

Inspection Cycle: The evaluation cycle or inspection interval may range between one and five years, depending on the age of the tree, level of risk, specific conditions, College Place goals and resources, or regulations. The inspection may occur prior to normal storm seasons for the area. Mature trees and species with known failure histories may need to be inspected more frequently. Occurrence of tree or branch failures between inspections will indicate the adequacy of the interval between inspections. Additional inspections should be made following storm events. Intervals of 18 months between inspections alternate between leaf on and leaf off and provide opportunities for assessment during different growing seasons. An advantage to risk assessment during leaf off allows for a clear view of tree structure.

Risk Tree Abatement

Agencies, utilities, and property managers may have laws, ordinances, or risk management plans that define the level of acceptable risk. Safety is the priority but may not be the only basis used by the risk manager to establish acceptable levels of risk; budget, a tree's historical or environmental significance, public perception, and other factors may come into the decision-making process.

Mitigation and Action Strategy

The risk manager assisted by a qualified tree risk assessor/forestry staff organizes a tree risk team of employees and writes a Bi-annual Work Plan (BAWP). The goals, objectives, and activities are prioritized for the year based on funding, priorities, capabilities, assessment intervals, recent tree inventories, and previous year's failure logs.

Implementation of the BAWP includes:

- Pending mitigation actions from previous year.
- Identify trees and regions that need to be assessed or re-assessed based on assessment intervals.
- Assess the tree population by risk rating and condition classes. Trees with the highest risk rating, in the poorest condition class, and with multiple targets

occupying the target zone are the most problematic in the short term for College Place.

- Document removals, prunes, and other mitigation requirements.
- Assignment and schedule of College Place staff and/or contractors to implement mitigation actions.
- Monitor and document work results.
- Report results of BAWP and review risk management actions.

Considerations to use in setting priorities are outlined in this plan. The risk manager/city forester takes action to reduce risk to acceptable levels by implementing correction measures based on thresholds from the tree risk rating system. Remedial actions are taken dependent on what part of the tree might fail; the likelihood of failure; the potential targets; and potential damage to the target. Extreme trees shall be removed, high-risk trees may be mitigated, while moderate risk trees may be mitigated/monitored/inspected and stabilized as appropriate. Trees that are retained should be inspected on a scheduled basis. The determination of which trees to inspect and how often should be part of a tree risk program. Tree risk inspections should be performed by an ISA TRAQ qualified tree risk assessor.

With the initiation of a cyclic pruning program, at a minimum, each tree will be re-inspected once every cycle. Pruning crews will systematically work through the community and when they are assessing pruning needs, they can also evaluate risks. Any new risks can be added to the database and then further inspections can be requested if required. Simple risk abatement through pruning can be addressed as part of the cyclic pruning program.

OPERATING PLANS

Annual operating plans (AOP) will direct the day-to-day operations and can be used to project budget requirements for all aspects of urban forest maintenance. The AOP will include contract inspection, contract monitoring, planting, pruning, removals, tree risk inspections, plant health care, and maintenance of the inventory. Initially, the bi-annual plan will need to address priorities derived from the inventory, but eventually will be focused on proactive management objectives. Preparation and review of the AOP is the responsibility of College Place staff. An example is provided in Table 8.

The preparation of operating plans for this management plan is based on information provided by College Place staff, College Place historical expenditures on tree maintenance, inventory data, and regional industry standards. Operational costs also consider industry estimates for community population size, annual tree care funding, tree management policy and planning, contract tree services, tree populations, tree operations, and staffing profiles. Industry costs in part are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Operational costs are based on College Place historical maintenance costs, and the tree inventory population of 550, and maintenance needs found during inventory data collection. Costs per tree are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Removal costs vary depending on tree size and location. Small tree removal costs about \$200.00/tree. Large tree removal costs can range from \$1,500.00 to \$3,000.00/tree. There are 23 small trees and five large trees designated for removal.

Tree pruning costs are variable depending on tree size and structural issues. Small tree (< 6-inch DBH) pruning costs should average \$300.00/ tree. Large tree (> 6-inch DBH) can range from \$800.00 to \$1,500.00/tree. There are 560 trees that require some form of pruning.

PROGRAM ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
PLANNING												
Work priorities												
Organize activities												
Modification												
TREE REMOVALS												
Review inventories												
Field inspections/Risk assessments												
Announce/hold public hearings												
Schedule tree crews - Conduct removals												
Stump grinding/reseeding												
Inspections												
TREE PRUNING												
Review inventories												
Field inspections/risk assessment												
Schedule crew - Conduct tree pruning												
Inspections												
TREE PLANTING												
Review inventories/survey potential planting sites												
Survey neighborhoods; notify adjacent property owners												
Purchase trees												
Install trees												
Water trees												
Inspections												
COMMUNITY EDUCATION AND OUTREACH												
Education programs												
Report to Park Board of Commissioners												
Arbor Day Recognition												
Neighborhood Tree Committee												
STAFF TRAINING												
Professional development												
Safety training												

Table 10 – Example of an Annual Operating Plan (AOP)

OPERATIONAL REVIEW

Operational reviews may evaluate many components of an organization's forestry program. Reviews provide summaries of existing conditions, identify short-comings, and ultimately suggest goals, guidelines, and rationale that, once adopted will serve as a gauge for the standardization and optimization of program resources.

College Place's goal is to have a larger, healthy, diverse, functional, and structurally sound urban forest and thriving residential and business communities. The dynamics of balancing urban forest management and other city infrastructure needs, responsibilities, and assets are diverse and complex and suggest a dedicated, interdisciplinary, flexible approach and organization. However, the current constraints for comprehensive and effective urban forest management in College Place can be considered formidable.

Technical and Professional Resources

An adequate complement of professionals who, individually or collectively, understand the technical, operational, and administrative factors in urban forest management is needed to prescribe and monitor College Place's urban forestry activities, enforce policies and regulations, apply technical standards and practices, and review plans that affect the forest resource. Without this professional component in sufficient numbers, urban forest management decisions and actions often default to inadequately prepared decision-makers, which can have long-term, negative consequences for the forest resource.

Political Support

Support from elected officials and the citizens are critical to implement and maintain an effective comprehensive urban forest management program. The citizens own both the public and private urban forests, and without greater political support and increased citizen understanding and commitment, urban forest management in College Place may not reach its full potential.

Budget

The consulting team reiterates that to implement this UFMP and to realize the benefits of a healthy urban forest all aspects of this UFMP must be adequately supported with human and financial resources. Traditional funding comes from the city's tree assessment. An average of approximately 4/10 of one percent of municipal budgets across the western US go to urban forestry programs. This source of funding is in competition with all other city services and often urban forestry is considered an amenity rather than a necessity.

Urban forestry must generate enough interest in the stakeholders to position the program for recognition and sufficient funding. The program must change how stakeholders think about urban forestry and alter their beliefs about urban forestry. The role of urban forestry staff is not to move trees up the city list of importance. It is more critical to demonstrate how trees can help each city function whether it is police, fire, storm water management, water quality, or air quality. Urban forestry must be thought of as a solution to community problems and an economic engine worthy of city funding. Urban forestry provides essential benefits, opportunities for investment, solutions to city

problems, and connections to people. Many of the objectives and recommendations of the UFMP will assist in generating these outcomes.

Levels of Service (LOS) and Extrapolated Maintenance Costs

Levels of service are quantifiable measures of capacity, such as acres of park land per capita, labor hours per tree pruning based on DBH or visitor use per day. A budget plan is a function of the agency's priorities and preferred level of service toward achieving urban forestry objectives in the UFMP. The City of College Place must decide on an operating level of service it wishes to provide and accept the level of risk associated with the decision.

Typical tree budget allocations found in urban forestry programs across the United States allocate funding in these areas (Figure 23). College Place's current forestry budget allocations do not follow industry standards (Figure 24). These are approximations but provide an accurate representation of fund allocations. The priority should be to take care of what you have before substantially adding to the street tree population.

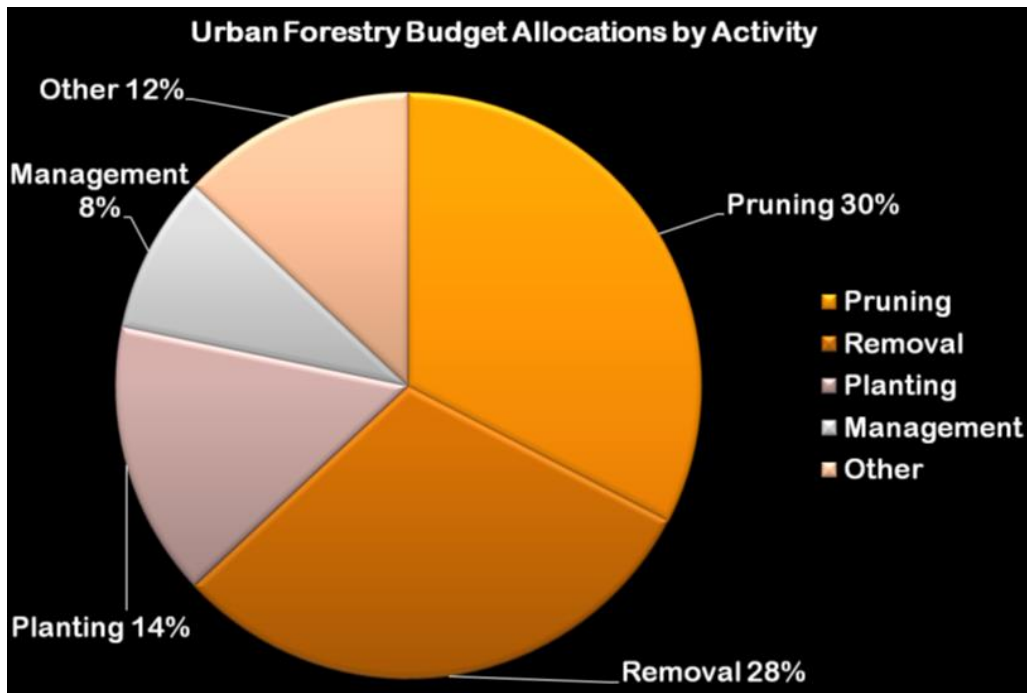


Figure 24 – Typical fund use in urban forestry tree budget allocations. College Place should adjust these figures to current conditions as outlined in the Extrapolated Maintenance Budget Table (Figure 25).

Operating budget estimates are based on 2023 city budget (\$80,000,000.000) and industry guidelines of approximately 4/10 of one percent of municipal budgets (Figure 25). If industry guidelines were applied to 2023 budget figures 4/10 of one percent amounts to \$320,000.00. These figures provide an indication of where the urban forestry budget in College Place is and how it compares to industry guidelines in the cities of similar size in the Northwest.

Figure 25 – Extrapolated Maintenance Budget

College Place	Two Year Average (2021 – 2022)	Industry Guidelines
Program Areas	Operating Budget	Operating Budget
Removal Tree Abatement	\$2,000.00	\$32,000.00
Tree Pruning	\$15,000.00	\$200,000.00
Other Tree Maintenance	\$17,000.00	\$16,000.00
Planting	\$4,500.00	\$40,000.00
Management	\$13,000.00	\$32,000.00
Totals	\$51,500.00	\$320,000.00
***Residential Property Assessment (estimate 3,700 housing units)	\$13.91 annually	\$86.49 annually

*****An example of an urban forestry assessment based on housing units to consider as a funding mechanism.**

Current College Place resources are not sufficient to address tree issues in a reasonable, timely and safe environment if the maintenance requirements and if tree conditions found in the sample inventory were extrapolated to the entire community tree population the gap in funding would be wider.

The personnel, equipment resources, and budgets of the urban forestry operations are not sufficient to meet the tree management and maintenance needs of the street, park, trail, and community forest system. A review of tree maintenance needs, maintenance schedules, crew configurations, personnel, equipment, and training required to manage and maintain trees in the city finds city insufficient. Current resource levels place the city in a reactive management position that increases the liability of the agency and exposes the community to increased risk.

Many cities operate under a mode of crisis management when it comes to tree care maintenance and correcting/removing high risk trees. Information from many U.S. cities shows that the cost per unit of maintenance is generally twice as high with crisis management that it is when maintenance is performed on scheduled or programmed basis (World Forestry Center 1993). In addition to higher maintenance costs, relying on crisis management may lead to injuries or deaths to park users and hazardous work environments for crews that eventually remove high risk trees.

Staff Training

The City of College Place staff and residents recognize the importance of trees to their community. Proper tree maintenance is critical to public safety, tree value, and realizing the benefits of trees. It is important that staff be professionally trained in tree maintenance to perform duties that are assigned. Proper tree maintenance by city staff illustrates city leadership and reinforces the objectives of the urban forestry program.

Arboriculture and tree care maintenance and operations are very specialized fields of work. Many years of education and training are required to perform competently and safely in the field and without harm to the trees. Tree care performed by city staff or contractors to College Place's public trees should be accomplished by ISA certified arborists or certified tree workers.

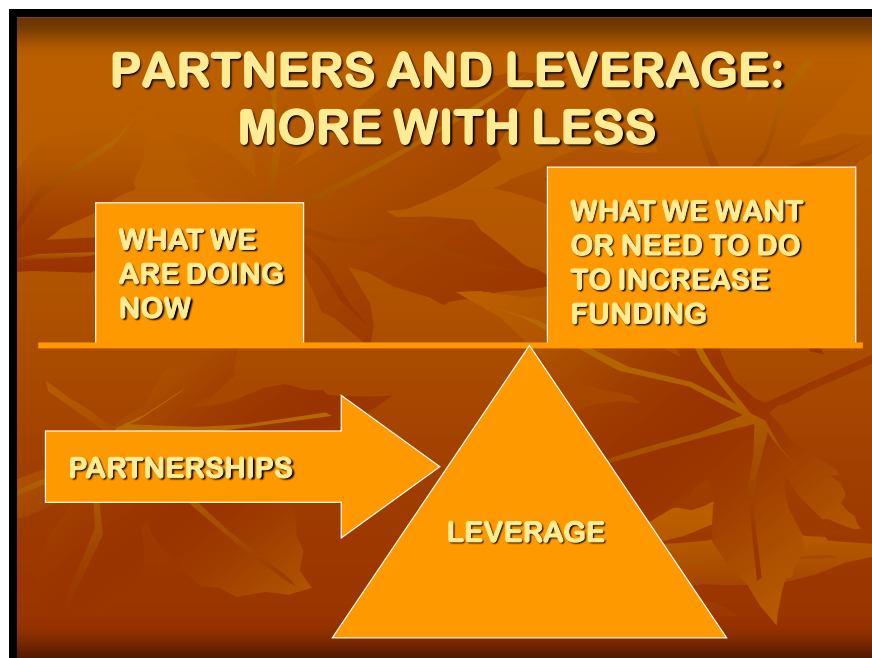
Annual training is a mandatory element in keeping staff updated on the current tree maintenance practices, risk assessment, and safety methods and practices in the arboriculture industry. Staff training is essential for working safely, efficient, following the best management practices of the arboriculture industry, and for advancing College Place's urban forestry program into the future. **The following objectives should be incorporated into College Place's urban forestry program.**

- Annual training for urban forestry staff.

Program Funding

College Place is aptly named, since the story of the city is dominated by the story of the college it hosts. Until the founding of Walla Walla College in 1892, the land that is now known as College Place was sagebrush-covered land three miles west of the city of Walla Walla. The university has a large impact on the community but also represents 15% of the city land mass in non-taxable status.

Alternative funding sources for community forestry programs are about associative re-positioning or changing who you partner with to leverage resources. In the graphic below 'What we are doing represents' tax dollars supporting our programs. These are dwindling and sporadic from year to year. By developing partnerships with various groups, we can leverage their resources to get 'What we want or need to do to increase funding'. Examples of partnerships and alternative fund sources are listed below the graphic.



Examples of alternative funding sources:

- Grants
 - Government
 - Private
- Inter-governmental charges: Maintenance fee recovery for road bond projects or right-of-way projects.
- ***Urban Forestry Assessments (Helena; Great Falls, MT)
- Capital Improvement Funds: Trees as infrastructure cited in ordinances (Austin and Houston, Texas)
- Direct Charges
- Mitigation Payments: You damage or destroy trees; you pay for it. Use ISA appraisal formulae to recover costs of damage or destruction of public property (trees).
- Special Events
 - Festivals
 - Tree Run/Walk
 - Christmas Tree Recycling
 - Business Grand Openings and Building Dedications
 - Birthday Milestones: First, 40th, 50th, etc.
 - Arboretum Plantings and Dedications
 - Community Entrance Tree Planting
 - Church Planting Projects
 - Civic Group Planting Projects
- Sales, Merchandising & Promotions
 - Historical Tree Merchandise
 - Trail of Trees/Tree Books
 - Tree Give-A-Ways
 - Firewood/Lumber/Nuts/Fruits and Other Tree Products
 - Memorial, Anniversary, and Tribute Trees
 - Sweepstakes/Contests
- Donations
 - Individuals
 - Utility Bill Donations
 - Donation Cans at Events
 - Trust In Agency Funds
 - Tourism Industry
 - Business Sponsorships
 - Event Sponsors
 - Carbon Credits
 - In-Kind by Citizens (Neighbor Woods programs)

The City of College Place has taken proactive steps in conducting a partial inventory and developing a management plan. To accomplish the mission and to achieve and sustain the community forestry goals, College Place should strive to attain all aspects of this strategic management plan. The costs associated with the implementation of the management plan must be developed within the context of the overall financial structure and administration of the City of College Place. On adoption of this strategic

management plan, it is imperative that the City of College Place and PAR Board develop long-range budget forecasts for its implementation.

PROGRAM ACTIONS

There are five program management elements that must be addressed on a bi-annual basis: Community Forestry Management Plan Adoption and Implementation, Tree Inventory, Proper Tree Maintenance, Tree Planting, and Risk Mitigation Program. Although each is essential to the maintenance of the community forest, an annual operating plan should be established to determine where budget dollars will be spent. College Place staff must establish public safety, responsible management of existing trees, and tree planting as high priorities.

Priority: Urban Forestry Management Plan Adoption and Implementation.

The UFMP is straightforward and comprehensive and contains appropriate goals and activities for College Place. The objectives of the UFMP are clear and far-sighted. The goal is to change the forest as it is today into one that reflects the goals of the management plan. The 5-year plan should be reviewed bi-annually to determine progress, review the activities accomplished, aid in the development of bi-annual operating plans, and plan for future activities to complete the UFMP recommendations. This ensures important components of the UFMP are accomplished and progress is made towards achieving a sustainable tree program. Long-range planning time horizons can be several years or a decade, but five years is most used and is a realistic time frame for implementation of the goals and recommendations of the UFMP.

Priority: Tree Inventory Maintenance

A significant component of an urban forest program is a professional analysis of the tree population. Using an ArcGIS tree management software such as TreeWorks™, the inventory of all public trees should be maintained to provide an accurate accounting of public trees. Using accurate, consistent inventory data and professional interpretation and planning leads to healthier, safer, trees with lower maintenance costs and increased benefits to the community provided by public trees.

Priority: Proper Tree Maintenance

After planting an appropriate species at a site that can support adequate growth, maintenance practices such as mulching, watering, and pruning should be employed for three to five years. If trees are pruned properly three or four times during the first twenty years, they will need less frequent and less costly pruning in later years. Pruning promotes sound structural development of a tree's trunk and branches. The most important period for pruning occurs when the tree is young. Pruning large trees is costly and usually consumes a large part of any tree program's budget. By prioritizing the proper planting and pruning of young trees, substantial savings can be realized by the entire tree program.

Early pruning performed properly will lead to long-lived healthy and safe mature trees. Pruning young trees properly produces substantial cost savings for the city. Training young trees can provide a strong branching structure that requires less frequent pruning

as the tree matures. Improved stewardship to increase the health and survival of recently planted trees is one strategy for increasing cost-effectiveness.

Additional training in young tree structural pruning and education regarding the growth habits of the various species being planted, as well as tree biology, anatomy, and physiology would be beneficial for College Place staff responsible for this task. This training can be received through several sources, including urban forestry consultants, the state's Community Forestry Program, and the Pacific-Northwest Chapter of the International Society of Arboriculture. The tremendous aesthetic and financial benefits to be gained in the years to come from proper pruning of young trees are a strong incentive for educating personnel about proper pruning techniques. The added knowledge gained by the individuals could augment the sense of professionalism in their jobs.

Large trees are a significant component of College Place's landscape. They form a canopy over streets, parks, and private properties. A mature tree is a costly management element, but it is an important element because of safety and tree health issues. The consequences of lack of care for large trees are the creation of more risk trees and poor tree health.

Enforcing standards for pruning and other tree care is crucial in providing correct and consistent plant health care. The International Society of Arboriculture has developed pruning standards for trees. In conjunction with industry standards specifications for pruning or any other tree maintenance are required.

Crown restoration, pruning for views, and other pruning are considered specialty pruning. Other helpful sets of standards to consider and include are the ANSI Standards for Arboricultural Operations—Pruning, Trimming, Repairing, Maintaining, and Cutting Brush—Safety Requirements (ANSI Z133.1) and the ANSI Standards for Tree Care Operations—Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices, Pruning (ANSI A300 (Part 1), Pruning). The safety and pruning standards are designed specifically for tree care operations and should be incorporated into College Place standards for tree care.

The primary structural defects in trees in College Place are codominant stems and dead branches. These are defects that caused many of the previous failure events and have the potential to cause many future failures if not dealt with in a timely manner.

Priority: Risk Management and Mitigation Program

Risk management is the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk. Risk mitigation is the process of reducing risk using an established hierarchy based on risk ratings, budget, resources, and policies. A tree risk management program provides information to develop a systematic approach to accurately identify the high to severe risk trees and initiate the timely removal or mitigation treatment to reduce the risk to an acceptable level.

Priority: Tree Planting

New tree planting is an essential part of College Place tree management. The health and stability of the College Place urban forest depends in large part on judicious tree

selection, location, and tree planting today, as well as regular maintenance of young trees.

The key to successful tree planting is to plant quantities College Place can maintain. Increase new plantings each year, but in quantities that match the maintenance abilities of College Place staff and resources.

To ensure that newly planted trees thrive, provide planting standards and specifications. These can best be expressed as general guidelines with references to technical publications. A great deal of information about the size of planting pits, staking, and other planting practices has been developed by the International Society of Arboriculture. The City of College Place and the Washington DNRC Community Forestry Program can provide other resources and training programs to ensure successful tree planting programs.

The primary issue in tree planting is improper installation causing the root collar to be buried. This is a significant problem with trees planted recently in College Place. Many of these trees can be replanted since they were planted recently. Root collar depth issues often cause premature death and decline in young trees. In older trees it can be a source of stem girdling roots which may lead to whole tree failure.

CONCLUSION

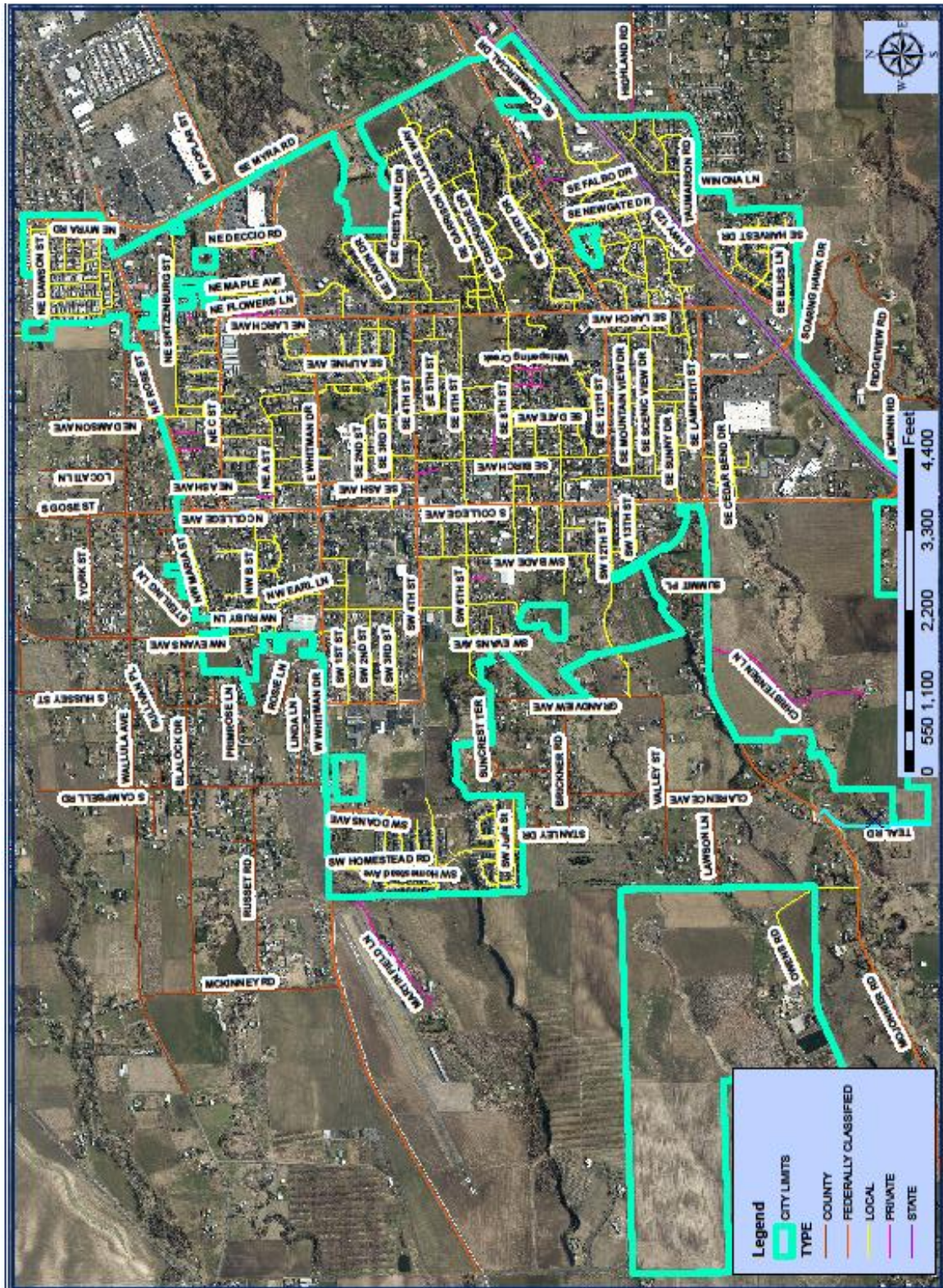
Community Forestry Consultants, Inc. has completed its assignment of evaluating and making recommendations regarding the community forest of College Place. This management plan provides College Place with the framework to implement the best management practices for the community forest. The management and maintenance needs for a successful urban forestry program have been developed from the best management practices available in the urban forestry and arboriculture industry.

The urban forest management plan should be considered a “living,” working document. The work objectives recommended in it should be reviewed bi-annually and adjustments made appropriately for the following year. The entire document should be revised on a five- or ten-year basis to determine if management and urban forest conditions have changed significantly.

Timely action needs to be taken to prevent tree failures, preserve tree resources, and maintain the trees of College Place. Trees are valuable assets to College Place. The healthier the trees are the more College Place’s vision and livability for their community is achieved. To realize these benefits, tree planting, pruning, and removing; increased education, preservation and funding, and management is needed. The focus goes beyond the individual tree to the entire city tree population or College Place’s working community forest.

The recommendations will help conserve College Place’s tree resources and sustain the tree canopy for future generations. Although this commitment will come with costs, the long-term benefits are significantly greater and will result in a sustainable asset for the citizens of College Place today and tomorrow.

APPENDIX A – Urban Forestry Map – Local Roadways



APPENDIX B – Tree Ordinance Writing Resources

Urban Forest Network – Model Tree Ordinance

A step-by-step process for developing a tree ordinance.

[Model Tree Ordinance \(urbanforestrynetwork.org\)](http://urbanforestrynetwork.org)

Guidelines for Developing and Evaluating Tree Ordinances

Bernhardt, E.A. and Swiecki, T.J.

California Dept. of Forestry and Fire Protection

https://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf

American Society of Consulting Arborists

A list with links for cities is available to help develop ordinances that will ensure the future of their community forests.

<https://www.asca-consultants.org/page/TreeOrdinances>

Tree Ordinance Development Guidebook

Georgia Forestry Commission

http://www.actrees.org/files/Newsroom/georgia_tree_ordinance.pdf

U.S. Landscape Ordinances: An Annotated Reference Handbook

by Buck Abbey, D. Gail Abbey

This comprehensive reference brings together and explains the planning ordinances which govern the landscapes of 300 U.S. cities. In it, the author demystifies the complex planning laws that regulate such areas as the design of parking lots, vehicular use areas, landscape buffers, and tree plantings.

Tree Ordinances by State

Presented by the Friends of the Urban Forest. Summary – Tree Planting, Preservation, and protection ordinances.

<https://friends.urbanforests.org/tree-ordinances-in-other-states/>

Tree City USA Bulletin #9 How to Write a Municipal Tree Ordinance

National Arbor Day Foundation

<https://www.arboday.org/trees/bulletins/documents/009-summary.pdf>

Tree City USA Bulletin # 31 Tree Protection Ordinances

National Arbor Day Foundation

<https://www.arboday.org/trees/bulletins/documents/031-summary.pdf>

Guidelines for developing urban forest practice ordinances Bell, P.C., Plamondon, S., and Rupp, M. Oregon Department of Forestry, Forest Practices Program, Urban and Community Forestry Program. This guide is designed to assist cities and counties in the development of urban forest practice regulations.

<https://oregonexplorer.info/content/guidelines-developing-urban-forest-practice-ordinances?topic&ptopic>

A Guide to Community and Urban Forestry Programming – Idaho

https://www.dnr.wa.gov/publications/rp_urban_guide_to_urban_forestry_programming.pdf?7c5u5

A Guide to Developing a Community Tree Preservation Ordinance. Hoefer, P.J., Himelick, E.B., and DeVoto, D.F., Urbana, IL, International Society of Arboriculture. 42 pp. Prepared in cooperation with the Municipal Arborists and Urban Foresters Society. The purpose of this manual is to be a guide for preparing new, or revising old, municipal tree ordinances.

<http://www.mnstac.org/treeordinances.html>

General Code Publishers

<https://www.generalcode.com/>

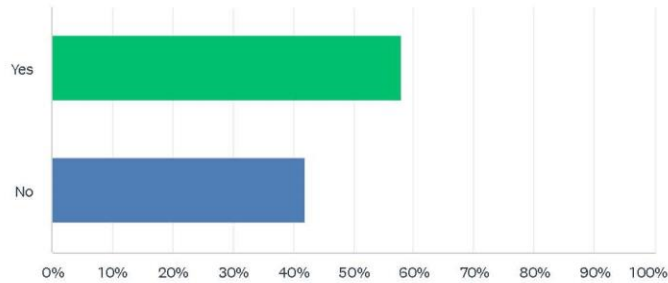
LexisNexis Municipal Codes

<https://www.lexisnexis.com/en-us/gateway.page>

APPENDIX C – On-line city-wide urban forestry program survey results

Q1 Were you aware that College Place has a tree maintenance program dedicated toward managing, maintaining, and preserving public tree resources throughout the city?

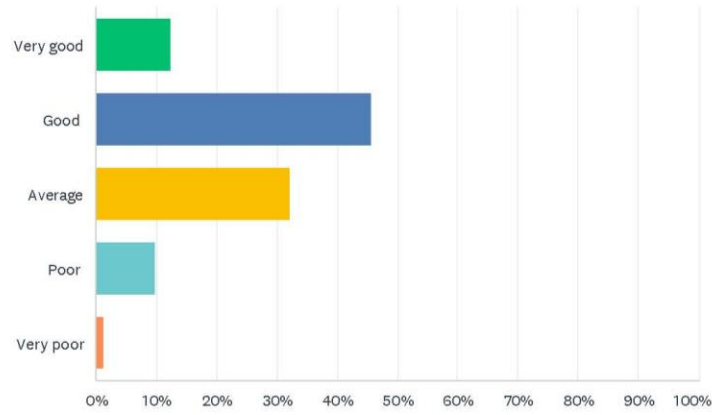
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	58.02%	47
No	41.98%	34
Total Respondents: 81		

Q2 How would you rate the overall quality of street and park trees in College Place?

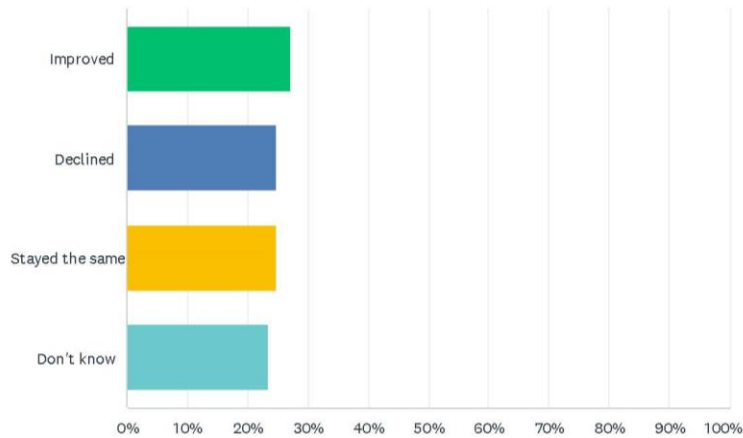
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very good	12.35%	10
Good	45.68%	37
Average	32.10%	26
Poor	9.88%	8
Very poor	1.23%	1
Total Respondents: 81		

Q3 The urban forest in College Place consists of the trees in parks and along streets. Do you think the overall quality of College Place's urban forest has improved, declined, or stayed the same in the last 10 years?

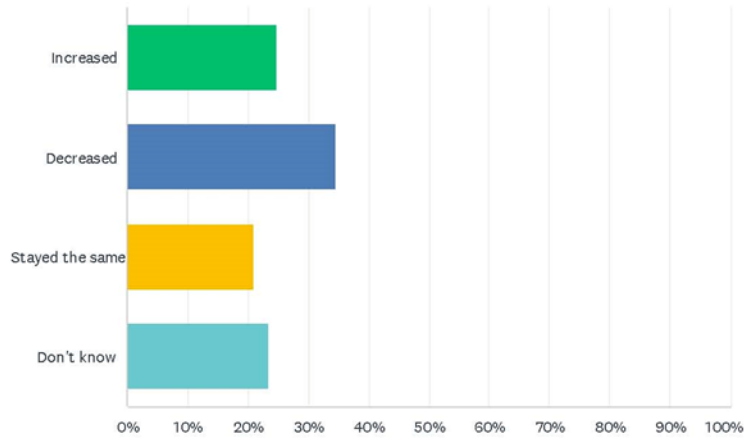
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Improved	27.16%	22
Declined	24.69%	20
Stayed the same	24.69%	20
Don't know	23.46%	19
Total Respondents: 81		

Q4 Over the past 10 years, do you think the number of trees in College Place has increased, decreased, or stayed the same?

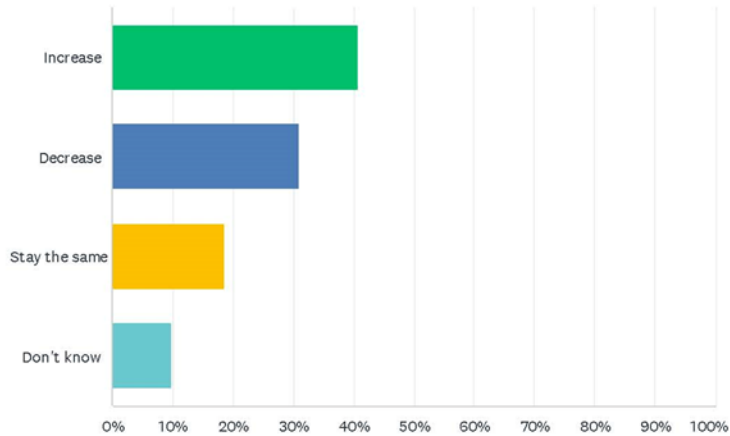
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Increased	24.69%	20
Decreased	34.57%	28
Stayed the same	20.99%	17
Don't know	23.46%	19
Total Respondents: 81		

Q5 Looking forward 10 years into the future, do you expect the number of trees to increase, decrease, or stay the same given tree maintenance does not have a dedicated staff person or budget?

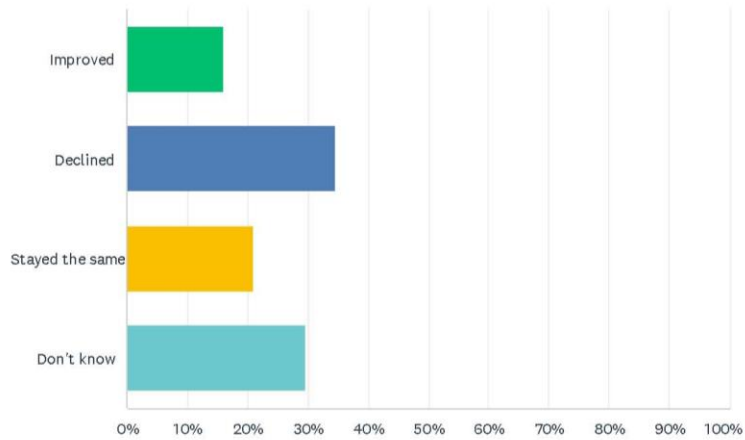
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Increase	40.74%	33
Decrease	30.86%	25
Stay the same	18.52%	15
Don't know	9.88%	8
Total Respondents: 81		

Q6 Do you think the overall health of the urban forest has improved, declined, or stayed the same in the last 10 years?

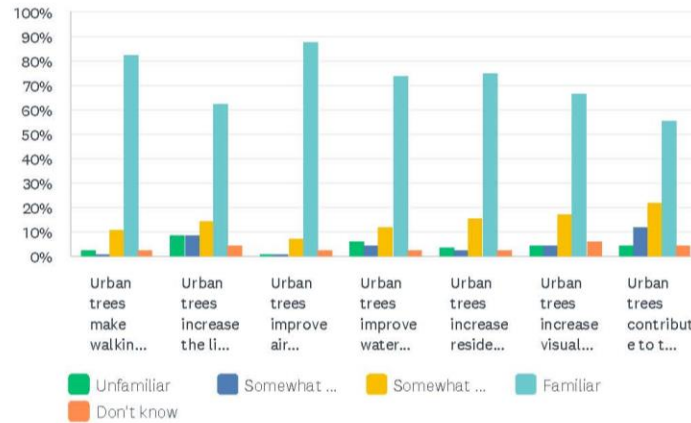
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Improved	16.05%	13
Declined	34.57%	28
Stayed the same	20.99%	17
Don't know	29.63%	24
Total Respondents: 81		

Q7 Urban trees provide many local benefits. How do you rate your familiarity with the following:

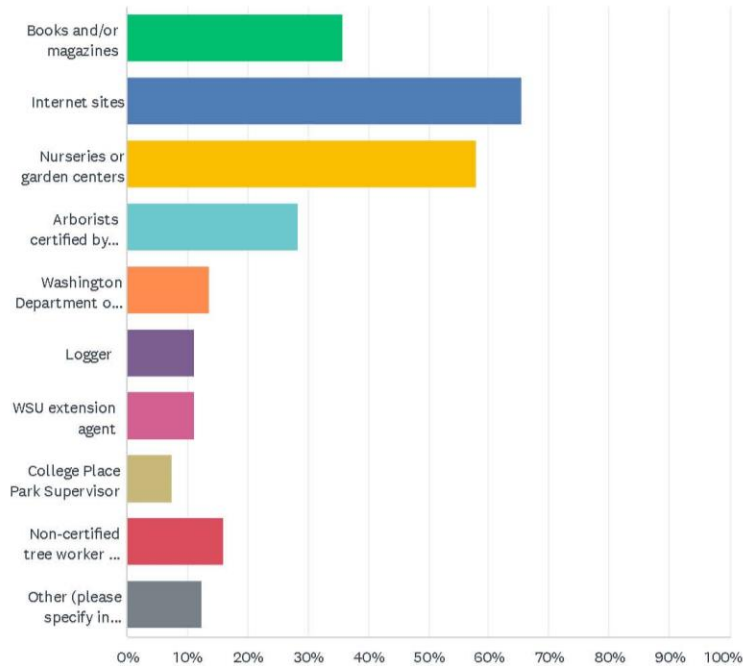
Answered: 81 Skipped: 0



	UNFAMILIAR	SOMEWHAT UNFAMILIAR	SOMEWHAT FAMILIAR	FAMILIAR	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Urban trees make walking or cycling through neighborhoods more enjoyable.	2.47% 2	1.23% 1	11.11% 9	82.72% 67	2.47% 2	81	3.81
Urban trees increase the life of streets and parking lots by keeping paved surfaces cooler in the summer.	8.75% 7	8.75% 7	15.00% 12	62.50% 50	5.00% 4	80	3.46
Urban trees improve air quality by filtering airborne pollutants and dust.	1.23% 1	1.23% 1	7.41% 6	87.65% 71	2.47% 2	81	3.89
Urban trees improve water quality by controlling pollution, erosion, and flooding during stormwater runoff.	6.17% 5	4.94% 4	12.35% 10	74.07% 60	2.47% 2	81	3.62
Urban trees increase residential and commercial real estate values.	3.70% 3	2.47% 2	16.05% 13	75.31% 61	2.47% 2	81	3.70
Urban trees increase visual quality, product pricing, patronage behavior, and shopper experiences in central business districts.	4.94% 4	4.94% 4	17.28% 14	66.67% 54	6.17% 5	81	3.64
Urban trees contribute to the psychological and social health of a community by reducing stress, crime, and other social issues associated with cities.	4.94% 4	12.35% 10	22.22% 18	55.56% 45	4.94% 4	81	3.43

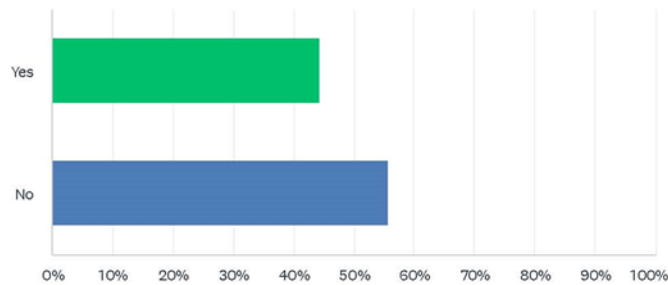
Q8 Where do you get your tree care advice (mark all that apply)?

Answered: 81 Skipped: 0



Q9 Do you have street trees along your street frontage located in the right-of-way?

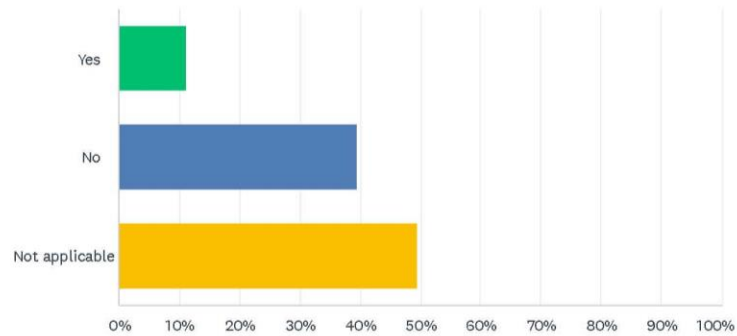
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	44.44%	36
No	55.56%	45
TOTAL		81

Q10 Were the tree(s) planted in the last five years?

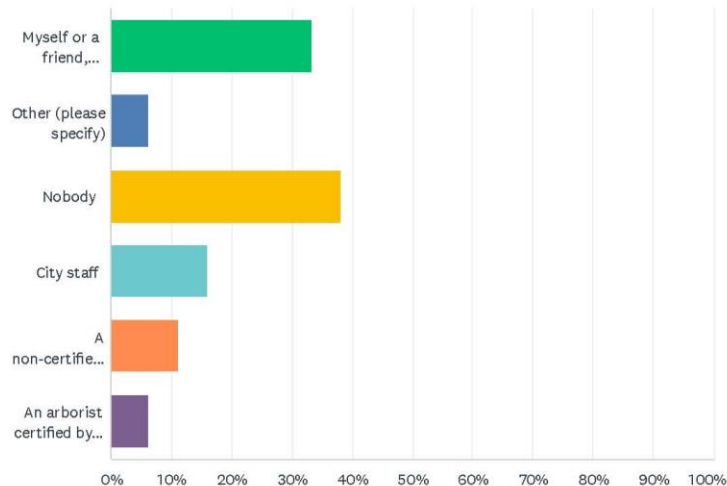
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	11.11%	9
No	39.51%	32
Not applicable	49.38%	40
TOTAL		81

Q11 Who performs pruning and other tree maintenance on your street tree(s)?

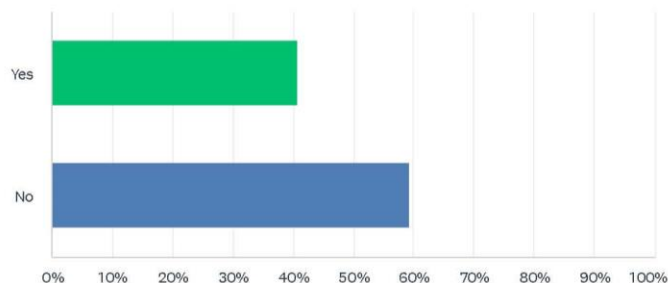
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Myself or a friend, neighbor, or family member	33.33%	27
Other (please specify)	6.17%	5
Nobody	38.27%	31
City staff	16.05%	13
A non-certified tree worker or landscape contractor	11.11%	9
An arborist certified by the International Society of Arboriculture	6.17%	5
Total Respondents: 81		

Q12 Did you know that College Place currently has a street tree ordinance in place for the following: planting, pruning, and removal of street trees?

Answered: 81 Skipped: 0



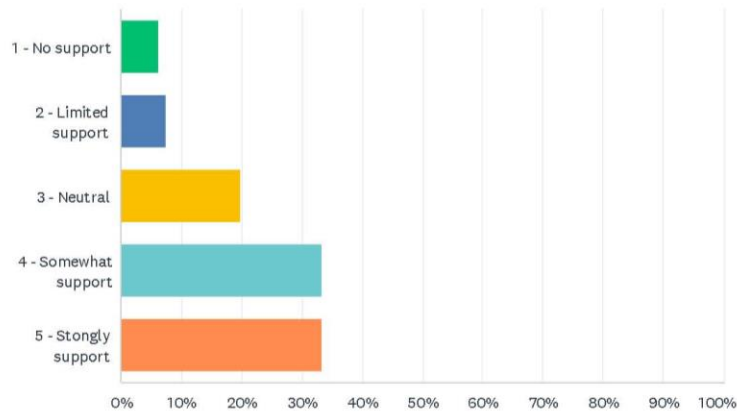
ANSWER CHOICES	RESPONSES	
Yes	40.74%	33
No	59.26%	48
TOTAL		81

Q13 Below is a list of programs and services provided by other Urban Forestry Programs in US. Please rate each of the following using a scale of 1 to 5, with 1 being "very low priority" and 5 being "very high priority."

	1 - VERY LOW PRIORITY	2 - LOW PRIORITY	3 - NEUTRAL	4 - HIGH PRIORITY	5 - VERY HIGH PRIORITY	TOTAL	WEIGHTED AVERAGE
Review of new development projects for tree retention and re-planting to ensure compliance with land development codes.	1.25% 1	3.75% 3	30.00% 24	42.50% 34	22.50% 18	80	3.81
Risk tree assessment for street trees and for private trees when requested by code enforcement.	3.70% 3	6.17% 5	24.69% 20	44.44% 36	20.99% 17	81	3.73
Coordinate street tree planting and pruning projects using volunteers and volunteer organizations.	3.70% 3	2.47% 2	28.40% 23	49.38% 40	16.05% 13	81	3.72
Coordinate the memorial tree program.	3.80% 3	12.66% 10	46.84% 37	24.05% 19	12.66% 10	79	3.29
Coordinate street and park tree planting with city parks department.	1.23% 1	2.47% 2	22.22% 18	41.98% 34	32.10% 26	81	4.01
Review and issue permits for the planting, pruning, and removal of street trees in compliance with city code.	6.17% 5	6.17% 5	35.80% 29	28.40% 23	23.46% 19	81	3.57
Host Arbor Day and other tree-related educational events.	1.23% 1	8.64% 7	30.86% 25	37.04% 30	22.22% 18	81	3.70
Manage natural forest land within the city limits.	0.00% 0	4.94% 4	14.81% 12	44.44% 36	35.80% 29	81	4.11

Q14 Using a scale of 1 (No support) to 5 (Strongly support), how would you respond if the city requested an increase in the city budget dedicated for public street and park tree maintenance?

Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES
1 - No support	6.17% 5
2 - Limited support	7.41% 6
3 - Neutral	19.75% 16
4 - Somewhat support	33.33% 27
5 - Strongly support	33.33% 27
TOTAL	81

Q15 The following question addresses urban forestry management in College Place. Using a scale of 1 (Strongly disagree) to 5 (Strongly agree) rate the following statements.

	1 - STRONGLY DISAGREE	2 - SOMEWHAT DISAGREE	3 - NEUTRAL	4 - SOMEWHAT AGREE	5 - STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
It is fair to require developers to preserve or plant trees in their projects.	1.25% 1	2.50% 2	3.75% 3	30.00% 24	62.50% 50	80	4.50
More trees should be planted on city property.	1.23% 1	0.00% 0	17.28% 14	35.80% 29	45.68% 37	81	4.25
The city should provide more funding for public tree care and maintenance.	1.23% 1	1.23% 1	25.93% 21	39.51% 32	32.10% 26	81	4.00
College Place's trees need a higher level of maintenance.	2.47% 2	4.94% 4	37.04% 30	33.33% 27	22.22% 18	81	3.68
Management of the urban forest should be centralized in an urban forestry department.	3.70% 3	3.70% 3	40.74% 33	29.63% 24	22.22% 18	81	3.63
Urban forest management in College Place needs more staff.	1.23% 1	6.17% 5	45.68% 37	27.16% 22	19.75% 16	81	3.58
The City should manage trees on private property.	39.51% 32	29.63% 24	19.75% 16	7.41% 6	3.70% 3	81	2.06
The City should only plant, maintain, and regulate trees on public property.	3.70% 3	12.35% 10	14.81% 12	29.63% 24	39.51% 32	81	3.89

APPENDIX D – S.W.O.T. Analyses

College Place Parks, Arbor, and Recreation Board 2/19/21

Attendees: Randy Grant; Tito Espinoza; James Frey; Carolyn Holm; Michael Rizzitiello

Strengths

Initial framework developed with assistance from College Place parks director.

Community care for trees – receptive to trees

Four distinct seasons – allows for a variety of trees.

Biodiversity in the area

People involvement

Park and Recreation plan; Comprehensive Plan; Development code; Stormwater master plan incorporate trees

Approved tree list

Partnership with Lions Club tree planting

Arbor Day celebration

Weaknesses

Playing catch up, behind in park tree management.

Budget constraints, funding

Staffing – no arborist on staff

Arterial streets – few or no trees along these streets

15% of land mass in city in non-taxable

Limited maintenance

Opportunities

Increasing community engagement – citizens groups

Continued community growth

Increasing species diversity – optimize planting.

Partnering with other cities, towns, agencies

Arterial tree planting

Planting new trees

Threats

Diseases

Limited diversity

City growth and development – infrastructure conflicts

Behind in program development

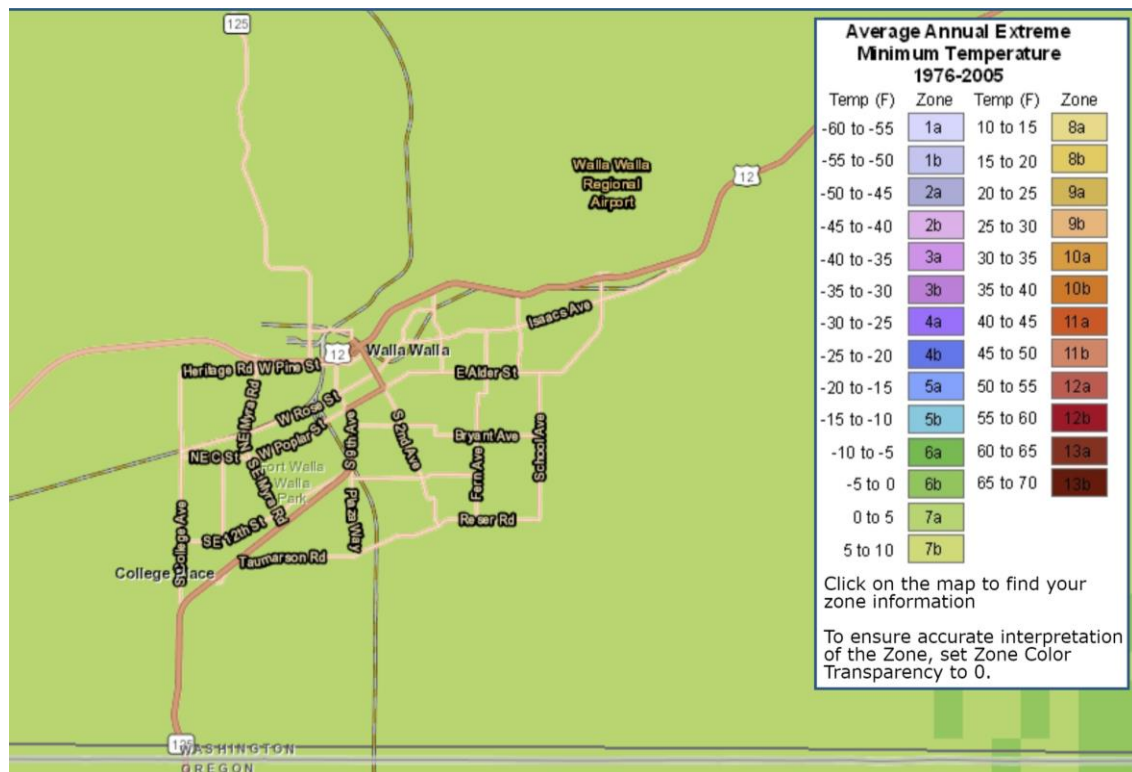
Roads – older development left little to no space for trees.

Types of trees planted.

Weather events

APPENDIX E – Potential Landscape Plant List

College Place is in USDA hardiness zone 7a. Minimum temperatures average minus five to minus ten. Average number of days above 86 degrees is forty-five to sixty according to American Horticultural Society plant heat-zone map. In College Place, the climate is warm and temperate. The winters are rainier than the summers. College Place summers are hot, dry, and mostly clear and the winters have moderate temperatures, mostly cloudy and changeable rainy weather. In a year, the rainfall is 15.6 inch, most occurring during the winter. Over the course of the year, the temperature typically varies from 31°F to 93°F and is rarely below 17°F or above 102°F.



The plant list provides options to try. It is not finite and merely represents some potential choices to increase diversity in College Place. The plant list below is composed of many species not in the tree population of College Place or in limited quantities. These trees may be hardy to College Place and are not natives but will adapt to the area. Diversification and willingness to try new species are the keys to a successful planting program.

CLASS I TREES

Red Buckeye

Aesculus pavia

Height: 20'

Spread: 20'

Hardiness: -20

A small tree with a rounded or shrubby habit. Lustrous dark green palmate leaves accent the red flowers in April and May. No appreciable fall colors. Some tolerance for shade, drought, and poor soils.

Autumn Brilliance

Serviceberry

Amelanchier x grandiflora

'Autumn Brilliance'

(treeform)

Height: 20'

Spread: 15'

Hardiness: -30

Tree form of serviceberry with an upright spreading crown, white flowers and a reliable, bright red fall color. The fruit is edible. Tolerates some drought.

Cumulus Allegheny

Serviceberry

Amelanchier laevis

'Cumulus' (treeform)

Height: 25'

Spread: 20'

Hardiness: -30

A serviceberry with a distinct upright and oval tree habit, fleecy white flowers in spring and a yellowish to orange-scarlet fall color. Smooth gray bark.

American Hornbeam

Carpinus caroliniana

Height: 25'

Spread: 25'

Hardiness: -40

A small tree with an irregular spreading habit, with a rounded outline. Dark green leaves change to yellow, orange and scarlet in the fall. Smooth, gray, irregular twisting bark adds interest in winter. Will grow in heavy shade and wet soils.

Pagoda Dogwood

Cornus alternifolia

Height: 25'

Spread: 20'

Hardiness: -30

This small tree has a distinctive horizontal branching habit and will develop a flat-topped crown. Masses of creamy white flowers are produced in early summer. Blue/black clusters of fruit in late summer. Fall foliage is a mix of yellow, to red/purple.

Kousa Dogwood

Cornus kousa

Height: 25'

Spread: 20'

Hardiness: -20

A small tree, vase shaped in youth, forming a rounded habit with distinct horizontal layering of the branches and exfoliating bark with age. Creamy, white bracts, resembling flowers, in spring, dark green leaves that change to reddish purple in the fall.

C. 'Satomi'

Pink flowered selection. Very ornate with layered branches.

Golden Glory Dogwood

Cornus mas 'Golden Glory'

Height: 20 - 25'

Spread: 15'

Hardiness: -15

More upright and free flowering than species (Corneliancherry Dogwood). The tree takes on a mounded shape, like an inverted pear. Great show of yellow flowers in spring and later bright red fruit. Foliage is dark green and turns purple in fall. Excellent tree for contrast.

Lavalle Hawthorn

Crataegus x lavalleyi

Height: 25'

Spread: 20'

Hardiness: -40

A small, dense oval canopy tree with shiny dark green foliage turning to bronzy copper-red in the fall. Usually thornless or with small one-inch thorns. Quite free of rust and very adaptable.

Thicket Hawthorn

'Ohio Pioneer'

Crataegus punctata

var. *inermis*

Height: 20 - 30'

Spread: 25 - 35'

Hardiness: -20

Broad-rounded tree, low branching usually becoming wider than tall at maturity. Thornless variety with excellent vigor. Foliage is gray green, contrasted by abundant white flowers in spring and dark red fruits in September and October. Fruits are usually persistent adding interest in winter.

Winterberry Euonymus

Euonymus bungeanus

Height: 20'

Spread: 20'

Hardiness: -20

A small, rounded, or shrubby tree with pendulous branches.

Leaves are light green and flowers are yellow. A beautiful tree in fruit.

European Euonymus

Euonymus europaeus

Height: 15-30'

Spread: 10-20'

Hardiness: -30

A narrowly upright tree in youth broadening as it ages with a rounded outline when mature. Early leaf out with a flat dark green color turning from yellow to reddish purple in fall. Fruits ripen pink to red in September and are quite attractive.

Korean Evodia

Evodia daniellii

Height: 25 - 30'

Spread: 25 - 30'

Hardiness: -20

Interesting small tree with a rounded shape. Lustrous dark green foliage complemented by profuse white flowers borne on stalks in June and July. No major insect or disease problems. Great mix of structure and ornamental display for urban area.

Golden Desert Ash

***Fraxinus excelsior* 'Aureafolia'**

Height: 20'

Spread: 18'

Hardiness: -15

Small, rounded tree with bright yellow twigs and golden stems. Foliage emerges yellow and greens slowly through the spring and early summer turning back to gold in late summer. Beautiful specimen, great contrasting tree and attractive in winter.

Amur Maackia

Maackia amurensis

Height: 25'

Spread: 25'

Hardiness: -25

A small round headed tree. Leaves emerge a silvery gray and gradually become dark green. Fragrant pale white flowers light the tree in July and August. Bark peels with maturity exposing a shiny amber to brown color, becoming curly in texture. Prefers moist, well-drained soil, but is quite adaptable to environmental conditions.

Merril Loebner Magnolia

***Magnolia x loebneri* 'Merrill'**

Height: 30'

Spread: 30'

Hardiness: -30

An upright habit becoming round with age. Leaves are thick and rigid, dark green and turn yellow in fall. Flowering peaks in April, where the tree resembles a white cloud covered with fragrant snowy blossoms. A vigorous grower and cherished landscape tree.

Yulan Magnolia

Magnolia denudata

Height: 35'

Spread: 30'

Hardiness: -30

Tree with spreading branches somewhat irregular, producing an informal outline. Leaves are thick and resilient turning yellow in fall. Flowers are fragrant, white and 4-6 inches wide, blooming in spring.

Elizabeth Magnolia

Magnolia x 'Elizabeth'

Height: 30-40'

Spread: 20'

Hardiness: -30

Compact oval tree, tall for a magnolia. Glossy green tough leaves and yellow flower (unique for magnolias), 6 inches wide and fragrant, bloom in spring before the leaves break.

Galaxy Magnolia

Magnolia x 'Galaxy'

Height: 20 - 25'

Spread: 15'

Hardiness: -20

A tree form magnolia with a strong central leader and pyramidal to oval shape. The foliage is lustrous green and flowers are large, 8 to 10 inches wide, blooming in spring on bare stems, pink outside and white inside. Good selection for a landscape or street where space is limited or confined.

Royal Star Magnolia

***Magnolia stellata* 'Royal Star'**

Height: 20'

Spread: 15'

Hardiness: -30

A hardy, compact, rounded tree with deep green foliage and yellow fall color. The large fragrant flowers bloom in early spring, before the leaves break. An excellent ornamental tree for small sites in urban landscapes.

Flowering Crabapples

Malus sp. (Red Flowers)

Hardiness: -20 (-30)

Malus 'Adams'

Height: 20'

Spread: 20'

Dense and rounded symmetrical habit. Pink flowers, red persistent fruit. American Masterpiece *Malus* 'Amazam'

Height: 25'

Spread: 18 - 20'

Pyramidal habit. Bright red leaves emerge and mature to dark maroon. Brilliant red flowers change to unique pumpkin orange fruits in fall that persist through winter. Klehm's Improved Crabapple
Malus 'Bechtel'
Height: 15 - 20'
Spread: 15 - 20'
Rounded form, dense dark green foliage, turning orange to orange red in fall. Large double pink flowers cover the tree in spring. Improved strain for disease resistance. Seldom fruits, very tidy tree.

Centurion Crabapple

Malus 'Centzam'

Height: 20'

Spread: 15'

Narrow upright habit, spreading slightly with maturity. Purple emerging leaves changing to bronze green. Rose-red flowers ripen to bright red fruits persisting through the winter.

Prairifire Crabapple

Malus 'Prairifire'

Height: 20'

Spread: 20'

Upright spreading habit becoming rounded. Reddish stems with foliage changing from purple to red hued green. Excellent color change from crimson buds to dark pink flowers to deep red fruits which persist through winter.

Flowering Crabapples

Malus sp. (White Flowers)

Hardiness: -20 (-30)

Malus 'Adirondack'

Height: 18'

Spread: 10'

Densely upright inverted cone shape. The cut of this cultivar combined with an overabundant white flower in spring makes this a "standard"

to which other flowering crabs are compared. Bright red fruits carry interest through winter.

Harvest Gold Crab

Malus 'Hargozam'

Height: 25'

Spread: 15'

Upright, moderately columnar habit. White flowers in spring are but a precursor to the golden fruits which adorn this tree through winter making it a showstopper in the landscape.

Malus 'Professor Sprenger'

Height: 20'

Spread: 20'

Stark upright habit makes for a larger statelier looking tree than other crabs. Red buds bloom white with pink tones ripening to orange-red fruits and endure on the noble frame through winter.

Malus 'Sentinel'

Height: 20'

Spread: 12'

Vase shaped, an unusual form for a crab makes its mark as an excellent street tree under power lines. Flowers are white with a touch of pink, fragrant, with bright red fruits that carry through the winter.

Malus 'Spring Snow'

Height: 25'

Spread: 20'

Dense and oval shaped, quite large for a flowering crab.

Flowers are white and sterile; the tree is without fruit and is an excellent addition to the

landscape where dropping fruits would be objectionable.

Sugar Tyme Crabapple

Malus 'Sutyzam'

Height: 18'

Spread: 15'

Upright spreading with a somewhat irregular oval outline. Great informal character, smothered in sweet white flowers in spring. Fruits

are wine red and persist through winter.

Golden Raindrops Crabapple

Malus transitoria 'Schmidtleaf'

Height: 20'

Spread: 15'

Hardiness: -20

Upright vase shaped habit.

Very unusual cherry, with a delicate appearance, slender branches are draped in uniquely cut glossy green leaves. An abundance of small white flowers ripen to tiny bright yellow fruits which hang like drops of rain from this elegant tree.

Persian Parrotia

Parrotia persica

Height: 20 - 30'

Spread: 15 - 25'

Hardiness: -20

Small single stemmed tree with upright to wide spreading branches, oval outline. Pink to purple emerging leaves blend to glossy green and turn a beautiful succession of yellow to orange to red in fall. An excellent selection for streets and landscapes, given size, color display and remarkable resistance to pests and disease.

Cascade Snow Cherry

Prunus 'Berry'

Height: 25'

Spread: 20'

Hardiness: -20

Upright spreading vase form. Large pure white flowers cover this tree in spring followed by glossy dark green foliage which turns yellowish to bronze-orange in fall. This cultivar has shown an increased resistance to diseases that affect other ornamental cherries.

Prairie Gem Pear***Pyrus ussuriensis* 'Mordak'**

Height: 25'

Spread: 20'

Hardiness: -30

Densely branched and compact tree with a round canopy.

Leaves are bright green, thick and leathery turning golden yellow in fall. White flowers blanket the tree in early spring. Excellent pear for urban plantings.

Ivory Silk Lilac***Syringa reticulata* 'Ivory Silk'**

Height: 25'

Spread: 15'

Hardiness: -20

Tree form lilac, oval and compact with upward curving branches. Foliage is dark green, flowering when young.

Displays large white flower clusters in early July. Excellent choice for beauty and adds variety to urban landscapes.

CLASS II TREES

Italian Alder***Alnus cordata***

Height: 30 - 45'

Spread: 25 - 35'

Hardiness: -15

A pyramidal to rounded tree with a rather dense canopy for alders. Leaves are spade shaped and finely toothed, dark green and lighter underneath. Trees are compared in outline to Little Leaf Lindens and Common Pear in appearance. Will tolerate poor soil conditions and does best near water. Little used, but highly recommended for urban landscapes.

Black Alder***Alnus glutinosa***

Height: 40 - 50'

Spread: 30 - 35'

Hardiness: -30

Fast growing tree with a broadly pyramidal habit, somewhat irregular. Dark green leaves change to yellow in the fall. These trees thrive near water and perform well in poor soils. Good tree for an alternative to willows and other poplars. The 'Pyramidalis' cultivar has an excellent narrow form and recommended for confined space areas.

European Hornbeam***Carpinus betulus***

Height: 25 - 40'

Spread: 25 - 35'

Hardiness: -20

Pyramidal shape, quite dense with dark green leaves. Fall color is usually yellow but during cold winters can turn dark red. Heat and drought resistant.

F. 'Fastigiata', a columnar cultivar, is taller, and in youth spreads 15', but tree will eventually become wide. Branching must begin at 5' or above if planted as a street tree.

Katsuratree***Cercidiphyllum japonicum***

Height: 40 - 50'

Spread: 40

Hardiness: -20

In youth pyramidal and maturing to a variety of pyramidal rounding forms. Leaves are heart shaped and emerge red-purple and change gradually to bluish green with great fall colors, yellow to apricot and sometimes crimson. Performs better if shaded from afternoon sun.

American Yellowwood***Cladrastis lutea***

Height: 30 - 50'

Spread: 40 - 55'

Hardiness: -20

Round tree, often wider than tall. Leaves are bright green,

resembling those of English Walnut and turn brilliant to golden yellow in Fall. The bark is smooth and gray much like a Beech. The name derived from the color of the heartwood. Terrific displays of white flowers with a sweet fragrance in May and June.

Turkish Filbert or Hazel***Corylus colurna***

Height: 50'

Spread: 30'

Hardiness: -20

Broadly pyramidal, somewhat compact. Dark green foliage with exfoliating bark when mature. Fall color of little significance. Tolerates environmental extremes and conditions exhibiting stress in other trees. No serious pest or disease problems. Stately and formal character, excellent for urban plantings.

Hardy Rubber Tree***Eucommia ulmoides***

Height: 45'

Spread: 45'

Hardiness: -20

Tree with a rounded outline and ascending branches. Foliage is spectacular, glossy dark green and pest free. The bark of mature specimens adds to the trees interest. Fall color is minimal. Tolerates a variety of soil conditions. Unique tree species for cold climates.

European Beech***Fagus sylvatica***

Height: 40 - 50'

Spread: 15 - 40'

Hardiness: -20

Stately tree, narrowly compact to densely pyramidal to broadly oval, branching close to the ground. Leaf color varies dramatically between cultivars. It is said that the right cultivar of this tree can enhance any landscape. Care should be used with planting lower branching

trees to avoid creating a traffic nuisance.

F. 'Fastigiata' Fastigate Beech
Trees deep green, tight form makes it one of the most striking columnar trees.

F. 'Riversii' Rivers Purple Beech
Broadly oval habit, foliage has striking purple shades, spring through summer.

F. 'Zlatia' Golden Beech
Upright pyramidal habit, young leaves are yellow maturing to golden green.

Maidenhair Tree

Ginkgo Biloba

Height: 40 - 55'

Spread: 15 - 35'

Hardiness: -25

Young trees are irregularly shaped but finish broadly symmetrical. Usually all marketed trees are male due to the offensive smell of the female trees in fruit. The leaves are uniquely lobed and bright green on both sides, changing to bright to golden yellow in fall. Having outlived most of its enemies Ginkgo is a fine specimen for urban planting. (Female trees produce fragrant fruit that some find offensive.)

G. 'Autumn Gold'

Very uniform and balanced pyramidal tree. Spreading at maturity.

G. 'Magyar'

Narrow pyramidal form with a strong central leader. Well-spaced branches.

G. 'Princeton Sentry'

Narrow tapering growth almost columnar. Tallest of the three.

Carolina Silverbell

Halesia Carolina

Height: 30' - 40'

Spread: 20' - 35'

Hardiness: -30

White, hanging, bell-shaped flowers are produced in May and give way to four-winged, brownish, fruit that is persistent through winter.

Foliage on this broad, rounded tree will turn yellow in autumn.

Korean Mountain Ash

Sorbus alnifolia

Height: 40-50'

Spread: 30'

Hardiness: -20

Hardiness: -30

Full -Part Sun

Glossy dark green, simple leaves. The tree has an oval to rounded form. Clusters of white flower umbels develop in late spring. Orange/red berries are produced in late summer and fall. Robins and cedar waxwings love the berries when they return in late winter. Bark is gray with white markings. Leaves turn gold to orange in autumn. (Fruit set is not as abundant as the European Mountain Ash.)
S. 'Redbird' produces red fruit and has a more columnar habit.

Tupelo

Nyssa sylvatica

Height: 30 - 40'

Spread: 20 - 35'

Hardiness: -20

Also known as Black Gum, Sour Gum and Pepperidge. In youth the tree is pyramidal but becomes rounded or oval as it ages. Leaves are glossy green and fall color is excellent, turning bright yellow, orange coppery red, or purple. Tolerates poor drainage and some drought. Makes a great park or street tree for residential areas.

American Hophornbeam

Ostrya virginiana

Height: 30 - 45'

Spread: 25'

Hardiness: -30

Rounded oval shape made up of slender branches, sometimes arching up or down. Leaves are bright green turning yellow to brown in fall often persisting adding winter

interest along with the hop like fruits. Tolerates dry conditions and free of major disease and insect problems.

Amur Cork Tree

Phellodendron amurense

'His Majesty'

Height: 40'

Spread: 35'

Hardiness: -30

This is a seedless selection of a fast growing broadly vase-shaped tree. It has a good branch-ing habit with interesting cork-like bark. Yellow fall color.

Sawtooth Oak

Quercus acutissima

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -20

Tree typically develops a widely spreading and dense canopy that is rounded at maturity. May need protection in youth, but once established the trees handle harsh winters well. Emerging leaves are brilliant yellow and fall color is bronze. Deeply ridged and furrowed bark adds winter interest. Lacks pest and disease problems. The only detractor for street tree use is acorn debris. (There will be fruit drop in the fall and could be hazardous under foot.)

Chinkapin Oak

Quercus muehlenbergii

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -15

In youth the tree is rounded and somewhat irregular, but gains stature and elegance with maturity. The leaves are indented to slightly lobed, lustrous yellow green turning to various shades of yellow to orangish brown in fall. Somewhat difficult to transplant and dislikes alkali soils, but once established it

performs well. (There will be fruit drop in the fall and could be hazardous under foot.)

Sassafras

Sassafras albidum

Height: 30 - 60'

Spread: 25 - 40'

Hardiness: -20

Pyramidal shape in youth changing to an irregular flat top with an oblong outline. Bright green leaves offset yellow, often, red stems which enhance an excellent fall display with shades of yellow and orange to scarlet and purple. The mahogany bark of mature trees and fragrance are additional interests.

American Linden

Tilia americana

Height: 35 - 50'

Spread: 20 - 35'

Hardiness: -40

Tall stately trees, cultivars generally smaller in size especially when used in urban areas. Leaves are generally 4 to 8 inches long and about as wide in a range of green shades. Bark is gray to brown with narrow lateral furrows. The wood is soft and easily pruned but is elastic enough to handle most weather extremes. These trees will entirely block the sun in their shadow so place them appropriately.

T. 'Boulevard'

Dense, narrow pyramidal habit with ascending branches.

Yellow in fall.

T. 'Legend'

Rounded pyramidal habit, yellow fall color.

T. 'Lincoln'

Slender, upright and compact form with light green leaves, 25' by 15' in 25 years.

T. 'Redmond'

Full pyramidal form, uniform with large leaves and red branches, winter interest.

Littleleaf Linden

Tilia cordata

Height: 40 - 45'

Spread: 45'

Hardiness: -30

Trees are pyramidal, rounding with maturity. Leaves are generally smaller, 2 to 3 inches long and wide, (except Glenleven) finely serrated and turn yellow in fall. Trunks are usually straight and bark smooth. Likes well drained alkali soils, but pH adaptable and tolerates pollution well. Makes an excellent selection for any urban planting.

T. 'Chancellor'

Fastigate in youth, becoming pyramidal with age. Good branch development.

T. 'Corzam' Corinthian Linden

Narrowly pyramidal, 15' spread. Yellow in fall. Excellent tree for limited space.

T. 'Glenleven' Glenleven Linden

Fast growing with a straight trunk, leaves twice the size of 'Greenspire'

T. 'Greenspire'

Single straight leader, good branch angle. Tolerates difficult conditions.

T. 'Olympic'

Very symmetrical pyramid form, better branching than some other cultivars.

Sterling Silver Linden

***Tilia tomentosa* 'Sterling'**

Height: 45'

Spread: 35'

Hardiness: -20

Upright pyramidal form with a superior branching frame, smooth bark and straight trunk makes it a very appealing tree for all seasons. Furry green leaves, silvery white underside, turn yellow in fall. Shows distinction from *Tilia cordata* cultivars and is an excellent addition to the Linden family.

Japanese Pagoda Tree

Sophora japonica

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -20

Broad crown. Creamy-white to yellowish-green large inflorescences blanket the tree anytime from early August to early September, with about a three-week bloom period. Thick green pods mature to yellow-green fruits, with the large beans appearing as knobs within the otherwise thin pods. Very urban tolerant (especially to heat, drought, pollution, compacted soils, and poor soils)

CLASS III TREES

Bitternut Hickory

Carya cordiformis

Height: 50 - 75'

Spread: 35 - 50'

Hardiness: -20

Usually, a slender tree with an irregular oval crown, often widest at the top. The foliage is light green turning yellow to bronze in fall. This hickory is free of most major pest and disease problems and seems to do better than most in restricted sites. Recommended for Park and Boulevard use because of fruit drop and can be hazardous underfoot.

Fagus sylvatica

European Beech

Height: 50' - 60'

Spread: 50'

Hardiness: -30

Broad pyramidal tree with wavy, shiny, dark green leaves. Foliage turns reddish/bronze in fall. Leaves persist through winter. Smooth, gray, wrinkled bark. Tree can grow very wide and branches will often touch the ground.

Kentucky Coffeetree
Gymnocladus dioica

Height: 50 - 65'

Spread: 40 - 50'

Hardiness: -30

Sharply ascending branches, rising to form a narrow oval crown. The bark is unique, developing on young stems. Spring leaves are late to emerge, their pinks and purples are a nice contrast to greening trees. Seldom bothered by pests or disease, pollution tolerant and strong, upright growth make this an excellent street tree.

Butternut
Juglans cinerea

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -30

Round topped tree with wide spreading crown of large horizontal branches and stout laterals. Leaves are dark green and woolly, white ridges and gray furrows make up the mature bark. Fruit debris may be a nuisance. Performs well in the rocky, dry and limestone-based soils, a prevalent soil type in Spokane. Usable as Boulevard and Park tree.

Swamp White Oak
Quercus bicolor

Height: 50 - 60'

Spread: 40 - 50'

Hardiness: -25

A broad openly branching tree with rounded crown on a short trunk. Leaves are smoothly lobed, leathery and dark green, changing to orange and yellow brown in fall. Better transplant success than White Oak and does well in wet sites. Useful as a Park or Boulevard tree, acorns can be a nuisance.

Shingle Oak
Quercus imbricaria

Height: 50'

Spread: 40'

Hardiness: -20

Pyramidal form when young, maturing to a rounded habit. Leaves lacking lobes, wavy, bright glossy green changing from yellowish to rusty red in fall. Tolerates dry conditions and has small acorns making it an excellent tree for streets and other urban sites.

Chestnut Oak
Quercus prinus

Height: 50 - 60'

Spread: 50 - 60'

Hardiness: -20

Rounded and dense irregular spreading canopy. Leaves are bluntly and shallowly toothed, dark yellow green turning orange yellow to yellow-brown in fall. Performs well in dry, rocky and lime-based soils, a prevalent soil type in Spokane. Great informal character, good for Parks and Boulevards where acorn debris can be managed.

English Oak
Quercus robur

Height: 50'

Spread: 40'

Hardiness: -20

Short and stout tree with a large, rounded crown of open thick branches, somewhat irregular. Leaves are variably lobed, dark green upper and pale green lower surfaces. Adapts to soils and climate types well. Acorn debris may create a walking hazard. Q. 'Fastigiata' Skyrocket Oak Narrow oval form, uniform and stately, excellent for confined sites.

Q. 'Michround'

The Westminster Globe Oak is very uniform and symmetrical tree.

Red Oak
Quercus rubra

Height: 50 - 60'

Spread: 45 - 50'

Hardiness: -30

Broad headed tree with a rounded crown. Leaves are sharply toothed dark green and turning brilliant to deep red in fall. Rapidly growing and readily transplanted giving it advantages over other Oaks for use in urban landscapes. Acorn debris may create a walking hazard.

Shumard Oak
Quercus shumardii

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -15

Pyramidal form, becoming upright spreading and broadly oval. Sharply cut dark green foliage with reliable red fall color. Adapts to soil conditions and is drought tolerant. One of the better transplanting oaks. Acorn debris may create a walking hazard.

Japanese Zelkova
Zelkova serrata

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -20

Vase habit rounding with maturity. Leaves toothed like elm (same family), usually dark green with a choice of fall color, depending on the cultivar. Bark color and texture is of interest from youth to maturity. All cultivars are resistant to Dutch Elm Disease. Beetle damage also appears to be less problematic. Handsome

trees, excellent for urban landscapes and streets.

Z. 'Green Vase'

Fast growing, graceful vase form, dapple shade tree.

Orange in fall.

Z. 'Halka'

Widening vase, with large feathery branches. Yellow in fall.

Z. 'Village Green'

Broad vase to rounded form, very vigorous. Rust red in fall.

Pioneer Elm

Ulmus x 'Pioneer'

Height: 50'

Spread: 50'

A Dutch Elm resistant cultivar that vigorously forms a rounded, spreading crown. The dark green foliage turns to yellow in autumn.

CLASS IV TREES

Shagbark Hickory

Carya ovata

Height: 100'-125'

Spread: 25'

Hardiness: -20

On mature trees the gray bark separates into interesting, wide plates that curve outward from the trunk giving it a shaggy appearance. The tree adapts well to dry or wet soil but prefers well-drained sites. The fruit is edible and gathered in the fall. It is a long-lived tree. Fruit debris may create a walking hazard.

Tulip Tree

Liriodendron tulipifera

Height: 70 - 90'

Spread: 35 - 50'

Hardiness: -20

Tree develops quickly with a tall straight trunk; several large

sinuous branches develop a narrow oval frame. The leaves actually appear tulip like medium green changing to yellow and golden in autumn.

Cucumbertree Magnolia

Magnolia acuminata

Height: 50 - 80'

Spread: 40 - 80'

Hardiness: -25

Pyramidal growth habit when young aging to a broad-rounded outline with massive spreading branches often arching towards the ground. Foliage is dark green, flowers are smaller than some magnolias, but in abundance. Makes a great tree for parks, golf courses and other open areas, where it can have room to spread.

Black Walnut

Juglans nigra

Height: 50 - 75' (100')

Spread: 50 - 75'

Hardiness: -20

Develops a rounded well-formed crown that is devoid of branches a third to two thirds the way up the tree. It will become wide spreading. Leaves are finer than Bitternut and less furry. Bark is brown to grayish black and roughly diamond shaped. May inhibit the growth of other plants near the site. Tolerates dry conditions and can be used for streets where ground clearance is needed, but performs best when used for Parks and Boulevards, due to dropping fruit.

Dawn Redwood

Metasequoia glyptostroboides

Height: 60 - 100'

Spread: 25 - 40'

Hardiness: -20

Deciduous conifer, with a tall pyramidal or conical form. Large basal spread. Bright green foliage renewed every year. Grows rapidly and tolerate wet sites if drainage is not restricted. In winter the skeletal frame of larger trees is starkly majestic. Definitely a tree for large areas so select sites appropriately.

Bloodgood London

Planetree

Platanus x acerifolia

'Bloodgood'

Height: 50 - 80'

Spread: 40 - 60'

Hardiness: -15

Broadly pyramidal, rounding with thick spreading branches at maturity. Large basal spread. Large maple like leaves turn yellow in fall. Bark is peeling creating a brown/cream mottling with year-round interest. Better resistance to anthracnose disease than other sycamores but still can be a problem if trees are overused.

White Oak

Quercus alba

Height: 60 - 80'

Spread: 50 - 70'

Hardiness: -30

Juvenile shape is pyramidal maturing with a broad, wide spreading and majestic crown. Leaves are bluntly lobed, dark green to blue green. Autumn color varies from brown to red. A challenge to transplant and establish, but worth the effort. The tree is best when used in Parks and Boulevards, due to dropping fruit.

Bur Oak

Quercus macrocarpa

Height: 55 - 80'

Spread: 50 - 70'

Hardiness: -40

Weakly pyramidal or oval to start, developing into a large broad, rounded wide spreading tree with a massive trunk.

Foliage is partially lobed, dark green above and grayish below, turning yellow brown to

purplish in fall. Corky bark on smaller branches adds interest. Adapts to a wide range of soil types, drought and pollution tolerant, makes an excellent tree for urban areas where acorn debris can be managed.

Accolade Elm

Ulmus japonica x wilsoniana

'Morton'

Height: 70'

Spread: 60'

Hardiness: -30

A graceful, vase shaped tree with arching branches. It is resistant to the elm leaf beetle and so is a great substitute for the American Elm. Foliage turns to yellow in the fall.

Appendix F – Tree Sidewalk Conflict Resolution Options

There are several other options to address tree sidewalk conflicts in addition to those mentioned in the body of the management plan. These are discussed and illustrated below.

Pop-outs or bulbs are like curving sidewalks. Space can be increased for newly planted or existing trees by removing a section of curb and extending the planting space into the street. Sidewalk cutouts or "borrowing" space from the adjacent sidewalk creates sidewalk cutouts. This alternative minimizes the sidewalk width for a limited distance adjacent to the tree. The cutout provides a larger grow space for trees and reduces the size of the pruned roots and their proximity to the root flare. Borrowing has limitations, as the room for tree expansion before infringing on the free passage of pedestrians is minimal. Furthermore, the ADA imposes strict regulations as to the amount of free space provided.



The sidewalk cutout option can be used in some scenarios on downtown streets. The trees are shown before mulch is applied.

Sidewalk ramping allows existing roots to remain intact by re-pouring concrete over the roots to create a gradually sloped ramp. It is used when removal of roots would compromise the stability of a high-quality tree. Damaged sidewalk slabs are removed, and 4-6 inches of topsoil is placed on top of the existing grade. A sand or foam backer is placed adjacent or around the subject roots. A new sidewalk is then installed on top of this new base material. This option enables the sidewalk to be replaced in its original position. Sidewalk ramping does not prevent future damage but can delay it by five years or more.

Concrete slabs of nonstandard size or shape can increase the space available for established trees. This technique serves as a design alternative to the curving sidewalk but produces a similar result.



Sidewalk ramping raises the sidewalk over the root system.

Infrastructure-based strategies can also include the use of certain materials that provide a larger, uncompacted soil volume, such as pervious concrete, asphalt, decomposed basalt, stone dust, pavers, or rubber sidewalks, instead of concrete.

Flexible paving comes in many forms, which include:

- Interlocking pavers
- Common brick and pavers
- Rubber bricks

Flexible paving is used in conjunction with root pruning when retaining original grade is required and when the level of the paving surface is ramped above or lowered below existing grade. The selected flexible paving material is installed over a compacted sand base. Cities have utilized rubberized, reusable brick in different dimensions that is bonded together with specialized glue. Some of the newer rubberized pavers do not require glue to bind them, but instead use specially designed dowels, which hold the pavers together. Although the use of flexible paving does not prevent future damage, it does provide more time between repairs making repairs easier and less costly. These materials may be used as alternative cover treatments when removing tree grates.



Rubber sidewalk installation.

Concrete modifications usually involve expansion joint materials such as dowels, rebar and sleeves, and articulating sidewalk joints. Sidewalk grinding can be employed as a temporary measure that restores the offset or heaved portion of a sidewalk to original grade.

Root-based Strategies to Reduce Infrastructure Damage

Root-zone based strategies often use root guidance systems or soil replacement, modification, and management techniques. They include continuous trenches, engineered or structural soils, root channels or paths, steel plates, Silva cells, and root barriers.

Root pruning may be considered an option, but it is a serious wound to the tree and may affect the stability of the tree. Age, tree condition, species, root size and location, and proximity to the trunk should be considered before using root pruning as a treatment.



Root pruning should be limited or not used.

There are limitations and constraints associated with each strategy. Typically, the solution to avoiding infrastructure conflicts in downtown areas involves a combination of techniques. Trees, considering our environmental and ecological problems, are now being recognized as significant solutions to some of our urban problems. Trees are a necessary component of urban corridors, not just street side ornaments. Too often trees are not integrated into the infrastructure design up front. Consequently, a large amount of money is spent on mitigating root-hardscape conflicts.



Silva cells utilize a modular framework of interlocking cells. An underground planter is constructed which is backfilled with a large volume of high quality, uncompacted soil. The cells meet load bearing standards and can also help manage storm water on site.

Several new practices are being used in conjunction with the extensive construction and renovation occurring in the downtown (E.g., Silva cells, large, raised planters, and moveable planters for trees in places they can't be planted). Tree grates are beginning to be removed, trees in pits are being raised to grade level, mulch installation, and planting a greater variety of species is happening in downtowns currently. In each of these scenarios it is critical to start with quality nursery stock and plant the tree correctly. Without these first steps an accurate assessment of these practices cannot be made. It is important to assess each of these tree planting treatments under conditions that have followed the best management practices of the arboriculture industry consistently. It provides College Place information about which treatments or combination of treatments succeeds in the downtown corridor.

GLOSSARY

Acceptable risk: degree of risk that is within the tolerance or threshold of the owner, manager, or controlling authority.

Advanced assessment: an assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

Aerial inspection: inspection of parts of a tree not visible from the ground, including the trunk, stems and branches: aerial inspections may include evaluation of internal decay.

ANSI A300 standards: in the United States, industry-developed, national consensus standards of practice for tree care.

ANSI Z133.1 standards: in the United States, industry-developed, national consensus safety standards of practice for tree care.

Arborist: professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of tree and other woody plants in residential, commercial, and public landscapes.

Best management practices (BMP): best available, industry-recognized courses of action, in consideration of the benefits and limitations, based on scientific research and current knowledge.

Boundary tree: a tree with the property line going through any part of the trunk.

Border tree: a tree located near a property line but has roots, branches, and leaves that extend over the property line.

Branch architecture: the normal structure of the scaffolding branches of a particular tree species compared to the tree you are assessing of the same species.

Canopy: refers to the upper layer or habitat zone, formed by mature tree crowns and including other biological organisms (epiphytes, lianas, arboreal animals, etc.).

Cavity: open or closed hollow within a tree stem, usually associated with decay.

Certified Tree Risk Assessor: An ISA Certified Arborist who has completed the Pacific Northwest (PNW) tree risk assessment course and/or ISA Tree Risk Assessment Qualification course.

Codominant stems: forked trunks, branches, or stems nearly the same in diameter, arising from a common junction and lacking a branch bark ridge.

Crown: Leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

DBH: diameter breast height measured on trunk (4.5 feet above soil surface)

Decay: process of degradation by micro-organisms.

Defect: an imperfection, weakness, or lack of something necessary. In trees, defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Excellent condition: No apparent problems or maintenance required.

Exposed roots: roots growing on the surface, usually a species characteristic of compacted soil. Care not to damage exposed roots should be taken.

Fair condition: Trees in fair condition have well defined issues (dead branches; co-dominant stems) that warrant some corrective pruning or maintenance within the next pruning cycle.

Failure (tree failure): breakage of stem, branch, roots, or loss of mechanical support in the root system.

Failure potential: in tree risk assessment, the professional assessment of the likelihood for a tree to fail within a defined period of time.

Girdling roots: root that encircles all or part of the trunk of a tree, or other roots, that constricts the vascular tissue and inhibits secondary growth and the movement of water and photosynthesis.

Good condition: Trees in good condition have minor issues or defects that do not require immediate attention and maintenance could occur later in the city pruning cycle.

Harm: personal injury or death, property damage, or disruption of activities.

Hazard: situation or condition that has exceeded an acceptable threshold of risk and is likely to lead to a loss, personal injury, property damage, or disruption of activities; a likely source of harm. In relation to trees, a *hazard* is the tree part(s) identified as a likely source of harm.

Hazard tree (synonym hazardous tree): a tree identified as a likely source of harm.

High risk tree: The tree or part of it has reached a stage where it could fail at any time.

Impact (verb): striking a target causing a disruption that affects activities.

Included bark: bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Inspection frequency: the number of inspections per given unit of time (for example, once every three years).

Inspection interval: time between inspections.

Owner/manager: the person or entity responsible for tree management, or the controlling authority that regulates tree management.

Poor condition: Trees in poor condition have irreversible problems.

Qualitative risk assessment: a process using ratings of consequences and likelihood to determine risk significance levels (that is, “extreme”, “high”, “medium”, or “low”) and to evaluate the level of risk against qualitative criteria.

Quantitative risk assessment: a process to estimate numerical probability values for consequences and to calculate numeric values for risk.

Residual risk: risk remaining after mitigation.

Risk: the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring and affecting a target, and the severity of the associated consequences—personal injury, property damage, or disruption of activities.

Risk aggregation: the consideration of risks in combination.

Risk analysis: the systematic use of information to identify sources and to estimate the risk.

Risk evaluation: the process of risk identification, analysis, and evaluation.

Risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Risk matrix: a tool for ranking and displaying risks by assigning ratings for consequences and likelihood.

Shall: A word that designates a mandatory requirement within the ANSI standards or contract documents. Compare to should.

Should: word that designates an advisory recommendation in the ANSI standards or contract documents; compare to shall.

Standard of care: degree of care that a reasonable person should exercise in performing duty of care; a measurement used to assess whether an individual acted in a reasonable manner.

Stocking level: A proportion of existing street trees to the total number of potential street trees (number of trees plus the number of available planting spaces).

Structural defect: feature, condition, any naturally occurring or secondary conditions such as cavities, poor branch attachments, cracks, decayed wood or deformity of a tree that indicates a weak structure or instability that could contribute to tree failure.

Taper: change in diameter over the length of trunks, branches or roots.

Target (risk target): people, property, or activities that could be injured, damaged, or disrupted by a tree.

Target zone: The area where a tree or tree part is likely to land if it were to fail.

Tree risk assessment: systematic process used to identify, analyze and evaluate tree risk.

Tree risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Unacceptable risk: a degree of risk that exceeds the tolerance of the owner, manager, or controlling authority.

Urban forest: management of naturally occurring and planted trees in urban areas.

Visual tree assessment (VTA): method of assessing the structural integrity of trees using external symptoms of mechanical stress (such as bulges, reactive growth, etc.) and defects (cracks, cavities, etc.).

Wood decay: the process of wood degradation by micro-organisms.

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JUNE 1, 2023 CITY OF COLLEGE PLACE, WASHINGTON

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City of College Place, Washington
RESOLUTION NO. 23-034

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE USDA FOREST SERVICE FOR A URBAN FORESTRY GRANT FOR INSTALLATION OF TREES & IRRIGATION THROUGHOUT THE COMMUNITY

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the USDA Forest Service has a one-time Inflation Reduction Act grant program to fund community forestry projects throughout the country; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

- 1.** Directs the City Administrator or designee to pursue grant application to the USDA Forest Service for the urban forestry program for installation of trees and associated at key locations throughout the community.

Clerical Corrections. The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Effective Date. This resolution shall take effect and be in full force upon its passage as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 23rd day of May, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

URBAN AND COMMUNITY FORESTRY IN WASHINGTON STATEAPRIL 7, 2023 APRIL 18, 2023COMMUNITY NEWS, GRANTS, PARTNERSHIPS

Update on Historic IRA Funding Opportunity for Urban and Community Forestry



(<https://dnrtreelink.files.wordpress.com/2023/04/ira-funding.jpg>).

The Inflation Reduction Act (IRA) passed last year by the U.S. Congress includes a historic \$1.5 billion, 10-year investment in urban forestry.

The USDA Forest Service will administer those dollars, and will distribute them directly to states and territories, as well as to cities, tribes, non-profit organizations, and educational institutions across the country.

During a March 29 webinar, the White House and the U.S. Forest Service (USFS) announced a “Notice of Funding Opportunity” for a second round of IRA funding available for local governments, tribes, educational institutions, and nonprofits. [Click here to view the webinar for more information.](#) (<https://vimeo.com/814268198>) Proposals for second round funding are due by June 1, 2023.

States received the first opportunity to apply for IRA dollars in a first round of funding earlier this year. Guidance from the USFS requested state proposals focus on “capacity-building” investments, as well as directing funding to low-income and low-canopy communities. Projects that benefit these communities may be eligible for a **100% match waiver**.

Our program submitted a proposal for \$47 million at the end of February. We may not receive the full amount we requested, but hope to receive a sizeable portion of it. Funding awards to states have not been announced as of press time, but we expect to hear back from the Forest Service in the coming weeks.

Our program is hosting a webinar from 10-11 am on May 3 to review the details and timeline for the second-round funding opportunity, as well to discuss DNR’s funding award and opportunities for pass-through grants. Cities, towns, counties, tribes, educational institutions, 501c3 non-profits, and others are encouraged to attend. [Click here to register for this webinar \(https://dnr-wa.gov.zoom.us/webinar/register/WN_gh-COIr5QsuZ-ElKcDqDKQ\).](https://dnr-wa.gov.zoom.us/webinar/register/WN_gh-COIr5QsuZ-ElKcDqDKQ)

Those who plan to attend our webinar or seek IRA funds are encouraged to review the Washington State Forest Action Plan (https://dnr.wa.gov/publications/rp_2020_forest_action_plan.pdf) (the urban forestry section of the plan begins on page 40) and the National 10-year Urban & Community Forestry Strategy ([Click here for a summary of goals and strategies \(https://urbanforestplan.org/wp-content/uploads/2015/11/FinalActionPlanSummary_11_16_15.pdf\)](https://urbanforestplan.org/wp-content/uploads/2015/11/FinalActionPlanSummary_11_16_15.pdf)).

Ben Thompson, DNR UCF Program Manager, and program staff will also be hosting weekly office hours to help answer IRA Grant related questions that arise. Drop in from 10am-12pm on May 10th, May 17th, May 26th and May 31st. Please email Julia Kast to obtain a meeting link for the weekly office hours at julia.kast@dnr.wa.gov (<mailto:julia.kast@dnr.wa.gov>).

The IRA has been described as a “once in a generation” opportunity for urban forestry funding. We are excited to help Washington stakeholders take the fullest advantage of it. Below are additional details.

Public Notice of Funding Opportunity (NOFO): To Be Released Early April 2023

How Funds will be Distributed: Funds will be distributed through the USDA Forest Service’s UCF Program in the form of competitive direct grants, cooperative agreements, and technical assistance. Information about the NOFO will be posted on the USDA Forest Service’s UCF webpage (<https://www.fs.usda.gov/managing-land/urban-forests/ucf>).

Range: The funding opportunity is open to proposals spanning a broad range of costs from eligible entities working at a community, regional and national scale.

- Minimum Funding: \$100,000
- Maximum Federal Funding limit is \$50,000,000
- All funding agreements will be for a period of 5 years.

Match: All federal grant funds are to be matched at least equally (dollar for dollar with non-federal match.)

- Match-waivers are available for proposals that deliver 100% of the funding/program benefits to disadvantaged communities.

Proposal Selection Criteria:

- Alignment with **Justice40** (<https://www.whitehouse.gov/environmentaljustice/justice40/>), Congressional, State Forest Action Plan, and **Ten-Year National Urban and Community Forest Plan** (<https://urbanforestplan.org/>) priorities
- Technical merit
- Capability and capacity to carry out the proposed work within the grant period
- Measurable results or outcomes
- Budget and cost-effectiveness
- Additional information about these selection criteria, as well as what information is required for applications, can be found in the Notice of Funding Opportunity that will be posted on the USDA Forest Services UCF Page in early April 2023.

How to Apply for Funding:

- Proposals will be submitted through a **web-based application portal**.

- Once released in early April, applicant materials can be found by going to **grants.gov** (<https://www.grants.gov/web/grants/search-grants.html?keywords=USDA-FS-2023-UCF-IRA-01>) and search for the grant opportunity number **USDA-FS-2023-UCF-IRA-01**.
- Technical assistance will be available for applicants, including in the form of:
 - Pre-Award Guide
 - Application Checklist
 - Grants.gov Navigation Guide
 - Recorded Webinars

Timeline:

- Forest Service IRA Public Notice of Funding Opportunity (NOFO) – **early April 2023**
- Funding Opportunity Closes – **end of May 2023**
- FY 2023 Award Announcement – **Summer 2023**

Additional Resources:

- Watch the Recording of the March 29th Virtual Briefing on Urban and Community Forestry (<https://vimeo.com/814268198>).
- USDA Forest Service's Urban and Community Forestry Program Webpage: Urban and Community Forestry Program (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.fs.usda.gov%2Fmanaging-land%2Furban-forests%2Fucf&data=05%7C01%7C%7C06caf168a24b4847d3f008db2c0a53b9%7Ced5b36e701ee4ebc867ee03cfa0d4697%7C0%7C0%7C638152195094918796%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=ayHwtqNwYu7g0oHjZ9XEbcaPtOrq5FEfG41KoY8mzZ8%3D&reserved=0>).
- Inflation Reduction Act Guidebook: Inflation Reduction Act Guidebook (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.whitehouse.gov%2Fcleanenergy%2Finflation-reduction-act-guidebook%2F&data=05%7C01%7C%7C06caf168a24b4847d3f008db2c0a53b9%7Ced5b36e701ee4ebc867ee03cfa0d4697%7C0%7C0%7C638152195094918796%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8o1tyz64zM0VjcjINAQ0eve2oVFMLT3duzkac81I%2BOU%3D&reserved=0>).
- Council on Environmental Quality's Climate and Economic Justice Screening Tool (<https://screeningtool.geoplatform.gov/en/#10.99/21.3955/-157.8763>).
- Justice40 Initiative (<https://www.whitehouse.gov/environmentaljustice/justice40/>).



INTERLOCAL AGREEMENT BETWEEN THE CITIES OF WALLA WALLA AND COLLEGE PLACE FOR THE PURPOSES OF EMERGENCY WATER SUPPLY

THIS AGREEMENT made and entered into this 20th day of July, 2021, by and between the CITY OF WALLA WALLA, a Municipal Corporation of the State of Washington, hereinafter referred to as "Walla Walla," and the CITY OF COLLEGE PLACE, a Municipal Corporation, hereinafter referred to as "College Place" (individually a "Party," collectively, the "Parties"). This agreement supersedes all prior water intertie agreements between the two parties.

WHITNESSETH

WHEREAS, Walla Walla is a non-chartered code city located in Walla Walla County, Washington and authorized by RCW 39.34.080 and enter into interlocal agreements with other public agencies. On the 24th day of October 2018, the Walla Walla City Council passed Resolution No. 2018-111 authorizing an interlocal agreement with the City of College Place associated with delivery of water through its public water supply system to the City of College Place in event of emergency, and

WHEREAS, College Place is a non-chartered code city located in Walla Walla County, Washington and authorized by RCW 39.34.080 and enter into interlocal agreements with other public agencies. On the 18th day of November 2018, the College Place City Council passed Resolution 18-040 authorizing an interlocal agreement with the City of Walla Walla associated with the receipt of water through its public water supply system from the City of Walla Walla in event of emergency, and

WHEREAS, Walla Walla and College Place wish to enter into an interlocal agreement providing for emergency water system intertie between the two parties,

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED, THE PARTIES AGREE AS FOLLOWS:

1. **TERM:** This Agreement shall become effective as of the date of mutual execution and shall remain in effect until either party requests termination or a party defaults on payment of charges.
2. **PURPOSE:** The purpose of this agreement is to provide for an emergency water intertie between the two parties, whereby Walla Walla will be able to supply water to College Place in the event of a declared emergency.
3. **EMERGENCIES:** An emergency is defined as a serious, unexpected, and often dangerous situation requiring immediate action and/or when a delay may threaten the health, safety, or welfare of the people. With regard to this agreement, officials with the authority to declare an emergency include the Mayor, Mayor Pro-tem, City Manager/Administrator, Deputy or Acting City Manager/Administrator, Public Works Director, City Engineer, or the Police or Fire Chief.
4. **LOCATIONS OF INTERTIES:** There are three (3) existing interconnections; one near the

intersection of W Rose Street and NE Carey Court; one near the intersection of SE 12th Street and SE Myra Road; and one near the intersection of Garrison Village Way and SE Myra Road. The location of these existing interties can be found on Exhibits A, B, and C.

5. OWNERSHIP OF INTERTIES: College Place shall maintain ownership of all intertie equipment and vaults with the exception of the meters inside each vault and the meter transmitting units at each of the three locations, which shall be owned and maintained by the City of Walla Walla. Walla Walla shall own, operate, and maintain the water mains up to and including the valves on the upstream side of each intertie.
6. OPERATION AND CONSTRUCTION STANDARDS: Any and all construction required under the terms of this agreement shall be performed in accordance with the current standards of AWWA, and the State of Washington, Department of Health (DOH) Minimum Design Standards. Except in the case of an emergency, any changes to intertie equipment shall be mutually agreed to in writing at least fifteen (15) working days in advance of said changes. In cases of an emergency, notification in accordance with Section 9 (Limitations) below shall be provided.

Either party may perform meter testing on an annual basis provided the above notification process is followed.

7. CHARGES FOR SERVICE/USE – WATER PROVIDED BY WALLA WALLA: The rate charged to College Place for water so provided shall be billed at the current residential consumption rate (inside city) in effect at the time of consumption as set forth in Walla Walla's current Water Rate Ordinance. In addition, for each month water usage occurs a "water meter base charge" in effect at the time of consumption as set forth in Walla Walla's current Water Rate Ordinance will be billed according to meter size. Exceptions:
 - a. If the meter does not register any usage during a given month, no charges will be incurred.
 - b. There shall be no charges incurred for periodic flushing of the interties provided notice is given in accordance with the "CONSTRUCTION STANDARDS" section above.
8. PAYMENT: Payments for current charges must be received within 30 days of the billing date. Delinquent charges shall bear interest at eight percent per annum computed on a monthly basis.
9. LIMITATIONS: The following limitations apply to this agreement
 - a. Use of water through the interties shall be limited to emergency usage only, not to exceed sixty (60) calendar days. Under no circumstances shall this agreement imply an on-going supplemental water source for either party.
 - b. Use of water provided through the intertie shall not negatively affect fire protection for Walla Walla or its ability to supply water within Walla Walla, which Walla Walla may determine in its sole discretion.
 - c. Written notification of usage shall be provided by College Place to Walla Walla within 72 hours and shall outline what necessitated the emergency.
 - i. Walla Walla may in its sole discretion immediately terminate usage if it does not concur with the emergency declaration that precipitated the usage.
 - d. Notification of immediate activation shall be provided through the Walla Walla County Emergency Dispatch call center with notice given by Dispatch, for College Place's usage, to Walla Walla's on-call Water Treatment Division personnel.
 - i. Walla Walla City staff will unlock the locked gate valve just upstream of the

meter vaults.

- e. Back-up supply through the intertie for purposes such as water tank cleaning may be made with advance notification in accordance with the "OPERATION AND CONSTRUCTION STANDARDS" section but shall be limited to a period not to exceed fifteen (15) calendar days.
- f. Walla Walla may in its sole discretion refuse to supply water when any charges, interest or penalties for prior usage remain unpaid.
- g. Emergency water supply under this agreement shall not be considered water availability of any kind whatsoever for purposes of new construction or development in College Place.

10. DUTIES OF WALLA WALLA: Walla Walla agrees to:

- a. Furnish potable water at the points of intertie to College Place, free from contamination and meeting DOH drinking water standards on a year-round basis.
- b. Provide a sufficient water flow which will normally range between 0.0 and 3.0 Million Gallons per Day (mgd).

11. DUTIES OF COLLEGE PLACE: College Place agrees to:

- a. Use due care and caution in the distribution of water so as to not cause any contamination, waste, or mismanagement of the water resources of either party.
- b. Ensure operation and maintenance of the interties according to current AWWA and DOH standards.
- c. College Place grants Walla Walla unlimited access to the vaults for periodic testing of the meters and meter transmitting units when deemed necessary by Walla Walla.
- d. Promptly make payments for charges.

12. INDEMNIFICATION: Each of the parties shall defend, indemnify and hold the other party, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of either party.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of either of the parties, its officers, officials, employees, and volunteers, the party's liability hereunder shall be only to the extent of the party's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes each Party's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

13. TERMINATION: This agreement may be terminated at any time by either party with sixty (60) calendar days advance written notice provided. Failure to pay for charges will be considered a breach of contract and will result in termination of the agreement if College Place is in default on payments for more than ninety (90) calendar days.

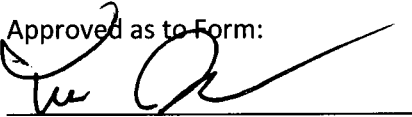
14. DISPUTES: Should any dispute arise concerning any provisions of this Contract, or the parties' rights and obligations thereunder, the parties shall meet and confer in an attempt to resolve the

dispute. Prior to commencement of any legal action by either party, the party proposing such action shall provide to the other party forty-five (45) days' written notice of the intent to take such action: provided, that such notice shall not be required where a delay in commencing an action would prejudice the interests of the party that intends to file suit. During the forty-five (45) day notice period, the parties shall meet and confer in an attempt to resolve the dispute. Except as specifically provided, nothing herein is intended to waive or abridge any right or remedy that Walla Walla or College Place may have. In the event of any dispute under this agreement shall be governed by the laws of the State of Washington. Venue shall be in Walla Walla County, Washington.

15. **NOTICES:** Any notice, demand, or request authorized or required by this contract shall be deemed to have been given, on behalf of Walla Walla, when mailed, postage prepaid, or delivered to the City Clerk, City of Walla Walla, 15 N. Third Avenue, Walla Walla, Washington 99362, and on behalf of College Place, when mailed, postage prepaid, or delivered to the City Administrator, 625 S. College Avenue, College Place, Washington 99324. The designation of the addressee or the address may be changed by notice given in the same manner as provided in this article for other notices.
16. **FILING:** This agreement shall be filed by the parties in accordance with RCW 39.34.040.

WALLA WALLA

Approved as to Form:



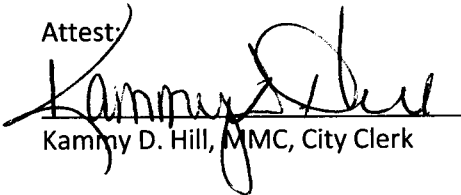
City Attorney

By: 

Type Name: Nabiel Shawa

Title: City Manager

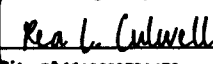
Attest:



Kammy D. Hill, MMC, City Clerk

COLLEGE PLACE

Approved as to Form:

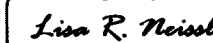
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City Attorney

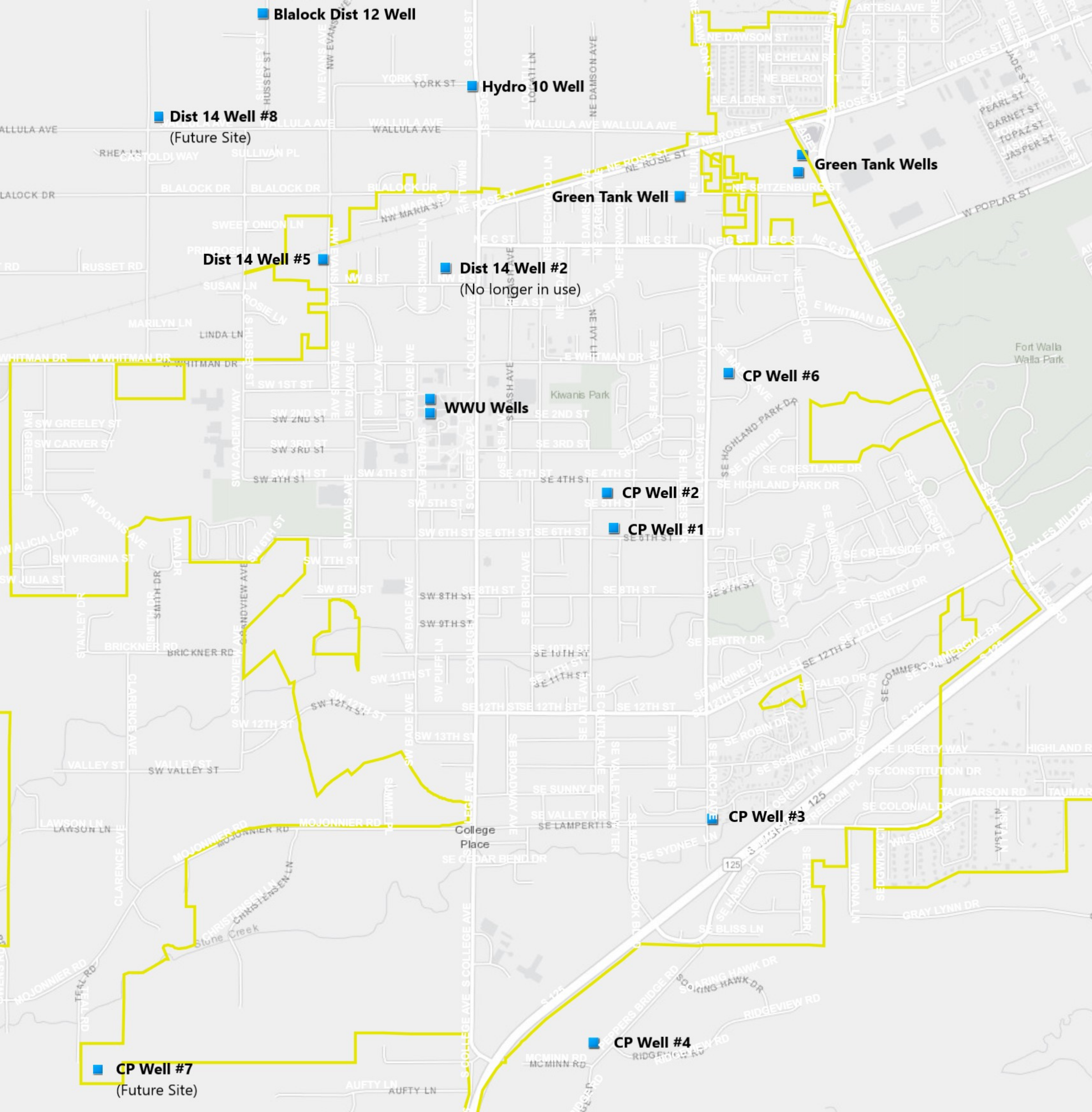
DocuSigned by:
By: Norma L. Hernandez
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Type Name: Norma L. Hernandez

Title: Mayor

Attest:

DocuSigned by:

Lisa R. Weiss, CMC



Blalock Dist 12 Well

Hydro 10 Well

Dist 14 Well #8
(Future Site)

Green Tank Wells

Green Tank Well

Dist 14 Well #5

Dist 14 Well #2
(No longer in use)

WWU Wells

CP Well #6

CP Well #2

CP Well #1

CP Well #3

CP Well #4

CP Well #7
(Future Site)

City of College Place, Washington
RESOLUTION NO. 23-035

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON
REGARDING THE DECLARATION OF A WATER SYSTEM EMERGENCY**

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the City of College Place has entered into an Interlocal Agreement with the City of Walla Walla for the purposes of emergency water supply, and

Whereas, the City of College Place has unexpectedly become aware that there may be an issue with one or more of its municipal wells requiring at least one to be taken offline for repairs, and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

1. A water system emergency is declared allowing the City of College Place to request emergency water from the City of Walla Walla so one or more municipal well can be taken offline to allow emergency repairs to be made.
2. The City Administrator and/or Public Works Director are authorized to allocate funds and resources as needed to remedy the situation, and to ensure that the City of College Place's municipal water system can be repaired, brought back online, and safe drinking water can be provided to the citizens of College Place.

Clerical Corrections. The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Effective Date. This resolution shall take effect and be in full force upon its passage as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 23rd day of May, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

From: Kevin Wolpert <KWolpert@cpwa.us>
Sent time: 05/15/2023 03:28:35 PM
To: Robert McAndrews <RMcAndrews@cpwa.us>
Cc: Wade Antle <WAntle@cpwa.us>
Subject: well #3

Robert,

As we spoke earlier today, the immediate health of our water supply wells is not good. As of today we are functioning with no issues. However, 2 of the pump motors are showing signs of failure according to H&N Electric and the simulation tests they ran today.

A full report with all of the technical terminology will follow up the technicians visit today. The apparent facts as they were described to me today are:

Well #2 is showing signs of a power transmission cord failure (400' in length) or water intrusion into the motor (250 HP submersible). No fix available without pulling the entire system. I was advised not to use this source unless we had to.

Well #3 is showing signs of insulation failure on the windings of the motor (450 HP). The motor currently operates, however, this insulation failure gets worse as run time goes up. The warning sign is now revealed from the simulation test. When the windings fail it is rapid, there will be no visual signs leading up to this. The motor needs to be reconditioned and the windings replaced.

Initial conversation with H&N Repair shop is a re-wind/recondition takes 3 to 4 weeks from the time it gets to the shop. This is labor intensive and time consuming, we could be looking at a month. There is the possibility of expediting the process at a cost of \$2200 additional, looking at 2 weeks time.

Estimated cost is \$17,000. This does not include bearings because they don't know for sure yet what bearings it takes. The only accurate quote would be after the motor is torn down and assessed. H&N has not had supply chain issues for rewinds at this point.

We may have to utilize the intertie system with Walla Walla. Initially, what we would want to do is attempt to operate the eastside of our distribution system from the intertie connection. I propose we do this soon for a 24 hour real time test. The hope would be that this could alleviate enough of the daily demand to allow us to operate on 1 supply well (well #4). If we can successfully accomplish this, then we can put the interties in stand by and move forward with taking well #3 off line.

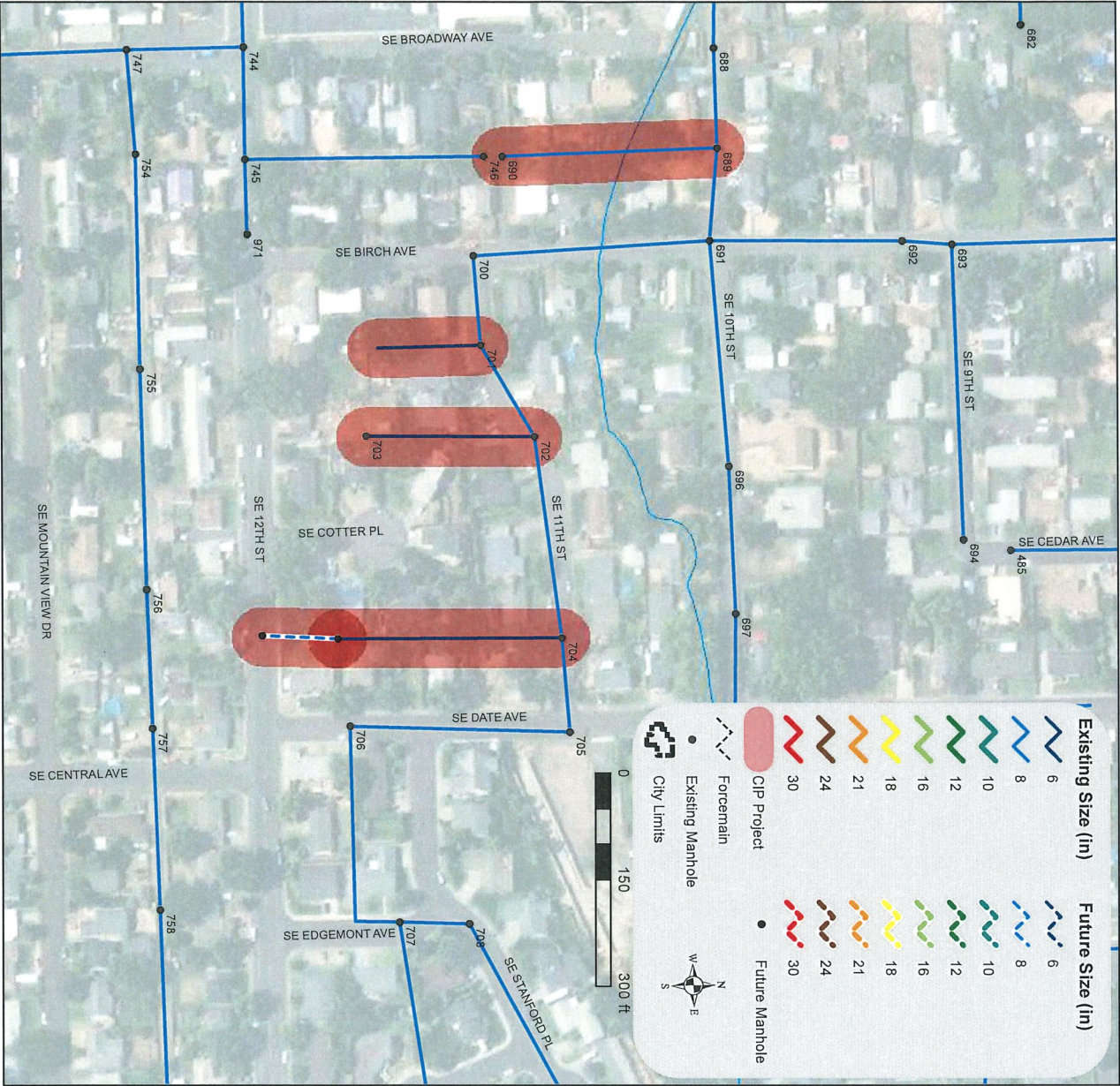
I have spoken with Tom Krebs at the water treatment plan. He said that he could supply us water, that he would need a current demand requirement and forwarded me to Adrian Suiter and Scott Holbrooke of Walla Walla distribution. Scott Holbrooke did not see an issue with the intertie. It may be that we need to meet with him and supervisor Adrian to get all of us on the same page.

KEVIN WOLPERT

City of College Place

Water Quality / Cross Connection Control

509-394-8658



City of College Place
Fiscal Sustainability Plan



RR.5 12th Street Wastewater Project
(College Ave to Larch Ave)

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 6-inch pipe segments (1,006 LF) range in Overall Priority Scores of 33-43 and range in Likelihood of Failure Score of 20-24. The City identified this project in their 2022 Capital Facility Plan as medium priority.

The SE 12th St (College to Larch) projects involve stormwater, water, and road improvements and are planned to occur in 2023 for this area.

RECOMMENDED SOLUTION

Pipe Rehabilitation and Extension

- > Rehabilitate 1,006 LF of 6-inch gravity collector pipe from MH 689 to MH 690, MH 701 to cleanout, MH 702 to MH 703, and MH 704 to new manhole
 - > Install two new manholes
 - > Extend 107 LF of 6-inch gravity collector pipe between the new manholes
 - > Opinion of Probable Cost (2023 Dollars)
- \$ 223,000

PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a wastewater replacement project.

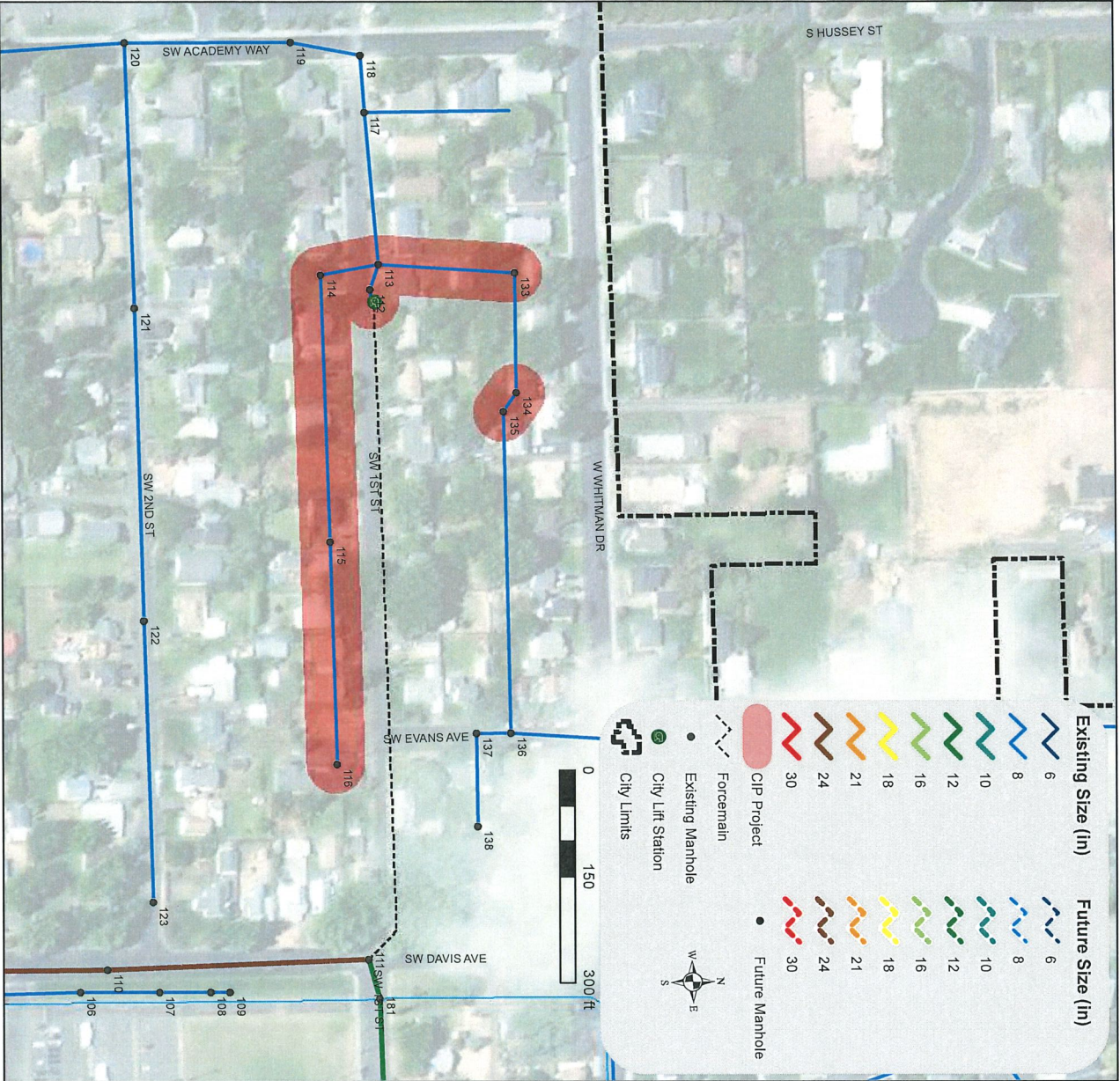
2023

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction of the project should be completed prior to preliminary and final design.

Date: May 4, 2022





City of College Place
Fiscal Sustainability Plan



RR.6
Lift Station No. 5
Replacement

CORE ISSUE
System Modifications

BACKGROUND

Lift Station No. 5 collects flow from the northwest portion of the city and pumps it east to the 24" trunk line in SW Davis Ave. Lift Station No. 5 is located in the sidewalk along SW 1st St making maintenance difficult. Additionally, the lid is raised making it a potential tripping hazard to pedestrians using the sidewalk. Furthermore, the lift station does not have a source of backup power resulting in potential overflow events during power outages. The City identified this project in their 2022 Capital Facility Plan as high priority.

RECOMMENDED SOLUTION

The Lift Station No. 5 Replacement will allow for use of the existing sanitary sewer infrastructure to meet system needs while eliminating access and safety issues. The following upgrades are recommended:

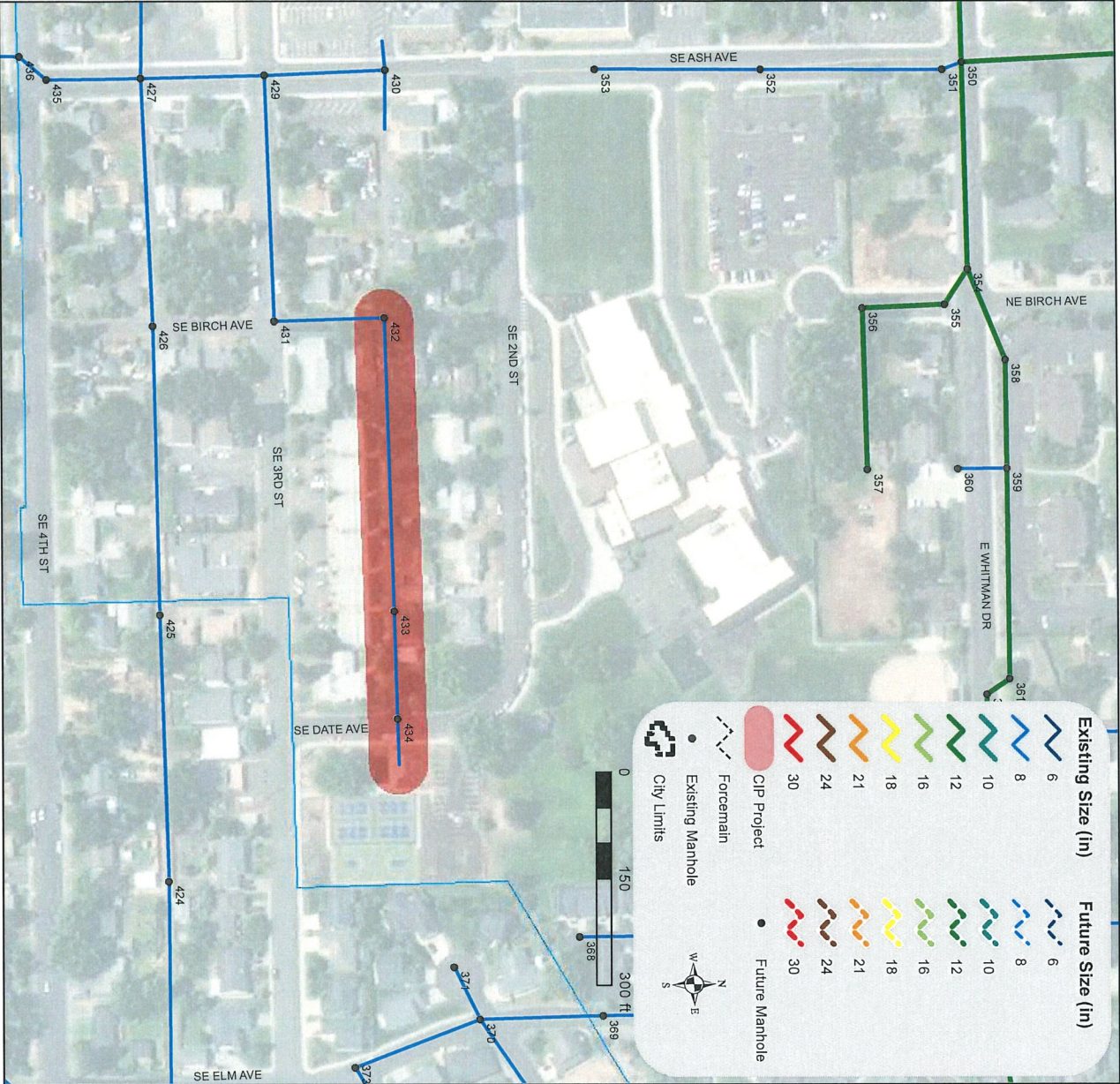
- > Demolish the existing Lift Station No. 5
- > New submersible duplex lift station on acquired property
- > Replace and reroute existing 8-inch gravity collector pipe as needed
- > Rehabilitate 1,050 LF of 8-inch gravity collector pipe from MH 116 to MH 133 and from MH 134 to MH 135
- > Opinion of Probable Cost (2023 Dollars)
\$ 1,740,000

PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a high priority.
2023

NOTE
A Fiscal Sustainability Plan is conceptual in nature and does not represent a final decision. The plan is intended to provide a general overview of the project and its potential impact on the city's fiscal sustainability. The plan is not intended to be used as a basis for making decisions regarding the project's funding, timing, or other details. The plan is intended to be updated as more information becomes available and as the project progresses. The plan is intended to be used as a guide for the city's fiscal sustainability efforts and not as a guarantee of any specific outcome.

Date: Dec 2, 2021



City of College Place
Fiscal Sustainability Plan



RR.7

Birch to Date
Between 2nd & 3rd

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (413 LF) range in Overall Priority Scores of 62-72 and their Likelihood of Failure Score is 79. Amongst the 3 pipe segments, all 3 pipe segments are known to have roots and grease. They are also known to be in bad condition and require maintenance every other month. The City identified this project in their 2022 Capital Facility Plan as high priority. There is a known belly that will need to be evaluated during design to determine if it can be rehabilitated with CIPP.

The SE Birch St (2nd to 4th) projects involve water and road improvements and are planned to occur in 2024 for this area.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 413 LF of 8-inch gravity collector pipe from MH 432 to a cleanout at the Pickleball Courts

> Opinion of Probable Cost (2024 Dollars)

\$ 59,000

PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a high priority neighborhood sewer lining project.

2024

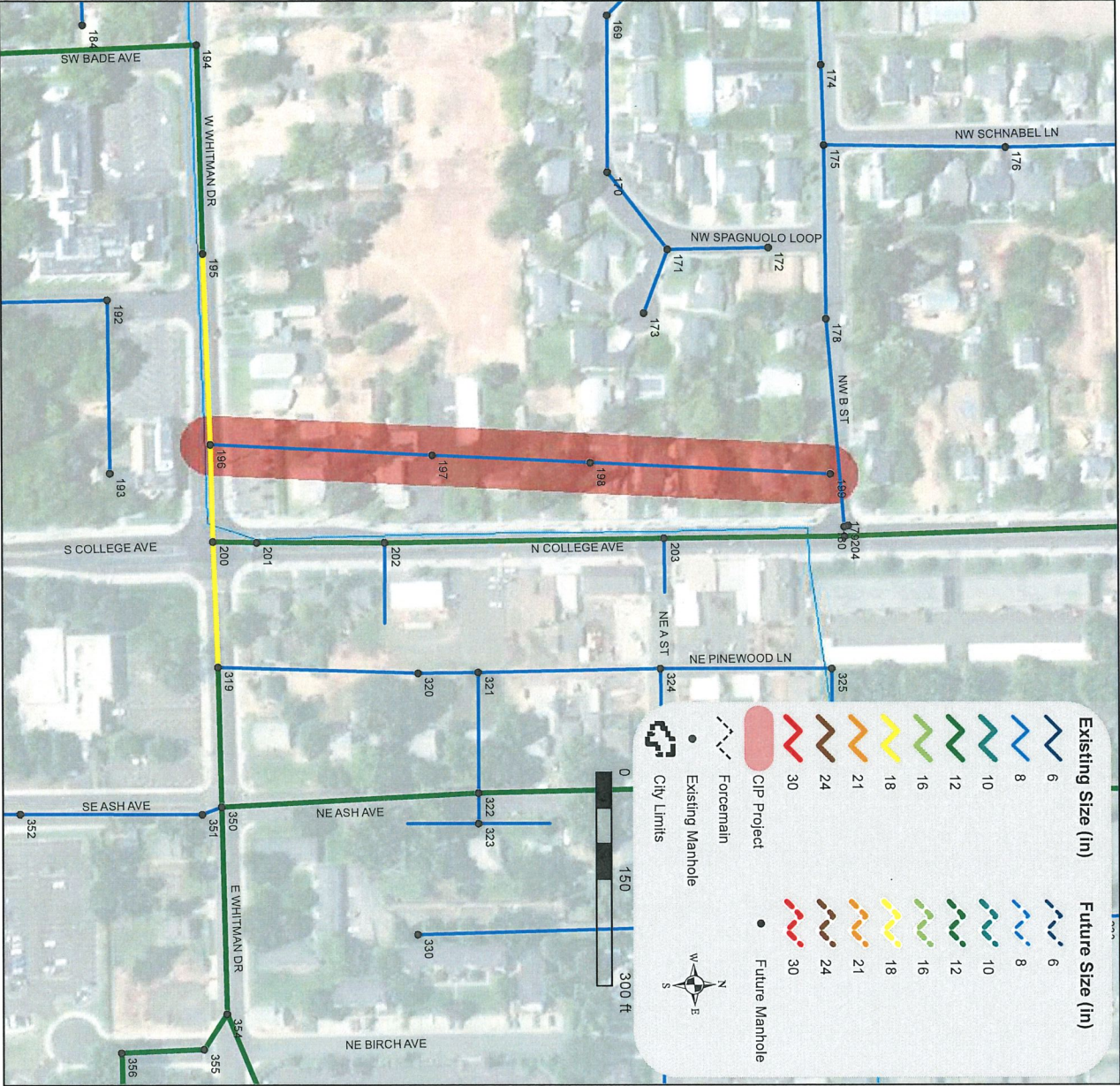
NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Prior to any potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021



JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



RR.8
Alley Between B St & Whitman (West of College Ave)

CORE ISSUE
System Modifications

BACKGROUND

The highlighted 8-inch pipe segment (879 LF) has an Overall Priority Score of 60 and its Likelihood of Failure Score is 60. This pipe segment is also known to have roots and requires maintenance every other month. The City identified this project in their 2022 Capital Facility Plan as high priority.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 879 LF of 8-inch gravity collector pipe from MH 196 to MH 199
> Opinion of Probable Cost (2024 Dollars) **\$ 126,000**

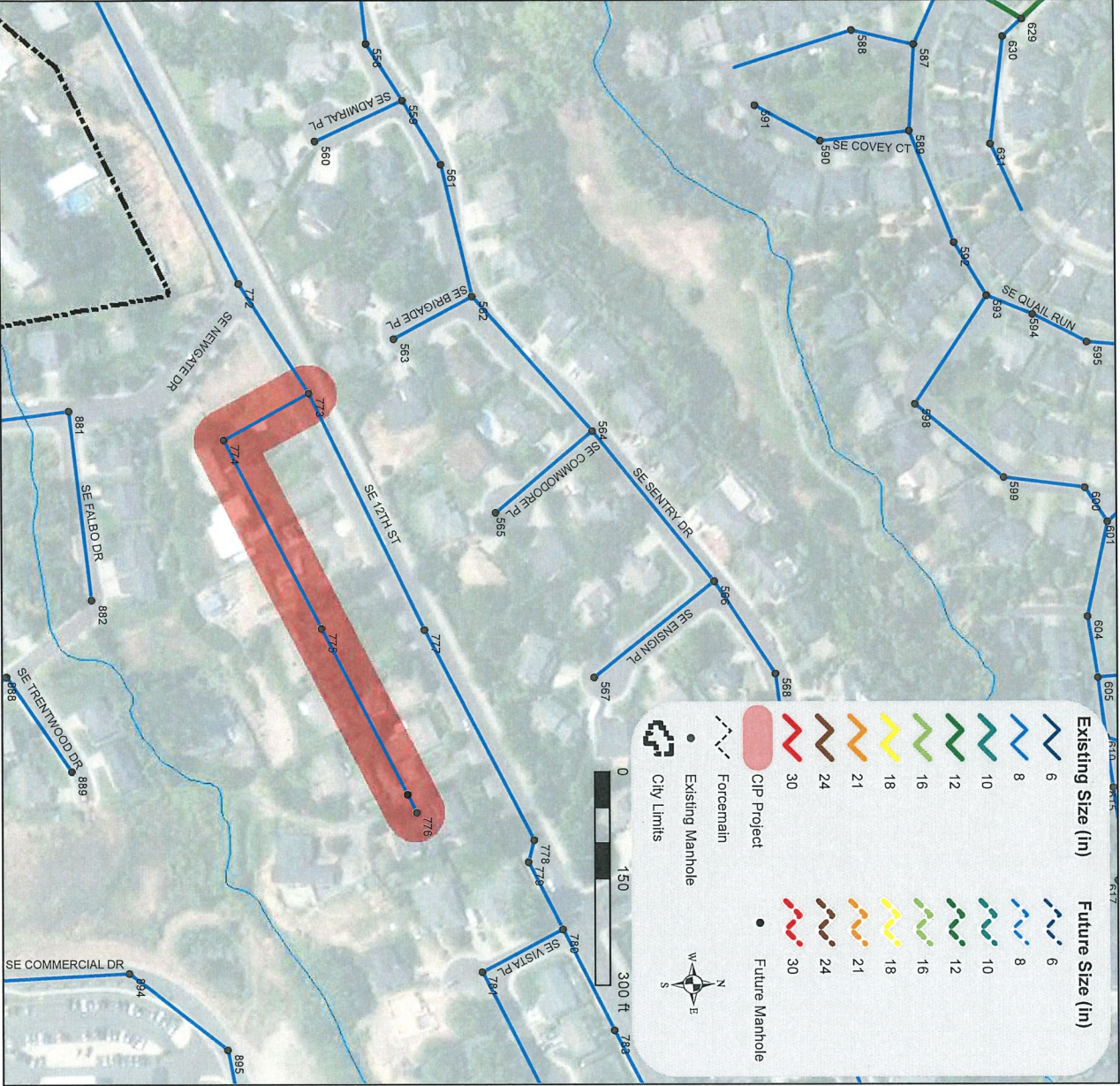
PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a high priority neighborhood sewer lining project. **2024**

NOTE
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction cost estimates are required upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



RR.9

SE 12th St Between
Newgate and Vista

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (726 LF) range in Overall Priority Scores of 32-38 and their Likelihood of Failure Score is 20. The City identified this project in their 2022 Capital Facility Plan as high priority.

RECOMMENDED SOLUTION

- Pipe Rehabilitation
 - > Rehabilitate 726 LF of 8-inch gravity collector pipe from MH 773 to MH 776
 - > Install new doghouse manhole
 - > Opinion of Probable Cost (2024 Dollars)
- \$ 119,000

PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a high priority neighborhood sewer lining project.

2024

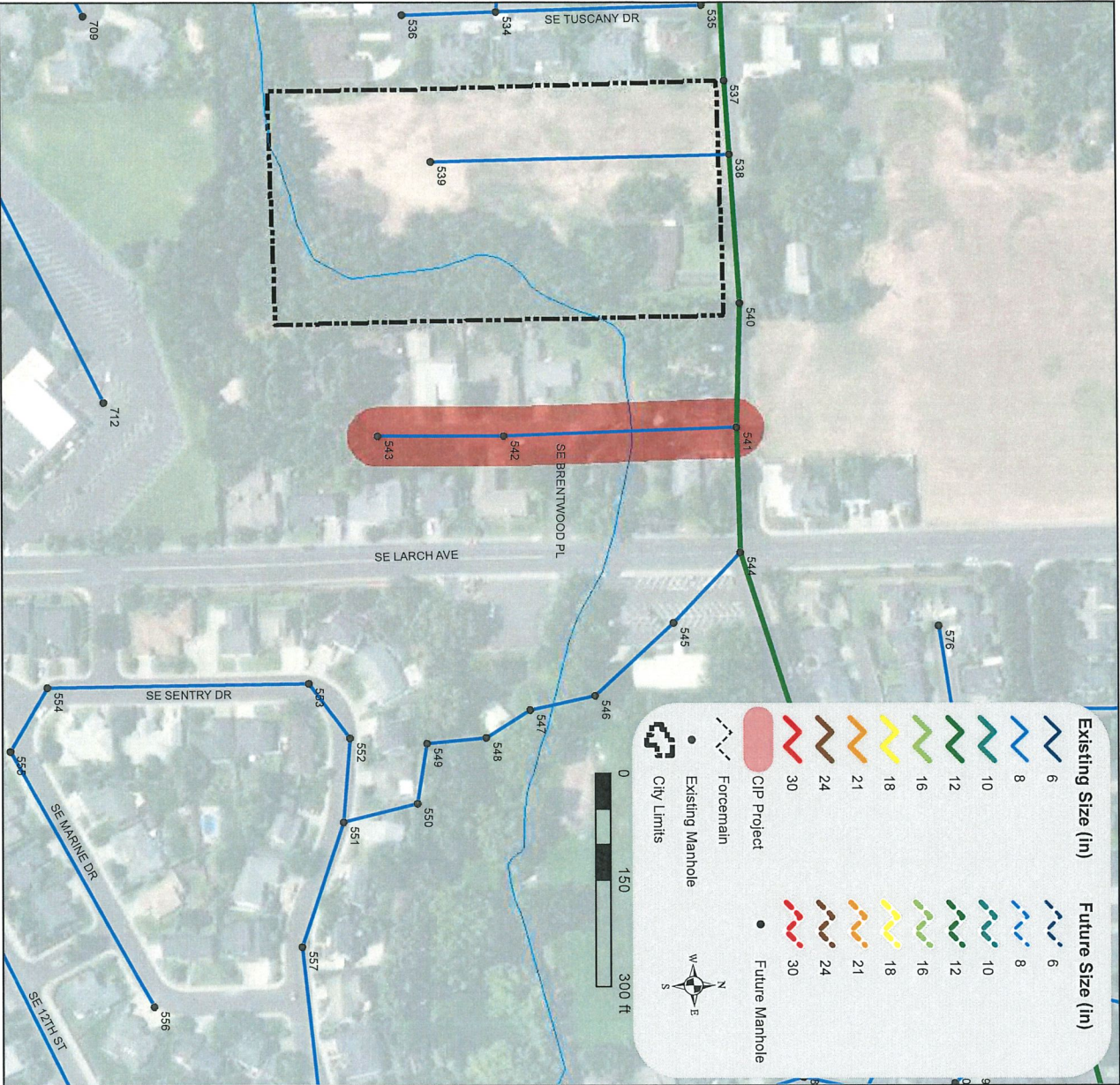
NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction of the project should be completed prior to preliminary and final design.

Date: Dec 2, 2021



JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



RR.10

SE Brentwood Pl

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (508 LF) range in Overall Priority Scores of 27-48 and their Consequence of Failure Score ranges from 18-41. These pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 508 LF of 8-inch gravity collector pipe from MH 541 to MH 543
> Opinion of Probable Cost (2024 Dollars) **\$ 75,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

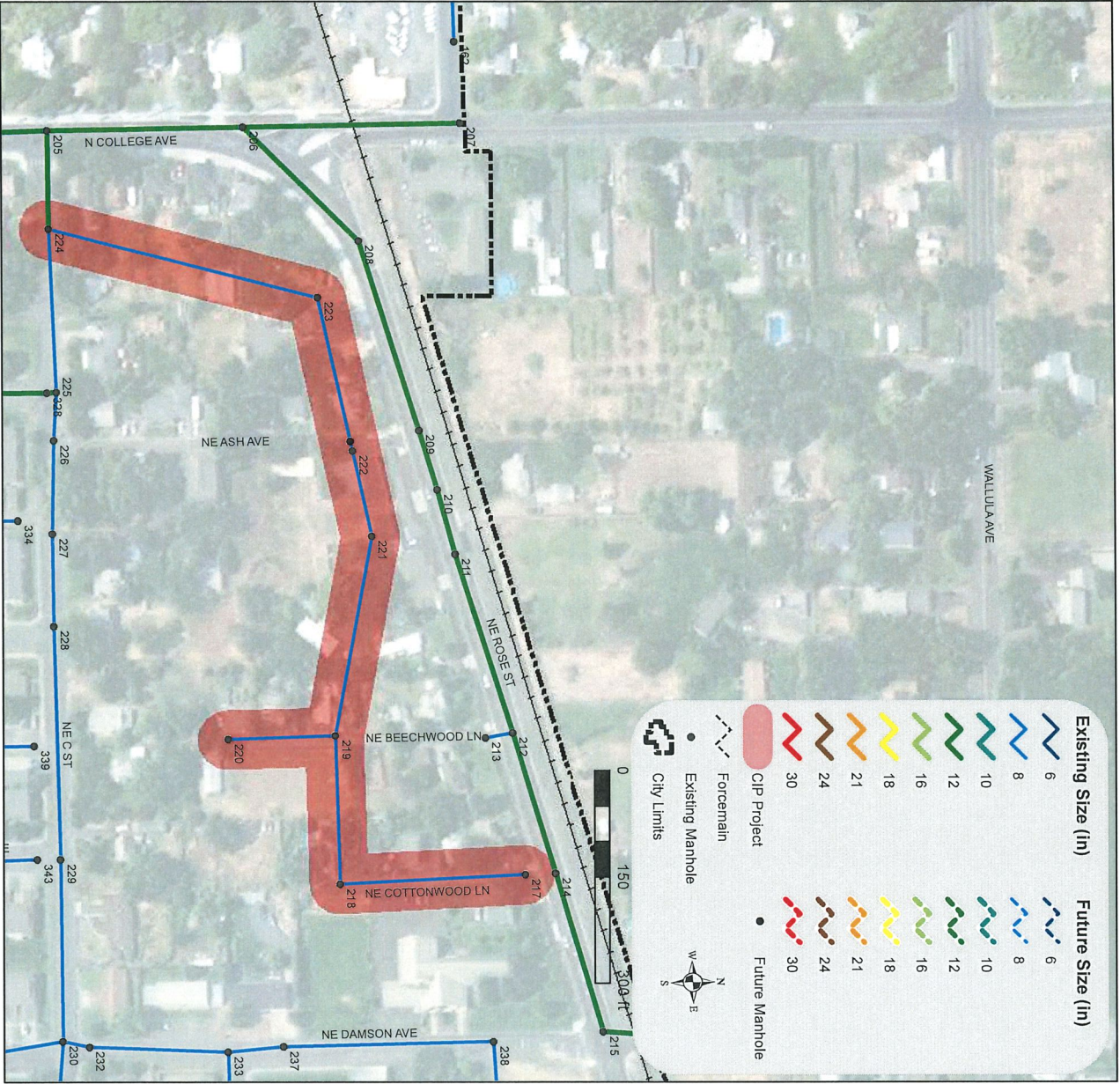
2024

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Further informational analysis and engineering design should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place
Fiscal Sustainability Plan



RR.12

Ash Ave Between
Rose St & C St

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (1,649 LF) have an Overall Priority Score ranging from 7-53 and their Likelihood of Failure Score ranges from 0-20. The City identified this project in their 2022 Capital Facility Plan as high priority. Part of this project includes installing a new doghouse manhole on NE Ash Ave, to provide the City with access in public right-of-way.

RECOMMENDED SOLUTION

Pipe Rehabilitation

- > Rehabilitate 1,649 LF of 8-inch gravity collector pipe from MH 217 to MH 224
- > Install new doghouse manhole
- > Opinion of Probable Cost (2026 Dollars) **\$ 269,000**

PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan budget as a high priority neighborhood sewer lining project.

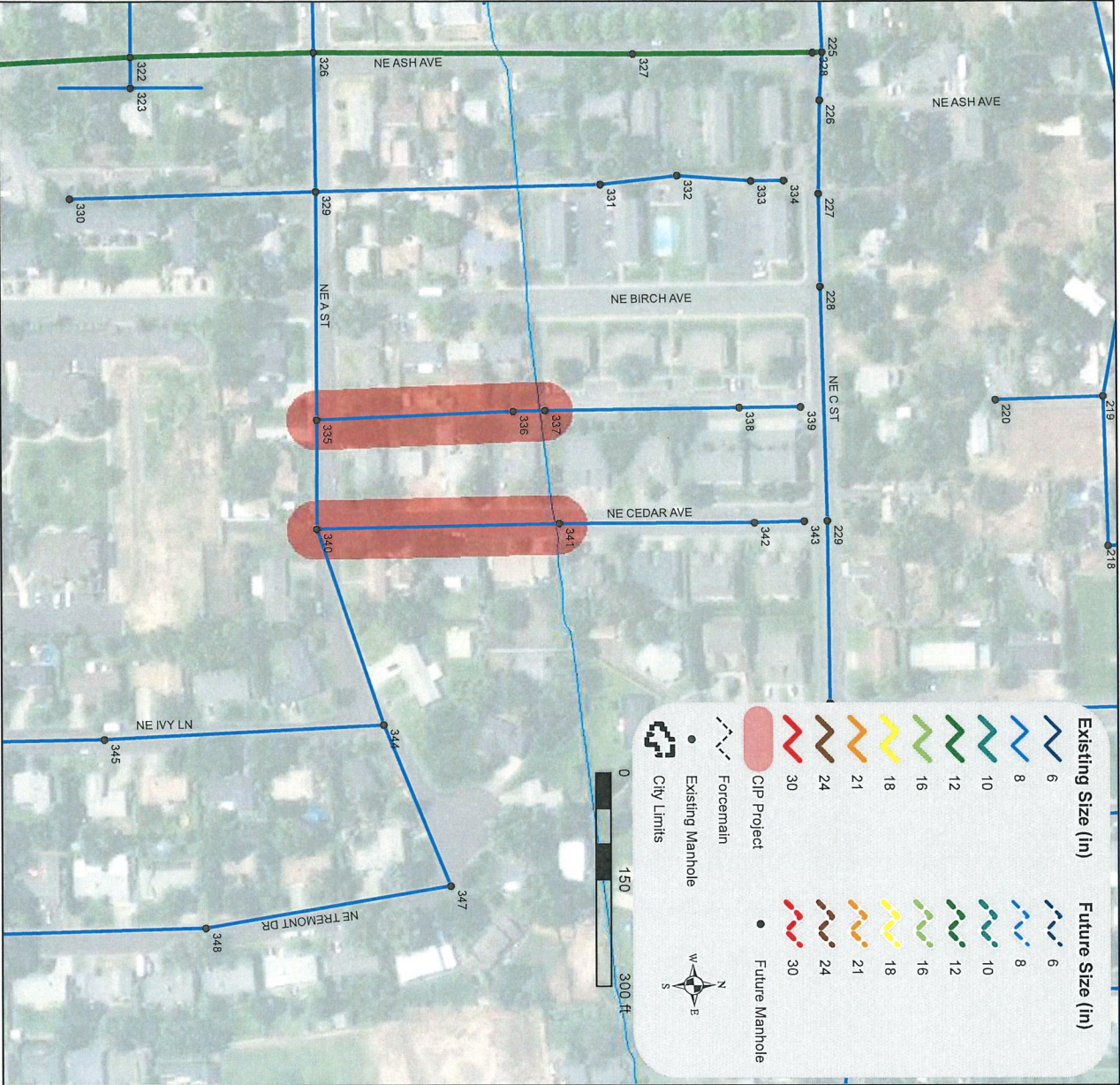
2026

NOTE

A Fiscal Sustainability Plan is conceptual in nature and should not be used for final design. A preliminary survey, utility locating and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



RR.13 NE Cedar Ave Wastewater Replacement Project

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (664 LF) range in Overall Priority Scores of 25-33 and their Consequence of Failure Score ranges from 26-41. The City identified this project in their 2022 Capital Facility Plan as low priority but indicated that services currently serving Cedar Ave homes should be rerouted to flow into the Cedar Ave pipe and not into the alley pipe.

The NE Cedar Ave Water Infrastructure Replacement Project and NE Cedar Ave (A to C St) Resurfacing Project are planned to occur in 2026 for this area. In addition, the NE Cedar Ave Stormwater Improvements project is planned to occur in 2027.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 664 LF of 8-inch gravity collector pipe from MH 335 to MH 337 and from MH 340 to MH 341
> Opinion of Probable Cost (2026 Dollars) \$ 101,000

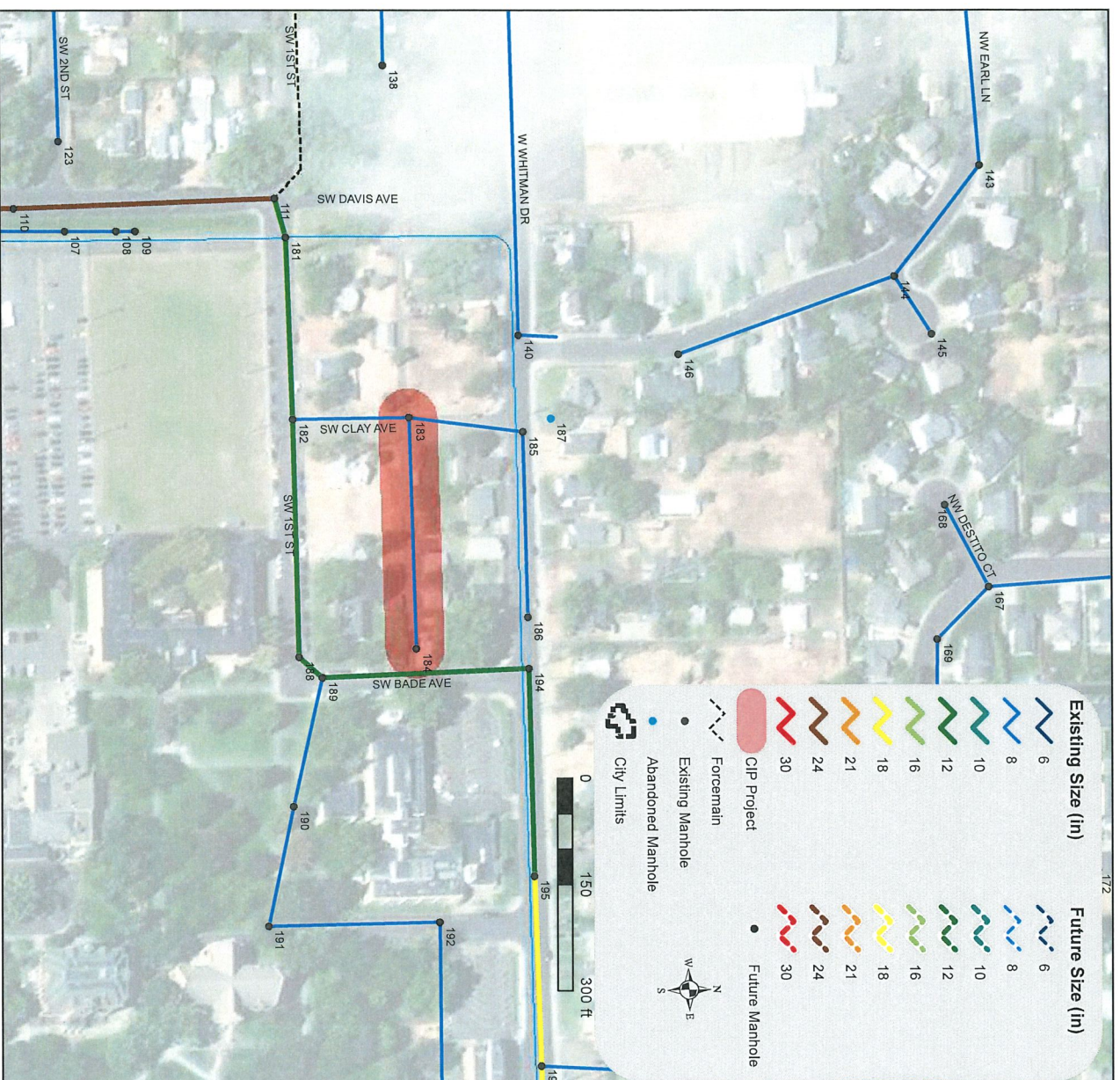
PROJECT TIMING

This project was first identified in the City's 2022 Capital Facility Plan Budget as a sewer replacement project. 2026

NOTE
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction are required to confirm the upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan



RR.15

Alley Between Clay Ave and Bade Ave

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segment (327 LF) has an Overall Priority Score of 50 and its Likelihood of Failure Score is 49. This pipe segment is known to be in bad condition and requires maintenance every other month.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 327 LF of 8-inch gravity collector pipe from MH 183 to MH 184
> Opinion of Probable Cost (2029 Dollars)
\$ 57,000

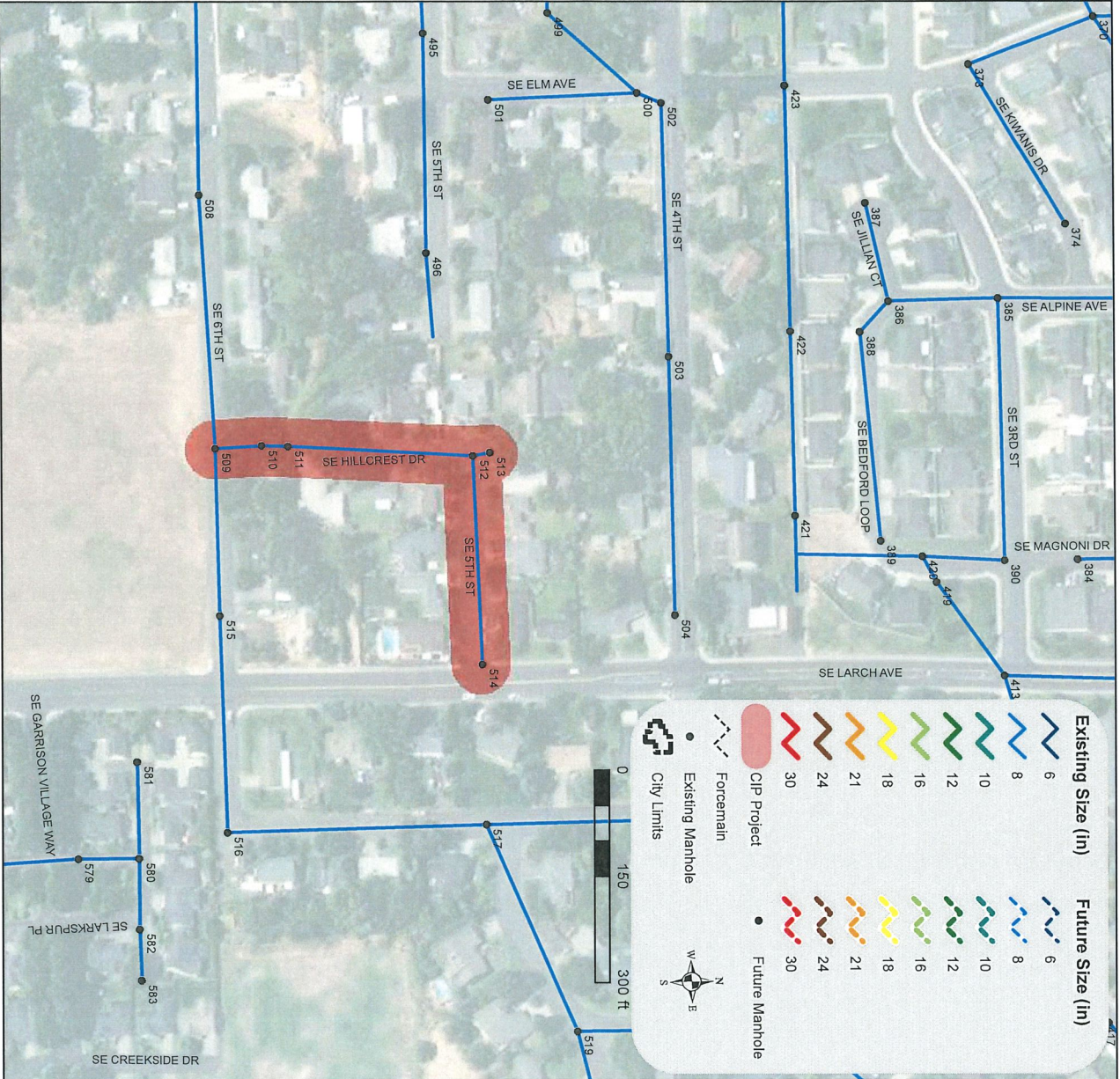
PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.
2029

NOTE
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, cost estimation, and engineering design should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB ENGINEERS, INC.



City of College Place

Fiscal Sustainability Plan

CP

COLLEGE PLACE
WALDIA WALSH

F:1

SE 5th St &
SE Hillcrest Dr

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (685 LF) range in Overall Priority Scores of 43-46 and their Likelihood of Failure Score is 54. Amongst the 5 pipe segments, all 5 pipe segments are known to have roots and require maintenance every other month.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 685 LF of 8-inch gravity collector pipe from MH 509 to MH 514
> Opinion of Probable Cost (October 2021 Dollars)

\$ 90,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Funding Allows

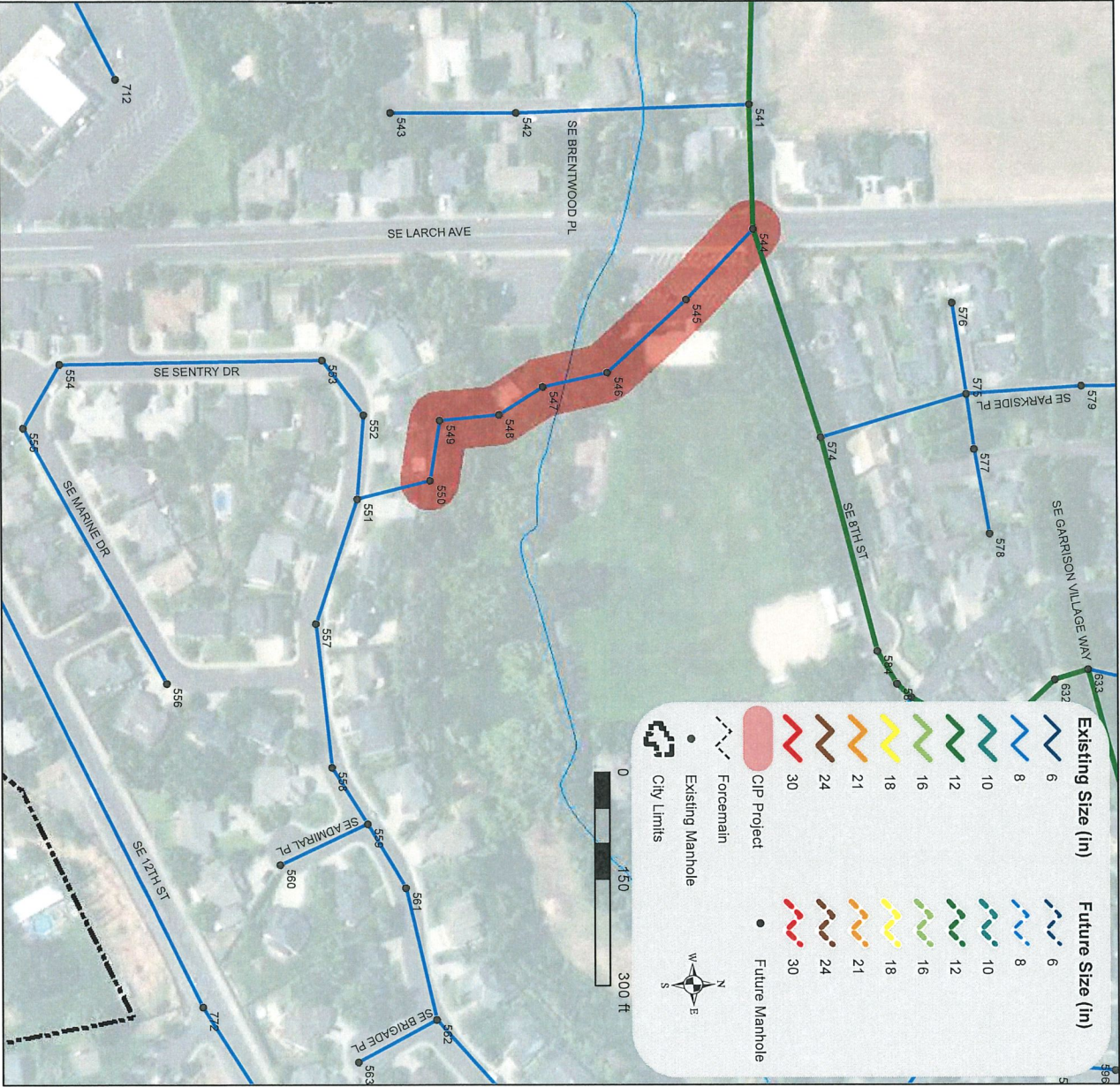
NOTE

A Fiscal Sustainability Plan is conceptual in nature and does not constitute a final design. The project is subject to change based on the results of the final engineering survey, utility locating and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB

JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



F.2

Lions Park

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (626 LF) range in Overall Priority Scores of 31-46 and their Likelihood of Failure Score ranges from 15-30. Amongst the 6 pipe segments, 4 pipe segments are known to have infiltration.

The Lions Park Renovation project is planned to occur in 2022 for this area.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 626 LF of 8-inch gravity collector pipe from MH 544 to MH 550

> Opinion of Probable Cost (October 2021 Dollars)

\$ 82,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

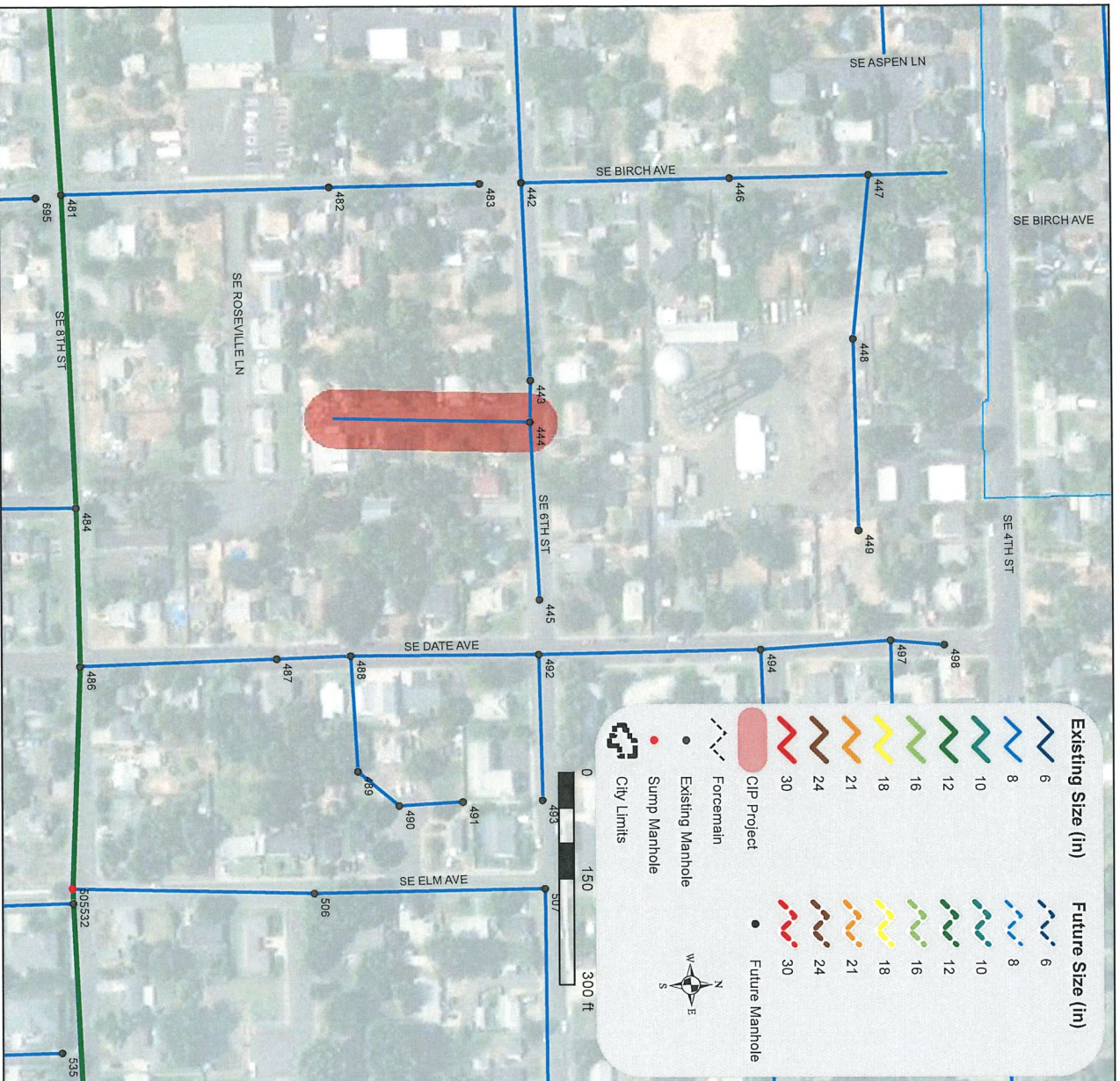
As Funding Allows

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction should be completed upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan



F.3

Alley Between
Roseville Ln & 6th St

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segment (277 LF) has an Overall Priority Score of 42 and its Likelihood of Failure Score is 39. This pipe segment requires maintenance every other month.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 277 LF of 8-inch gravity collector pipe from MH 444 to cleanout
> Opinion of Probable Cost (October 2021 Dollars)
\$ 36,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

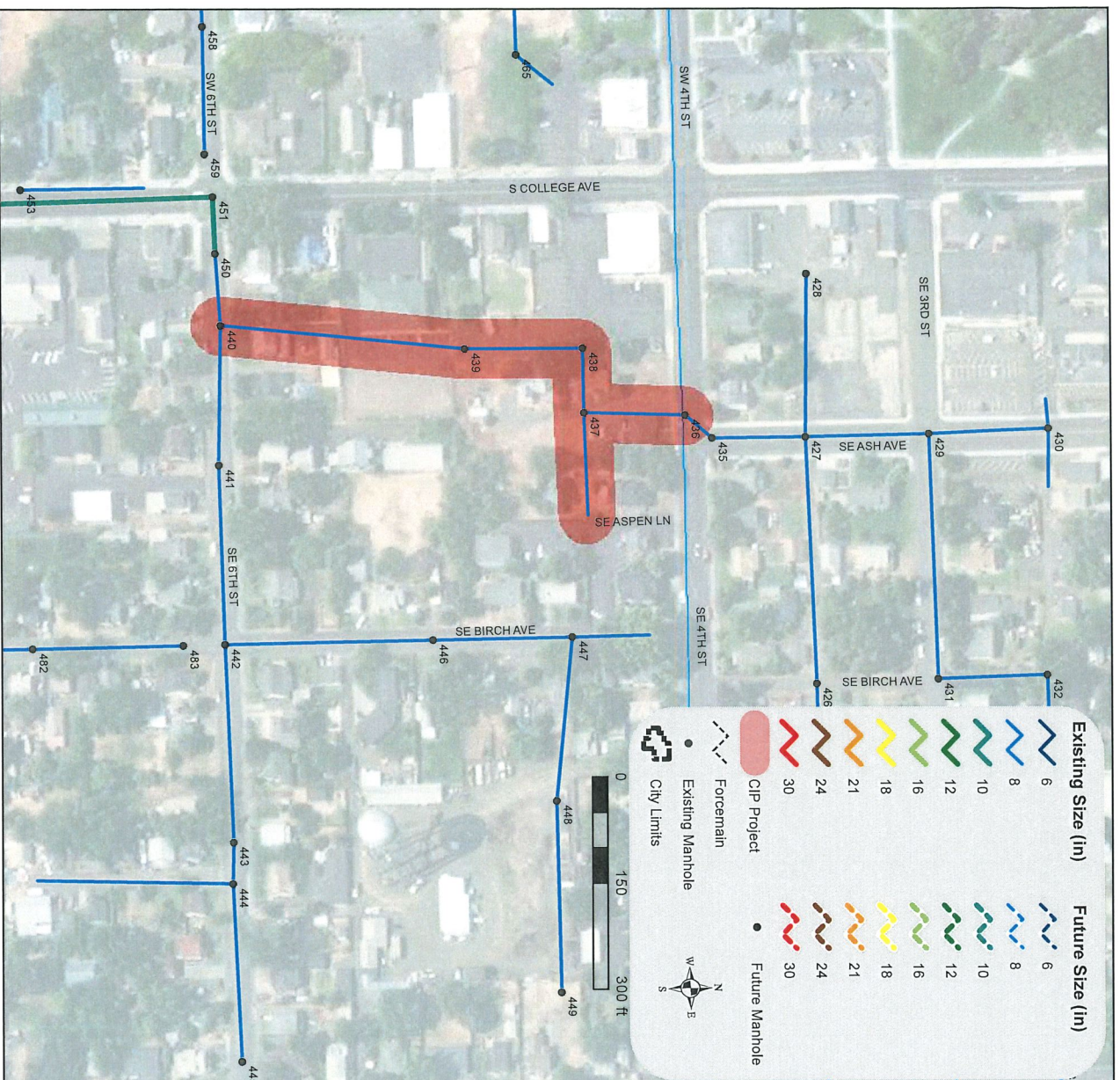
As Funding Allows

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. It is not intended to be used for project funding or other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan



F.4

Alley Between 4th St, 6th St, College Ave, & Birch Ave

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (895 LF) range in Overall Priority Scores of 26-45 and their Likelihood of Failure Score ranges from 20-39. Amongst the 5 pipe segments, 1 pipe segment requires maintenance every other month.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 895 LF of 8-inch gravity collector pipe from MH 436 to MH 440

> Opinion of Probable Cost (October 2021 Dollars)

\$ 118,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

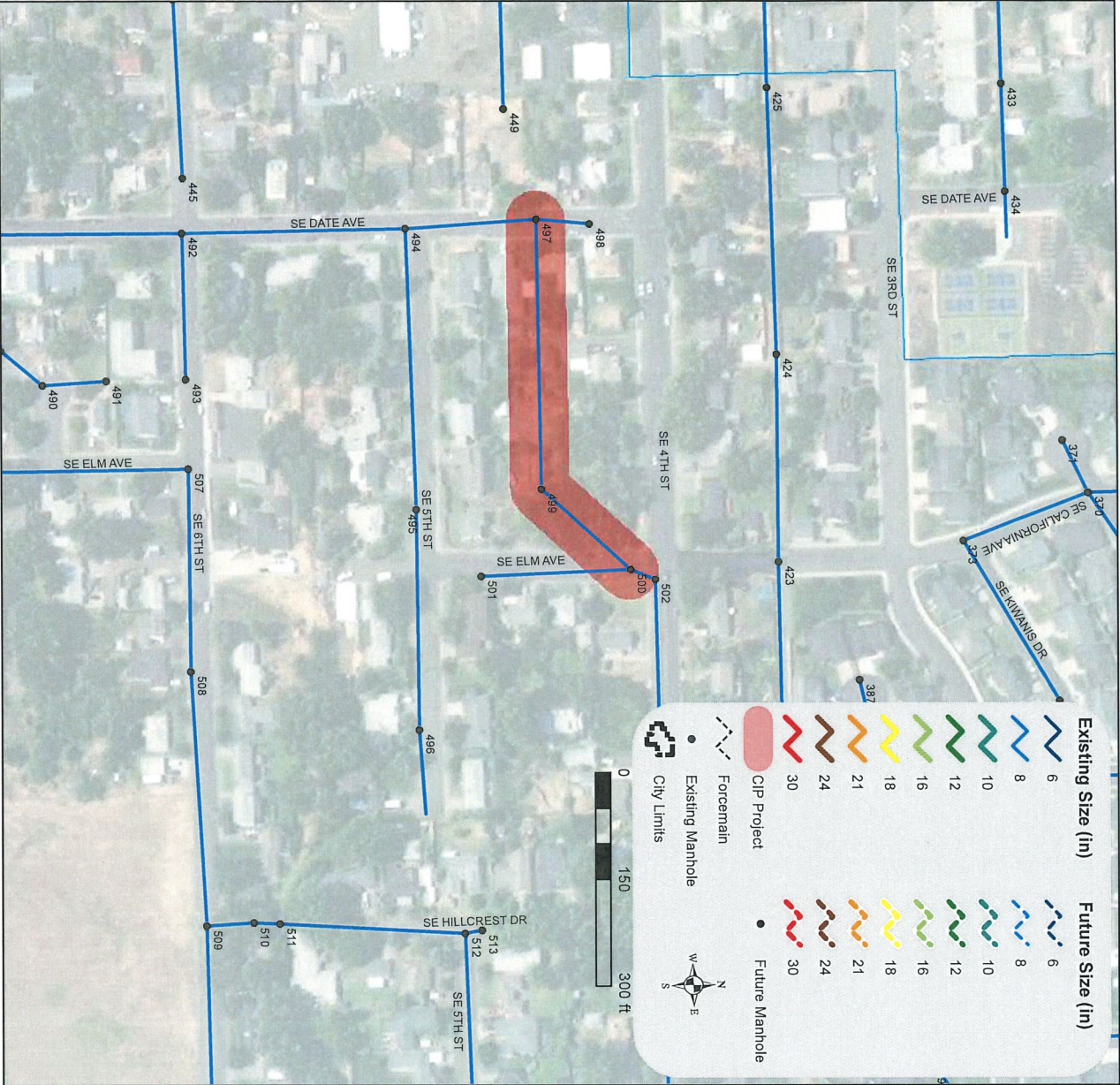
As Funding Allows

NOTE

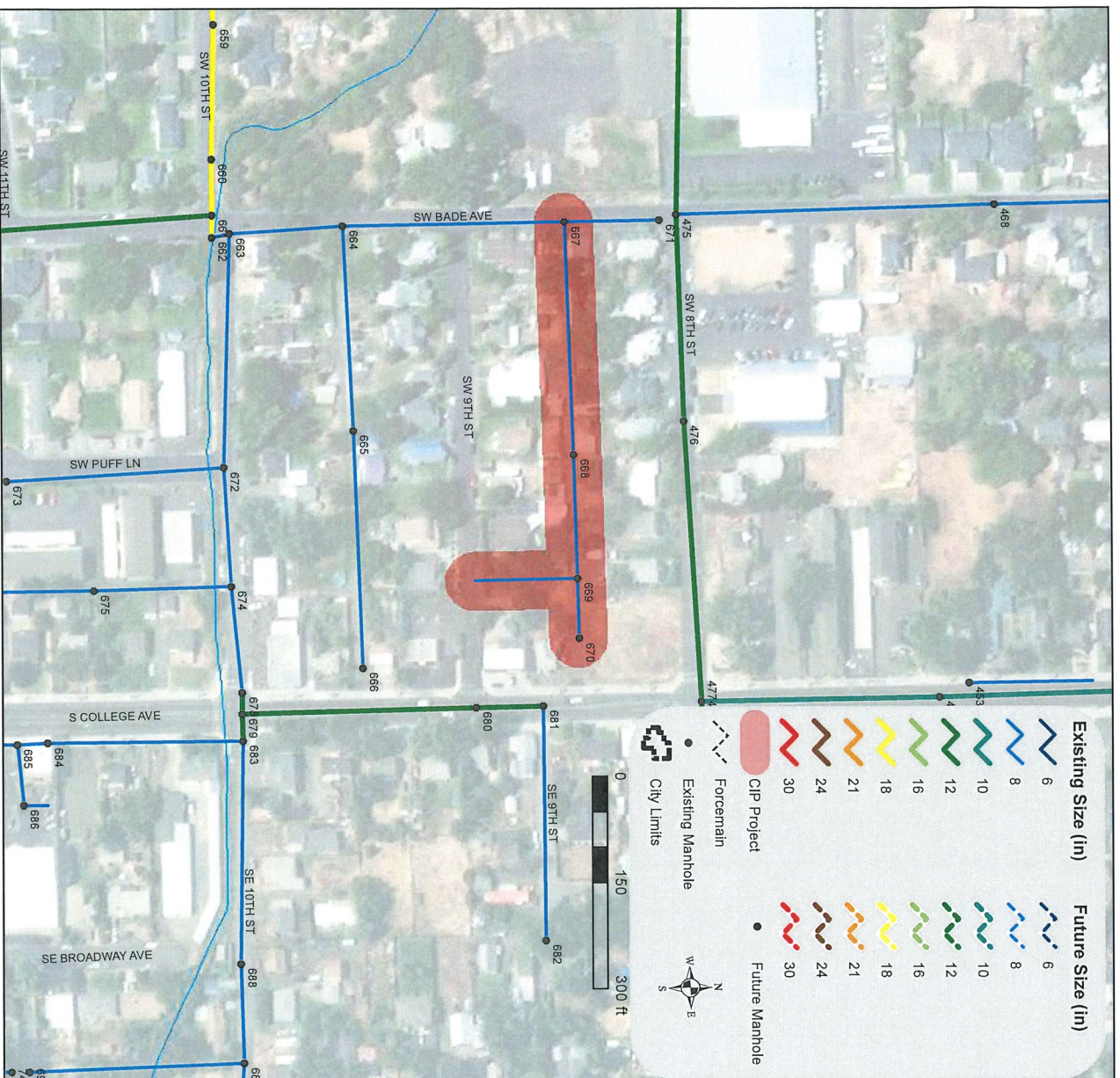
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction are required to confirm the upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan CP COLLEGE PLACE WALLA WALLA, WA	
F.5 Alley Between 4th St, 5th St, Date Ave, & Elm Ave	
CORE ISSUE	System Modifications
BACKGROUND The highlighted 8-inch pipe segments (548 LF) have an Overall Priority Score of 35 and their Likelihood of Failure Score is 20, making them high priority pipes.	
RECOMMENDED SOLUTION Pipe Rehabilitation > Rehabilitate 548 LF of 8-inch gravity collector pipe from MH 497 to MH 500 > Opinion of Probable Cost (October 2021 Dollars) \$ 74,000	
PROJECT TIMING This project was first identified due to its Overall Prioritization Score and general maintenance concerns. As Funding Allows	
NOTE A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction should be completed prior to preliminary and final design.	Date: Dec 2, 2021 JUB ENGINEERS, INC.



City of College Place Fiscal Sustainability Plan



F.6 Alley Between Bade Ave, 8th St, College Ave, & 9th St

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (650 LF) range in Overall Priority Scores of 16-36 and their Likelihood of Failure Score ranges from 20-44. Amongst the 4 pipe segments, 1 pipe segment is known to be in bad condition and requires maintenance every other month.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 650 LF of 8-inch gravity collector pipe from MH 667 to MH 670

> Opinion of Probable Cost (October 2021 Dollars)

\$ 86,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

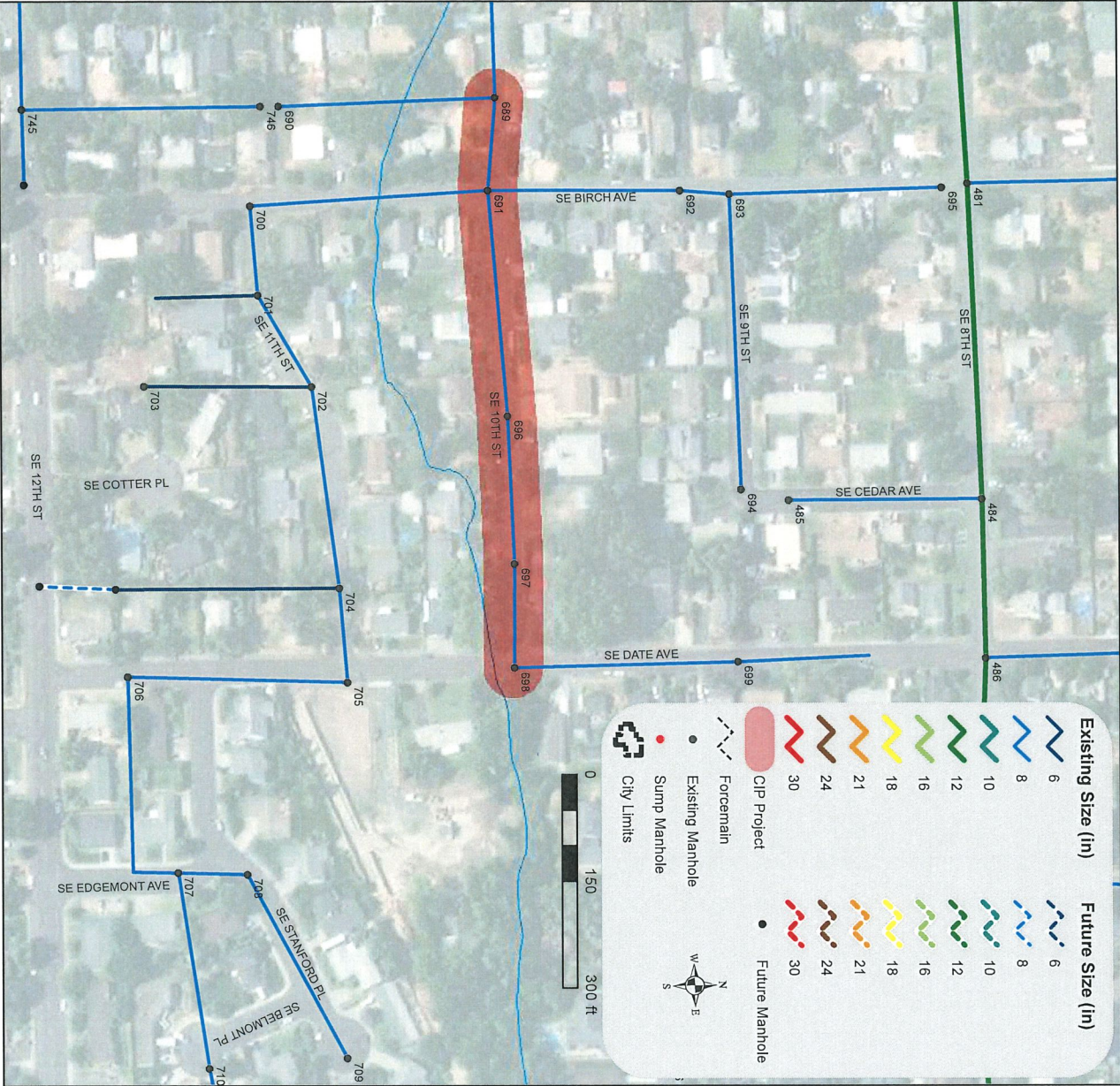
As Funding Allows

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. It is not a final plan and should not be used for final design or construction. Upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan



F.7 SE 10th St Between Birch Ave & Date Ave

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (803 LF) range in Overall Priority Scores of 32-37 and their Likelihood of Failure Score is 35. Amongst the 4 pipe segments, all 4 pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 803 LF of 8-inch gravity collector pipe from MH 689 to MH 698

> Opinion of Probable Cost (October 2021 Dollars)

\$ 103,000

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

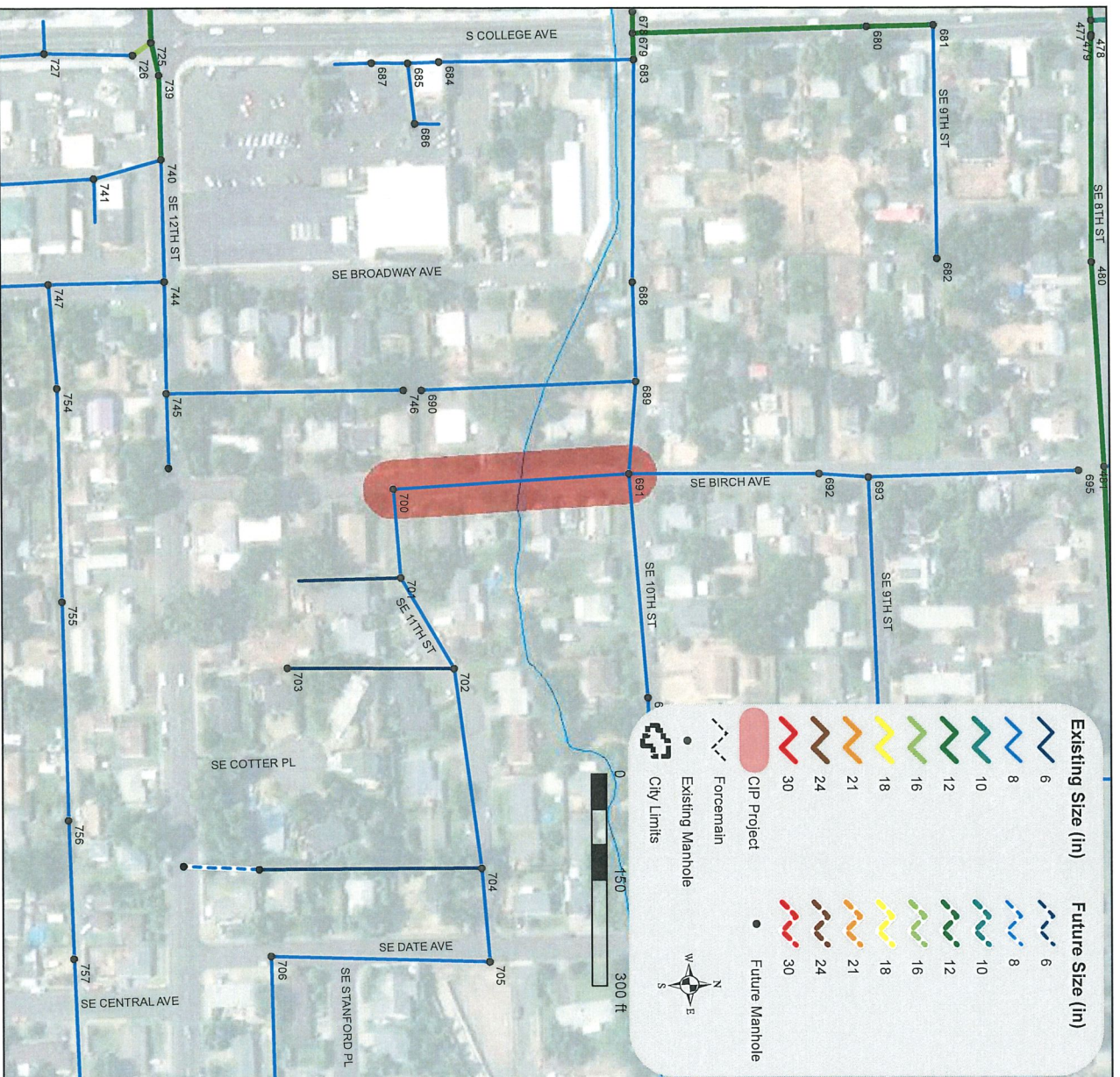
As Funding Allows

NOTE

A Fiscal Sustainability Plan is conceptual in nature and intended to provide a general overview of potential future utility funding and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place Fiscal Sustainability Plan



F.8

SE Birch Ave Between 10th St & 11th St

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segment (336 LF) has an Overall Priority Score of 37 and its Likelihood of Failure Score is 35. This pipe segment is known to have infiltration.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 336 LF of 8-inch gravity collector pipe from MH 691 to MH 700

> Opinion of Probable Cost (October 2021 Dollars)

\$ 47,000

PROJECT TIMING

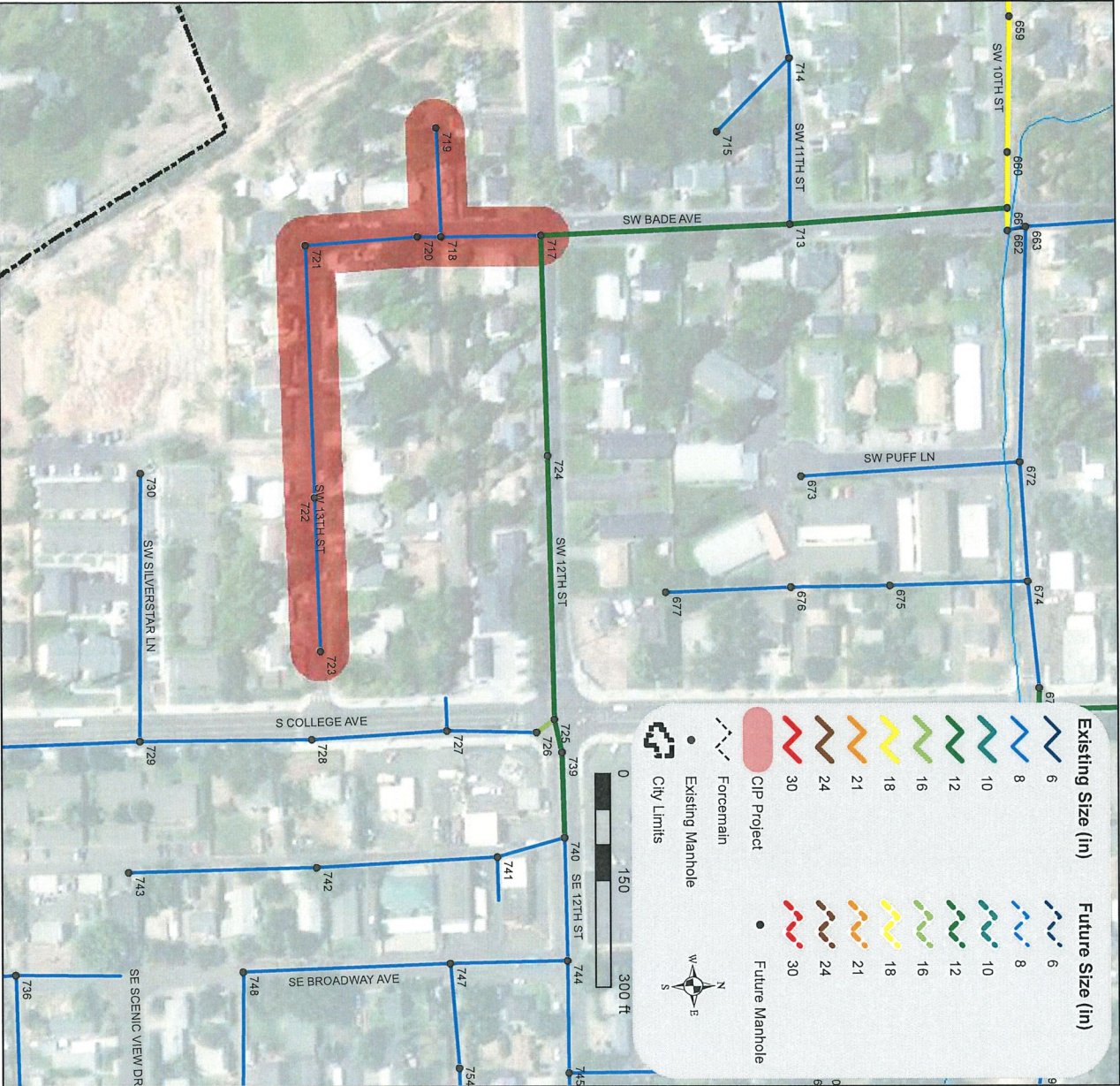
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Funding Allows

NOTE
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Final verification, engineering, and construction should be completed prior to preliminary and final design.

Date: Dec 2, 2021





City of College Place
Fiscal Sustainability Plan



F.9 SW Bade Ave & SW 13th St

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (354 LF) range in Overall Priority Scores of 32-37 and their Likelihood of Failure Score ranges from 19-45. Amongst the 6 pipe segments, 5 pipe segments are known to be in bad condition.

RECOMMENDED SOLUTION

Pipe Rehabilitation
> Rehabilitate 354 LF of 8-inch gravity collector pipe from MH 717 to MH 723
> Opinion of Probable Cost (October 2021 Dollars) \$ 48,000

PROJECT TIMING

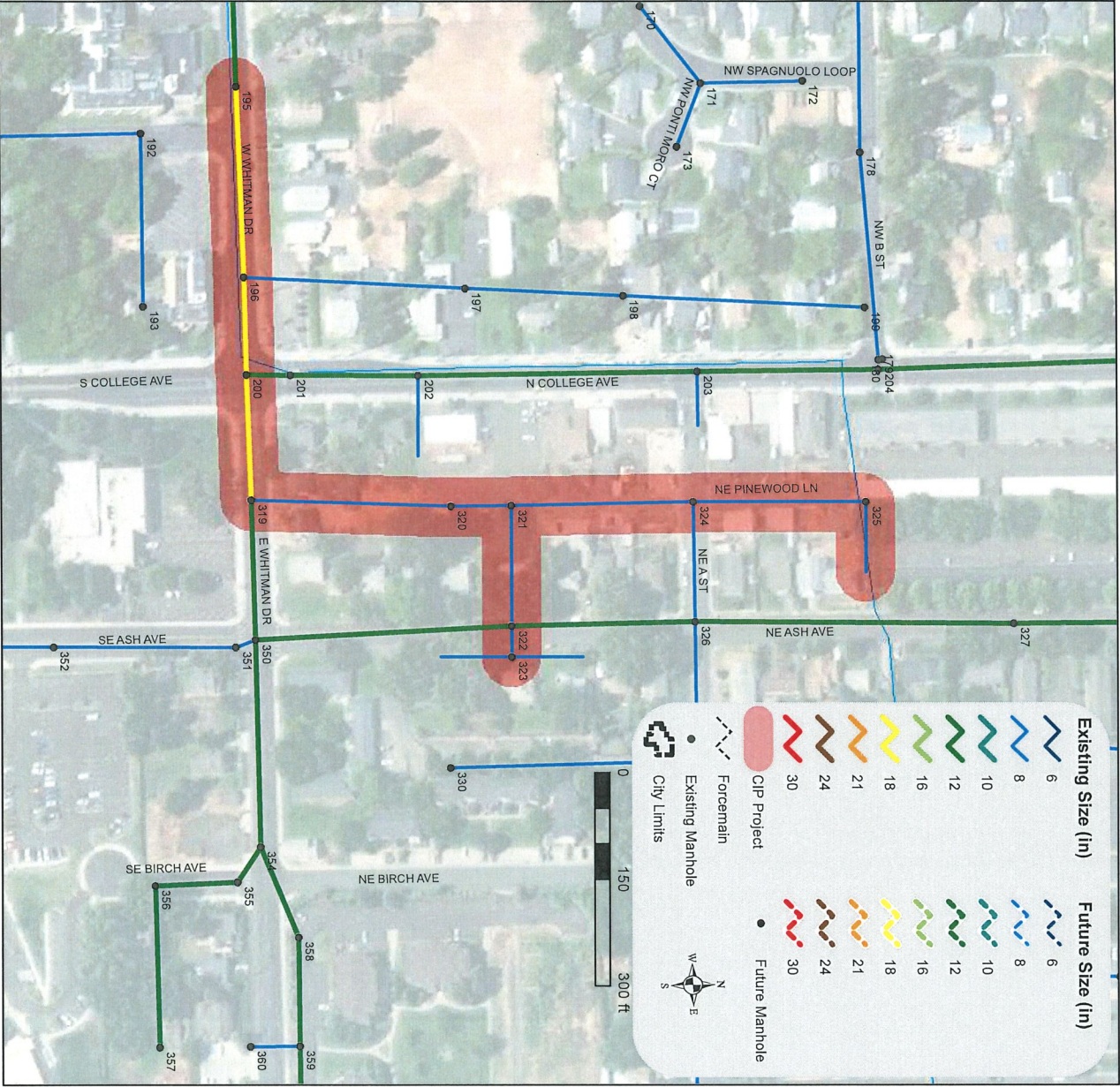
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Funding Allows

NOTE: A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, final prioritization, and funding confirmation should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB ENGINEERS, INC.



City of College Place
Fiscal Sustainability Plan



F.10 Whitman Dr and Alley Between
Ash Ave & College Ave

CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (1,138 LF) and 18-inch pipe segments (561 LF) range in Overall Priority Scores of 18-36 and their Consequence of Failure Score ranges from 4-46, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

- > Rehabilitate 1,138 LF of 8-inch gravity collector pipe from MH 319 to MH 325
- > Rehabilitate 561 LF of 18-inch gravity collector pipe from MH 195 to MH 319
- > Opinion of Probable Cost (October 2021 Dollars) **\$ 298,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns. **As Funding Allows**

NOTE
A Fiscal Sustainability Plan is conceptual in nature and intended for planning purposes only. Field verification, engineering, and construction should be completed prior to preliminary and final design.

Date: Dec 2, 2021

JUB ENGINEERS, INC.



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

J-U-B Project No.: 30-23-015
J-U-B Project Manager: TPF

This Agreement entered into and effective this 23rd day of May 2023, between City of College Place, hereinafter referred to as the "CLIENT" and J-U-B ENGINEERS, Inc., an Idaho corporation, hereinafter referred to as "J-U-B".

WITNESSETH:

WHEREAS the CLIENT intends to: rehabilitate approximately 15,000 linear feet of existing sanitary sewer pipe via Cured in Place Piping (CIPP) and install approximately 107 feet of new sewer pipe with two manholes hereinafter referred to as the "Project". The Services to be performed by J-U-B are hereinafter referred to as the "Services."

NOW, THEREFORE, the CLIENT and J-U-B, in consideration of their mutual covenants herein, agree as set forth below:

CLIENT INFORMATION AND RESPONSIBILITIES

The CLIENT will provide to J-U-B all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards, rules and laws which CLIENT or others will require to be included in the drawings and specifications, and upon which J-U-B can rely for completeness and accuracy.

The CLIENT will furnish to J-U-B all data, documents, and other items in CLIENT's possession, or reasonably obtainable by CLIENT, including, without limitation: 1) borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; 2) appropriate professional interpretations of all of the foregoing; 3) environmental assessment and impact statements; 4) surveys of record, property descriptions, zoning, deeds and other land use restrictions, rules and laws; and 5) other special data or consultations, all of which J-U-B may use and rely upon in performing Services under this Agreement.

The CLIENT will obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required by authorities, and provide all land, easements, rights-of-ways and access necessary for J-U-B's Services and the Project.

In addition, the CLIENT will furnish to J-U-B those items described in **Attachment 1**.

PROJECT REPRESENTATIVES

The CLIENT and J-U-B hereby designate their authorized representatives to act on their behalf with respect to the Services and responsibilities under this Agreement. The following designated representatives are authorized to receive notices, transmit information, and make decisions regarding the Project and Services on behalf of their respective parties, except as expressly limited herein. These representatives are not authorized to alter or modify the TERMS AND CONDITIONS of this Agreement.

For the CLIENT:

1.	Name	<u>Robert McAndrews</u>	Work telephone	<u></u>
	Address	<u>625 S College Place Avenue</u>	Home/cell phone	<u>509-394-8526</u>
		<u>College Place, WA</u>	FAX telephone	<u></u>
		<u>99324</u>	E-mail address	<u>rmcandrews@cpwa.us</u>

For J-U-B:

1.	Name	<u>Tyler French, P.E.</u>	Work telephone	<u>509-783-2144</u>
	Address	<u>3611 S Zintel Way</u>	Cell phone	<u></u>
		<u>Kennewick, WA</u>	FAX telephone	<u></u>
		<u>99337</u>	E-mail address	<u>tfrench@jub.com</u>

In the event any changes are made to the authorized representatives or other information listed above, the CLIENT and J-U-B agree to furnish each other timely, written notice of such changes.

SERVICES TO BE PERFORMED BY J-U-B ("Services")

J-U-B will perform the Services described in **Attachment 1** in a manner consistent with the applicable standard of care. J-U-B's services shall be limited to those expressly set forth therein, and J-U-B shall have no other obligations, duties, or responsibilities for the Project except as provided in this Agreement.

SCHEDULE OF SERVICES TO BE PERFORMED

J-U-B will perform said Services in accordance with the schedule described in **Attachment 1** in a manner consistent with the applicable standard of care. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the CLIENT or for delays or other causes beyond J-U-B's control.

BASIS OF FEE

The CLIENT will pay J-U-B for their Services and reimbursable expenses as described in **Attachment 1**. A ten percent administrative fee will be applied to sub-consultant invoices.

Other work that J-U-B performs in relation to the Project at the written request or acquiescence of the CLIENT, which are not defined as Services, shall be considered "Additional Services" and subject to the express terms and conditions of this Agreement. Unless otherwise agreed, the CLIENT will pay J-U-B for Additional Services on a time and materials basis. Resetting of survey and/or construction stakes shall constitute Additional Services.

File Folder Title: 30-23-015_2023CIPP

Remarks: _____

The Notice to Proceed, by the CLIENT, verbal or written, or execution of the Agreement shall constitute acceptance of the terms of this Agreement. THE TERMS AND CONDITIONS ON PAGES 3 AND 4, INCLUDING RISK ALLOCATION, ARE PART OF THIS AGREEMENT. THE CLIENT AGREES TO SAID TERMS AND CONDITIONS FOR ALL SERVICES AND ADDITIONAL SERVICES. Special Provisions that modify these TERMS AND CONDITIONS, if any, are included in Attachment 2. All other modifications to these terms and conditions must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written. These parties represent and acknowledge that they have authority to execute this Agreement.

CLIENT:
City of College Place

NAME
625 S College Avenue

STREET
College Place, WA 99324

CITY / STATE / ZIP CODE

BY (Signature)

NAME / TITLE

BY (Signature)

ADDITIONAL NAME / TITLE

J-U-B ENGINEERS, Inc.:
3611 S Zintel Way

STREET
Kennewick, WA 99337

CITY / STATE / ZIP CODE

BY (Signature)
Alex Fazzari, P.E., Area Manager

NAME / TITLE

*Applicable
Attachments or
Exhibits to this
Agreement are
indicated as
marked.*

- ☒ **Attachment 1** – Scope of Services, Schedule, and Basis of Fee
- ☐ **Attachment 2** – Special Provisions
- ☒ **Standard Exhibit A** – Construction Phase Services

REV: 4/23

DISTRIBUTION: Accounting; Project File; CLIENT

J-U-B ENGINEERS, Inc.

TERMS AND CONDITIONS

GENERAL

All J-U-B Services shall be covered by this Agreement. The Services will be performed in accordance with the care and skill ordinarily used by members of the subject profession practicing under like circumstances at the same time and in the same locality. **J-U-B MAKES NO WARRANTY EITHER EXPRESS OR IMPLIED ON BEHALF OF IT OR OTHERS.** Nothing herein shall create a fiduciary duty between the parties.

The CLIENT acknowledges and agrees that requirements governing the Project may be ambiguous and otherwise subject to various and possibly contradictory interpretations and J-U-B is, therefore, only responsible to use its reasonable professional efforts and judgment to interpret such requirements. Accordingly, CLIENT should prepare and plan for clarifications or modifications which may impact both the cost and schedule of the Project.

J-U-B shall not be responsible for acts or omissions of any other party involved in the Project, including but not limited to the following: the failure of CLIENT or a third party to follow J-U-B's recommendations; the means, methods, techniques, sequences or procedures of construction; safety programs and precautions selected by third parties; compliance by CLIENT or third parties with laws, rules, regulations, ordinances, codes, orders or authority; and delays caused by CLIENT or third parties. CLIENT, therefore, releases and shall indemnify, defend and hold J-U-B harmless from the acts, errors, or omissions of CLIENT or third parties involved in the Project.

J-U-B shall not be required to execute any documents, no matter by whom requested, that would result in J-U-B's having to certify, guarantee or warrant the existence of conditions. CLIENT acknowledges that subsurface conditions can vary widely between adjacent samples and test points, and therefore J-U-B makes no warranty or other representation regarding soil investigations and characterization of subsurface conditions for the Project.

Any sales tax or other tax on the Services rendered under this Agreement, additional costs due to changes in regulation, and fees for credit card payment transactions shall be paid by the CLIENT.

CLIENT grants J-U-B and its subsidiaries the unrestricted right to take, use, and publish images, or edited images, of the project site and workers for J-U-B's purposes including, but not limited to, website, intranet, and marketing. This right shall survive the termination of this Agreement.

REUSE OF DOCUMENTS

Documents that may be relied upon by CLIENT as instruments of service under this Agreement are limited to the printed copies (also known as hard copies) that are signed or sealed by J-U-B (including non-vector PDF facsimiles thereof). All printed materials or other communication or information ("Documents") that may be prepared or furnished by J-U-B pursuant to this Agreement are instruments of service with respect to the Project. J-U-B grants CLIENT a limited license to use the Documents on the Project subject to receipt by J-U-B of full payment for all Services related to preparation of the Documents.

Although CLIENT may make and retain copies of Documents for reference, J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Submission or distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

CONSTRUCTION PHASE SERVICES

It is understood and agreed that J-U-B does not have control over, and neither the professional activities of J-U-B nor the presence of J-U-B at the Project Site shall give, J-U-B control over contractor(s) work nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s)

furnishing and performing their work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s), nor assume responsibility of contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and CLIENT agrees that this intent shall be set forth in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B, and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be made additional insureds under the general contractor's policies of general liability insurance.

If **Standard Exhibit A – Construction Phase Services** is attached, the additional terms contained therein apply to this Agreement.

OPINIONS OF COST AND PROJECT FINANCIAL INFORMATION

CLIENT understands that J-U-B has no control over the cost of labor, materials, equipment or services furnished by others, the contractor(s)' methods of determining prices, nor bidding or market conditions. J-U-B's opinions of probable Project costs and construction, if any, are to be made on the basis of J-U-B's experience, and represent J-U-B's best judgment as a professional engineer, familiar with the construction industry.

CLIENT understands and acknowledges that J-U-B cannot and does not guarantee that proposals, bids or actual Project or construction costs will not vary from opinions of probable cost prepared by J-U-B. J-U-B's Services to modify the Project to bring the construction costs within any limitation established by the CLIENT will be considered Additional Services and paid for as such by the CLIENT in accordance with the terms herein.

CLIENT agrees that J-U-B is not acting as a financial advisor to the CLIENT and does not owe CLIENT or any third party a fiduciary duty pursuant to Section 15B of the Exchange Act with respect to J-U-B's professional Services. J-U-B will not give advice or make specific recommendations regarding municipal securities or investments and is therefore exempt from registration with the SEC under the municipal advisors rule. CLIENT agrees to retain a registered financial municipal advisor as appropriate for Project financing and implementation.

TIMES OF PAYMENTS

J-U-B shall submit monthly statements for Services rendered and for expenses incurred, which statements are due on presentation. CLIENT shall make prompt monthly payments. If CLIENT fails to make any payment in full within thirty (30) days after receipt of J-U-B's statement, the amounts due J-U-B will accrue interest at the rate of 1% per month from said thirtieth day or at the maximum interest rate allowed by law, whichever is less.

If the CLIENT fails to make payments when due or otherwise is in breach of this Agreement, J-U-B may suspend performance of Services upon five (5) days' notice to the CLIENT. J-U-B shall have no liability whatsoever to the CLIENT for any costs or damages as a result of such suspension caused by any breach of the Agreement by the CLIENT. Upon cure of breach or payment in full by the CLIENT within thirty (30) days of the date breach occurred or payment is due, J-U-B shall resume Services under the Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension, plus any other reasonable time and expense necessary for J-U-B to resume performance. If the CLIENT fails to make payment as provided herein and cure any other breach of this Agreement within thirty (30) days after suspension of Services, such failure shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by J-U-B.

CLIENT shall promptly review J-U-B's invoices and shall notify J-U-B in writing of any dispute with said invoice, or portion thereof, within thirty (30) days of receipt. Failure to provide notice to J-U-B of any dispute as required herein shall constitute a waiver of any such dispute. CLIENT shall pay all undisputed portions of such invoice as required by this Agreement. Client shall not withhold any payment or portion thereof as an offset to any current or prospective claim.

TERMINATION

The obligation to provide further Services under the Agreement may be terminated by either party upon thirty (30) days' written notice. If this Agreement is terminated by either party, J-U-B will be paid for Services and Additional Services rendered and for expenses incurred. In addition to any other remedies at law or equity, if the Agreement is terminated by

the CLIENT for reasons other than J-U-B's material breach of this Agreement, or is terminated by J-U-B for CLIENT's material breach of this Agreement, J-U-B shall be paid a termination fee which shall include: the cost and expense J-U-B incurs in withdrawing its labor and resources from the Project, the costs and expense incurred by J-U-B to obtain and engage in a new Project with the labor and resources withdrawn from the Project, and the lost profit on the remainder of the work.

RISK ALLOCATION

In recognition and equitable allocation of relative risks and benefits of the Project, CLIENT limits the total aggregate liability of J-U-B and its employees and consultants, whether in tort or in contract, for any cause of action, as follows: 1) for insured liabilities, to the amount of insurance then available to fund any settlement, award, or verdict, or 2) if no such insurance coverage is held or available with respect to the cause of action, twenty five thousand dollars (\$25,000.00) or one hundred percent (100%) of the fee paid to J-U-B under this Agreement, whichever is less. J-U-B carries professional liability insurance and will provide a certificate of insurance at the request of the CLIENT. For purposes of this section, attorney fees, expert fees and other costs incurred by J-U-B, its employees, consultants, insurance carriers in the defense of such claim shall be included in calculating the total aggregate liability.

The CLIENT agrees that J-U-B is not responsible for damages arising directly or indirectly from any delays for causes beyond J-U-B's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by the CLIENT or the CLIENT's contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by J-U-B to perform its Services in an orderly and efficient manner, J-U-B shall be entitled to an equitable adjustment in schedule and compensation.

Notwithstanding any other provision contained within this Agreement, nothing shall be construed so as to void, vitiate, or adversely affect any insurance coverage held by either party to this Agreement. The CLIENT further agrees that, to the fullest extent permitted by law, no shareholder, officer, director, or employee of J-U-B shall have personal liability under this Agreement, or for any matter in connection with the professional services provided in connection with the Project.

Neither CLIENT nor J-U-B shall be responsible for incidental, indirect, or consequential damages.

HAZARDOUS WASTE, ASBESTOS, AND TOXIC MATERIALS

The CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless J-U-B, its officers, employees, successors, partners, heirs and assigns (collectively, J-U-B) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project location, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of J-U-B.

RIGHT OF ENTRY

The CLIENT shall provide J-U-B adequate and timely access to all property reasonably necessary to the performance of J-U-B and its subconsultant's services. The CLIENT understands that use of testing or other equipment may unavoidably cause some damage, the correction of which, or compensation for, is expressly disclaimed by J-U-B. Any such costs incurred are CLIENT's sole responsibility.

MEDIATION BEFORE LITIGATION

Any and all disputes arising out of or related to the Agreement, except for the payment of J-U-B's fees, shall be submitted to nonbinding mediation before a mutually-acceptable mediator as a condition precedent to litigation or other binding adjudicative procedure unless the parties mutually agree otherwise. The CLIENT further agrees to include a similar mediation provision in all agreements with independent contractors, consultants, subcontractors, subconsultants, suppliers and fabricators on the Project, thereby providing for mediation as the primary method for dispute resolution among all the parties involved in the Project. In the event the parties are unable to agree on a mediator, said mediator shall be appointed by a court of competent jurisdiction or, if not possible, the American Arbitration Association. If a dispute relates to, or is the subject

of a lien arising out of J-U-B's Services, J-U-B or its subconsultants may proceed in accordance with applicable law to comply with the lien notice and filing deadlines prior to submission of the matter by mediation.

LIMITATION PERIODS

For statutes of limitation or repose purposes, any and all CLIENT claims shall be deemed to have accrued no later than the date of substantial completion of J-U-B's Services.

LEGAL FEES

For any action arising out of or relating to this Agreement, the Services, or the Project, each party shall bear its own attorneys fees and costs.

SURVIVAL

All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

EXTENT OF AGREEMENT

In entering into this Agreement, neither party has relied upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of the other party except for those expressly contained in this Agreement. CLIENT shall include a similar provision in its contracts with any contractor, subcontractor, or consultant stating that any such contractor, subcontractor, or consultant is not relying upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of J-U-B when entering into its agreement with CLIENT.

This Agreement represents the entire and integrated agreement between the CLIENT and J-U-B and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both CLIENT and J-U-B.

In the event any provision herein or portion thereof is invalid or unenforceable, the remaining provisions shall remain valid and enforceable. Waiver or a breach of any provision is not a waiver of a subsequent breach of the same of any other provision.

SUCCESSORS AND ASSIGNS

Neither party shall assign, sublet, or transfer any rights or interest (including, without limitation, moneys that are due or may become due) or claims under this Agreement without the prior, express, written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated in any written consent to an assignment, no assignment will release the assignor from any obligations under this Agreement.

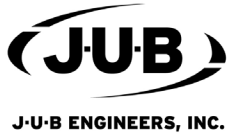
No third party beneficiary rights are intended or created under this Agreement, nor does this Agreement create any cause of action in favor of any third party hereto. J-U-B's Services under this Agreement are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against J-U-B because of this Agreement or the performance or nonperformance of Services hereunder. In the event of such third party claim, CLIENT agrees to indemnify and hold J-U-B harmless from the same. The CLIENT agrees to require a similar provision in all contracts with contractors, subcontractors, consultants, vendors and other entities involved in the Project to carry out the intent of this provision to make express to third parties that they are not third party beneficiaries.

CONTROLLING LAW, JURISDICTION, AND VENUE

This Agreement shall be interpreted and enforced in and according to the laws of the state in which the Project is primarily located. Venue of any dispute resolution process arising out of or related to this Agreement shall be in the state in which the Project is primarily located and subject to the exclusive jurisdiction of said state.

CYBER INSURANCE

CLIENT shall maintain and submit proof of Cyber-Liability insurance coverage with limits no less than \$2M to cover claims, damages, or costs resulting from or related to a cybersecurity incident involving CLIENT's systems that affects J-U-B including, but not limited to, costs incurred by J-U-B resulting from said incident. Whether or not covered by CLIENT's insurance, CLIENT shall indemnify, defend, and hold J-U-B harmless from any claims, damages, or costs related to any cybersecurity incident.



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

Attachment 1 – Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: 2023 Sewer CIPP

CLIENT: City of College Place

J-U-B PROJECT NUMBER: 30-23-015

ATTACHMENT TO:

☒ **AGREEMENT DATED: 5/23/2023**

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

The City of College Place (City) has identified a portion of the existing sanitary sewer system, approximately 15,000 LF, that is in poor condition and in need of rehabilitation. A trenchless rehabilitation method known as Cured in Place Piping (CIPP) has been selected for this project. In addition to the pipe rehabilitation, approximately 107 linear feet of new 6-inch gravity sewer pipe and two new manholes are needed. The project is defined and budgeted for in the March 2022 General Sewer Plan and includes items RR.5 through RR.10, RR.12, RR.13, RR.15, and F.1 through F.10 as identified in Table 7-2 and corresponding report figures.

J-U-B has a Master Engineering Services Agreement to provide on-call engineering services for the City. As such, J-U-B has been selected to perform design and construction phase engineering services for this project. The plan is to advertise for bid toward the end of 2023. Construction is expected to begin in February of 2024 and take approximately 90 working days to complete. This contract covers the services that J-U-B will perform during the design, bid, award, and construction phases.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 001: Design Phase Services

J-U-B will perform and provide the following services during the design phase:

1. Subtask 001: Project Management
 - a. Set up project into J-U-B's financial and record keeping systems for document retention and project controls.
 - b. Conduct project planning and risk assessment.
 - c. Coordinate quality assurance / quality control (QA/QC) processes.
 - d. Communicate and coordinate J-U-B team activities with kickoff and progress meetings as required.
 - e. Communicate and coordinate subconsultant activities under J-U-B, if necessary.
 - f. Regularly monitor project status, budget, and schedule.
 - g. During periods of project activity, provide a regular report to CLIENT on project status, budget, and schedule.
 - h. Provide a monthly invoice including budget status.
 - i. Provide ongoing document handling and filing.

2. Subtask 002: QC Reviews
 - a. Conduct internal reviews at appropriate phases for quality control and assurance.
3. Subtask 003: Client Workshops
 - a. Attend the following meetings with the CLIENT:
 - i. Kickoff Meeting – Conduct a kickoff meeting with the CLIENT with the purpose of discussing the rehab locations, design approach, and schedule.
 - ii. 60% Design Review Meeting – Go over City design review comments on the 60% Draft Design. Comments will be documented, and meeting notes will be developed by J-U-B and sent to the CLIENT.
 - iii. 90% Design Review Meeting – Go over City design review comments on the 90% Draft Design. Comments will be documented, and meeting notes will be developed by J-U-B and sent to the CLIENT.
 - b. Deliverables:
 - i. Meeting Notes in electronic (PDF) format.
4. Subtask 004: Permitting
 - a. Prepare and submit State Environmental Review Process (SERP) information package including:
 - i. SEPA Checklist
 - ii. Public Outreach (brief presentation at City council meeting)
 - iii. Environmental Justice Report
 - b. Prepare and submit Cultural Resources Review Form
 - c. Prepare and submit Inadvertent Discovery Plan Template
 - d. Assumptions:
 - i. J-U-B is not responsible for regulatory review and approval timelines.
 - ii. Construction stormwater permit is not required.
 - e. Deliverables:
 - i. SERP Information Package submitted to ECY (Electronic in .pdf format)
 - ii. Cultural Resources Review Form submitted to ECY (Electronic in .pdf format)
 - iii. Inadvertent Discovery Plan Template submitted to ECY (Electronic in .pdf format)
5. Subtask 005: 60% Design
 - a. Develop construction plans to the 60% progress stage. The 60% design will include draft plans showing the overall intent of the improvements.
 - b. Develop technical specifications based upon project requirements to the 60% progress stage.
 - c. Develop an Opinion of Probable Cost based on the work to be completed. The 60% cost opinion will include a 30% contingency.
 - d. Assumptions:
 - i. City will obtain permission and/or easements to access private properties to conduct the work necessary for this project.
 - ii. A geotechnical investigation will not be completed for this project.
 - iii. Groundwater will not be a concern for this project.
 - iv. Review/approval by ECY is not required.
 - v. Specifications will be based on the standard 16 Division Specifications.
 - e. Deliverables:
 - i. 60% Bid Documents, Agreement Forms, Specifications, and Plans (Electronic in .pdf format)
 - ii. Opinion of Probable Cost – 60% Draft (Electronic in .pdf format)
6. Subtask 006: 90% Design
 - a. Proceed with the plan development to the 90% progress stage based upon feedback from the 60% design review meeting. The 90% Plans will incorporate comments from the 60% review and include detailed information and all potential work call outs within City right-of-way.

- b. Proceed with the development of the technical specifications to the 90% progress stage based upon project requirements and feedback from the 60% design review meeting.
 - c. Proceed with the development of an Opinion of Probable Cost based on the work to be completed. The 90% cost opinion will include a 10% contingency.
 - d. Assumptions: see Subtask 005.
 - e. Deliverables:
 - i. 90% Bid Documents, Agreement Forms, Specifications, and Plans (Electronic in .pdf format)
 - ii. Opinion of Probable Cost – 90% Draft (Electronic in .pdf format)
- 7. Subtask 007: Final Design
 - a. Prepare final contract and bidding documents. J-U-B will incorporate comments from Client and will prepare final, bid-ready plans, technical specifications, and bidding documents which are stamped and signed by the responsible engineer.
 - b. Assumptions: see Subtask 006.
 - c. Deliverables:
 - i. Bid Documents, Agreement Forms, Specifications, and Plans (Electronic copy in .pdf format, digitally signed)
- 8. Subtask 008: CQA and Interim Operation Plans
 - a. Prepare a Construction Quality Assurance (CQA) Plan in accordance with WAC 173-240-075.
 - b. Prepare an Interim Operation Plan for the collection system while under construction.
 - c. Deliverables:
 - i. Construction Quality Assurance Plan (Electronic in .pdf format)
 - ii. Interim Operation Plan (Electronic in .pdf format)
- 9. Subtask 009: Bid and Award
 - a. Prepare an Advertisement for Bid for the Client to publish.
 - b. Provide and make available the construction and design professionals who worked on the project in order to respond to contractor questions during the bidding phase.
 - c. Perform the following anticipated administrative tasks including:
 - i. Advertise for and obtain bids for the work.
 - ii. Maintain a record of prospective bidders to whom the bidding documents have been issued.
 - iii. Schedule and conduct a pre-bid conference.
 - iv. Issue addenda as appropriate to clarify, correct, or change the Bidding Documents.
 - v. Determine the acceptability of subcontractors, suppliers, and other individuals and entities proposed by the prospective contractors.
 - vi. Coordinate and administer the Bid Opening.
 - vii. Prepare Bid Tabulation Sheets.
 - viii. Evaluate Bids.
 - ix. Assemble Contracts for the work.
 - d. Assumptions:

- i. Client will advertise the project on QuestCDN website. No hard copies of bidding documents will be required.
- ii. The bidding documents will be available through the QuestCDN website and Addenda will be uploaded as necessary. No hard copies of bidding documents will be provided.
- iii. J-U-B will notify construction plan centers of project advertisement.
- iv. Client will pay for the Advertisement for Bid to be published.
- v. Client will post the Planholders list to the City's website.
- vi. In the event all bids are rejected, and Client decides to rebid the project in whole or in part, the work associated with redesigning, repackaging, and/or rebidding shall be considered an Additional Service.
- e. Deliverables:
 - i. Addenda – As necessary (Electronic copy in .pdf format).
 - ii. Summary of Bid tabulation.
 - iii. Recommendation of Award Letter.
 - iv. Contracts for signature.

B. Task 002: Construction Phase Services

J-U-B will perform all Construction Administration and Observation services during the Construction Phase. The following tasks will be performed by J-U-B and supplemented by the attached **Standard Exhibit A – Construction Phase Services**.

1. Subtask 1: Project Management
 - a. Oversee project tasks and coordinate with City representatives to manage the scope, schedule, budget, and work plan. Invoices will be prepared and submitted to the City on a monthly basis and include a brief outline of work accomplished during the billing period.
 - b. Deliverables:
 - i. Monthly invoices and project status reports.
 - ii. General written and verbal correspondence.
2. Subtask 2: Construction Contract Administration
 - a. Assist the City with administration of the construction contract with the contractor. The anticipated administrative tasks are as follows:
 - i. Maintain project records
 - ii. Verify initial paperwork is complete: Contract, Performance & Payment Bond, Acceptance of Notice of Award, and Acceptance of Notice to Proceed
 - iii. Check debarment of Prime Contractor and Sub-Contractors
 - iv. Tracking and issuance of Weekly Statement of Working Days
 - v. Prepare monthly pay requests; review and make recommendation
 - vi. Verify CPRs monthly to ensure payment is being made for work by those who have an approved intent on file
 - vii. Receive and review schedules provided by contractor
 - viii. Prepare letter of substantial completion and punch list; review and make recommendation
 - ix. Prepare letter for final inspection; review, and make recommendation
 - x. Verify required documents and submittals including affidavits, lien releases, and certified payrolls have been received prior to acceptance
 - xi. Make recommendation for project acceptance
 - xii. Prepare and submit Notice of Completion of Public Works Form
 - xiii. After acceptance, verify all releases have been received from: Department of Revenue, Department of Labor & Industries and Employment Securities
 - xiv. Make recommendation and prepare release of retainage
 - b. Deliverables:

- i. Weekly statement of working days.
 - ii. Monthly Pay Request Recommendation
 - iii. Recommendation of Substantial Completion
 - iv. Final Punchlist
 - v. Recommendation for final payment
 - vi. Recommendation for Project Acceptance
 - vii. Release of Retainage
 - viii. Notice of Completion of Public Works form
- 3. Subtask 3: Pre-Construction Conference and Construction Progress Meetings
 - a. Attend and provide assistance during the pre-construction and progress meetings.
 - b. Assumptions:
 - i. Up to four Progress Meetings.
 - c. Deliverables:
 - i. Meeting notes (electronic format).
- 4. Subtask 4: Submittals & RFIs
 - a. Review project submittals and RFIs presented by the Contractor for general conformance with the Contract Documents.
 - b. Assumptions:
 - i. No major equipment submittals are expected. Up to five (5) minor submittals and RFIs are expected.
 - c. Deliverables:
 - i. Written comments on submittals and RFIs (electronic format)
- 5. Subtask 5: Clarifications and Interpretations, Field Orders, Change Orders, and Work Change Directives
 - a. Provide assistance with Clarifications and Interpretations, Field Orders, Change Orders, and Work Change Directives as specifically requested by Client in accordance with **Standard Exhibit A – Construction Phase Services**.
- 6. Subtask 6: Periodic Site Visits
 - a. Provide engineers familiar with the project to perform periodic site visits in accordance with **Standard Exhibit A – Construction Phase Services**.
 - b. Assumptions:
 - i. None are anticipated for this project.
- 7. Subtask 7: Construction Observation
 - a. Provide a resident project representative (RPR) in accordance with the attached **Standard Exhibit A – Construction Phase Services**. Per IBC requirements, compaction and special inspections testing for structures will be performed by an independent third party to be contracted and paid for by Client directly. This scope does not include material testing and assumed the Client will pay for these services.
 - b. Assumptions:
 - i. It is estimated that the RPR will be onsite a total of 90 workdays with 8 hours per day of work – including travel time- for a total of 720 hours.
- 8. Subtask 8: Equipment Testing, Start-up, and Commissioning
 - a. No work is anticipated for this task.
- 9. Subtask 9: Record Drawings
 - a. Review record drawing information provided by others (contractor, Client, vendors/suppliers, etc.) and request additional information as considered necessary. Record surveying will not be completed. J-U-B will integrate record drawing information provided by others and Engineer's observations while on-site into a Record Drawing set. J-U-B will submit record drawings for Client's files (one copy) and submittal to ECY (one copy).

- b. Submit the Declaration of Construction Completion form to ECOLOGY in accordance with WAC 173-240-090, upon project completion, indicating that the project was completed in accordance with the plans, specifications, and major change orders approved by ECY, and is accurately shown on the record drawings.
- c. Assumptions:
 - i. Hard copy submission of the record drawings will be on 11"x17" paper sheets.
 - ii. Electronic copy submission of the record drawings will be in PDF format
- d. Deliverables:
 - i. Record Drawings
 - ii. Declaration of Construction Completion

PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

- A. **CLIENT-Provided Work** - CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project.
- B. **Additional Services** - CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule. These future tasks, to be added by amendment at a later date as Additional Services, may include:
 - 1. Utility locates.
 - 2. Construction staking.
 - 3. Materials testing.
 - 4. Post-Construction Phase Services.
 - 5. Audit support.

PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES

- A. CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:
 - 1. For Time and Materials fees:
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for Reimbursable Expenses times a multiplier of 1.1.
 - c. Client shall pay J-U-B for J-U-B's Consultants' charges times a multiplier of 1.1.
 - 2. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.
- B. **Period of Service:** If the period of service for the task identified above is extended beyond 12 months, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments and extended duration of project management and administrative services.
- C. CLIENT acknowledges that the J-U-B will not be responsible for impacts to the schedule by actions of others over which J-U-B has no control.
- D. **Period of Services**
 - 1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.
 - 2. If the period of service for the Tasks identified above is extended beyond 6 months or if the Project has stop/start iterations, the compensation amount for J-U-B's services may be appropriately adjusted to account for salary adjustments, extended duration of project

management and administrative services, and/or costs related to stop/start cycles including necessary monitoring and communication efforts during inactive periods.

E. CLIENT acknowledges that J-U-B will not be responsible for impacts to the schedule by actions of others over which J-U-B has no control.

F. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Amount	Anticipated Schedule
001	Design Phase Services	Time and Materials (Estimated Amount Shown)	\$140,000	Bidding documents ready for bid end of 2023 or early 2024
002	Construction Phase Services	Time and Materials (Estimated Amount Shown)	\$220,000	Concurrent with work progress
Total:			\$360,000	

Exhibit(s):

- Standard Exhibit A: Construction Phase Services

For internal J-U-B use only:

PROJECT LOCATION (STATE): Washington

TYPE OF WORK: City

R&D: No

GROUP: Water/Wastewater

PROJECT DESCRIPTION(S):

1. Sewer/Wastewater Collection/Disposal (S04)
2. Municipal/Utility Engineering (203)



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

J-U-B ENGINEERS, INC.

Standard Exhibit A – Construction Phase Services

Client City of College Place
Name:

Project: 2023 Sewer CIPP

The Agreement for Professional Services dated 05/23/2023 is amended and supplemented to include the following agreement of the parties with respect to Services during the construction phase of the Project.

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

For the purposes of this exhibit, the term 'Contract Documents,' shall be defined as documents that establish the rights and obligations of the parties engaged in construction and include the Construction Agreement between CLIENT and contractor, Addenda (which pertain to the Contract Documents), contractor's bid (including documentation accompanying the bid and any post-bid documentation submitted prior to the notice of award) when attached as an exhibit to the Construction Agreement, the notice to proceed, the bonds, appropriate certifications, the General Conditions, the Supplementary Conditions, the Specifications and the Drawings, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and J-U-B's written interpretations and clarifications issued on or after the Effective Date of the Construction Agreement. Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents.

For the purposes of this exhibit, the term 'Work,' shall be defined as the entire construction or the various separately identifiable parts thereof required to be provided by the construction contractor under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction; all as required by the Contract Documents.

For the purposes of this exhibit, the term 'Site,' shall be defined as lands or areas indicated in the Contract Documents as being furnished by CLIENT upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by CLIENT which are designated for the use of contractor.

CONSTRUCTION PHASE SERVICES

J-U-B shall provide Construction Phase Services as agreed below. There is a "Yes" and "No" box to the left of each Service. If a box is marked "Yes", J-U-B agrees to perform the Service listed. If a box is marked "No", J-U-B undertakes no duty to perform the Service listed. If a duty or a condition of performance is listed below that is a responsibility of CLIENT, CLIENT's agreement to perform the same is assumed.

It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s) Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s) failure to furnish and perform their Work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be named as additional insureds under the general contractor's policies of general liability insurance.

NOTE on Coronavirus: *The contractor and contractor's COVID-19 Site Supervisor are responsible for full monitoring, compliance, and enforcement of the contractor's plan. J-U-B's review or other actions related to the contractor COVID-19 plan do not extend to the means, methods, techniques, sequences, or procedures of construction or to the safety precautions and programs incident thereto.*

J-U-B does not have authority over or responsibility for safety precautions (including the COVID-19 plan and compliance) related to the work of the contractor(s), or for any failure of contractor(s) to comply with applicable laws, rules, regulations, ordinances, codes, or orders. CLIENT agrees to indemnify, defend, and hold J-U-B harmless from any claims, damages, or costs associated with Contractor's site safety, including their COVID-19 compliance program.

Construction Phase

After receiving written authorization from CLIENT to proceed with the construction phase, J-U-B may provide the following Services with respect to this part of the Project:

- ☒ Yes 1. *General Administration of the Contract Documents.* Consult with, advise, and assist CLIENT in J-U-B's role as CLIENT's representative. Relevant J-U-B communications with contractor shall be imputed to the CLIENT. Nothing contained in this Standard Exhibit A creates a duty in contract, tort, or otherwise to any third party; but, instead, the duties defined herein are performed solely for the benefit of the CLIENT. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers.
- ☐ No
- ☒ Yes 2. *Pre-Construction Conference.* Participate in a pre-construction conference.
- ☐ No
3. *Visits to Site and Observation of Construction / Resident Project Representative (RPR) Services.* In connection with observations of the Work while it is in progress:
- ☒ Yes a. *Periodic Site Visits by J-U-B.* Make visits to the Site at intervals appropriate to the various stages of construction, as J-U-B deems necessary, to observe as an experienced and qualified design professional the progress and quality of the Work. Such visits and observations, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to J-U-B in this Agreement, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on J-U-B's exercise of professional judgment as assisted by the RPR, if any. Based on information obtained during such visits and observations, J-U-B will determine in general, for the benefit of CLIENT, if the Work is proceeding in accordance with the Contract Documents, and J-U-B shall keep CLIENT informed of the progress of the Work.
- ☐ No
- ☒ Yes b. *Resident Project Representative ("RPR").* When requested by CLIENT, provide the Services of a RPR at the Site to provide more extensive observation of the Work. Duties, responsibilities, and authority of the RPR, are as set forth in the section entitled Resident Project Representative, herein. Through more extensive observations of the Work and field checks of materials and equipment by RPR, J-U-B shall endeavor to provide further protection to the CLIENT against defects and deficiencies in the Work. The furnishing of such RPR's Services will not extend J-U-B's responsibilities or authority beyond the specific limits set forth elsewhere in this Agreement.
- ☐ No
- ☒ Yes 4. *Defective Work.* Recommend to CLIENT that the Work be disapproved and rejected while it is in progress if J-U-B believes that such Work does not conform generally to the Contract Documents or that the Work will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.
- ☐ No
- ☒ Yes 5. *Clarifications and Interpretations; Field Orders.* Recommend to CLIENT necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Based on J-U-B's recommendations, CLIENT may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.
- ☐ No
- ☒ Yes 6. *Change Orders, and Work Change Directives.* Recommend to CLIENT Change Orders or Work Change Directives, as appropriate, and prepare required documents for CLIENT consideration. CLIENT may issue Change Orders or Work Change Directives authorizing variations from the requirements of the Contract Documents.
- ☐ No
- ☒ Yes 7. *Shop Drawings and Samples.* Review or take other appropriate action in respect to Shop Drawings, Samples, and other data that contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.
- ☐ No

J-U-B's review or other actions related to the contractor COVID-19 plan do not extend to the means, methods, techniques, sequences, or procedures of construction or to the safety precautions and programs incident thereto.

- ☒ Yes
☐ No
8. *Substitutes.* Consult with and advise CLIENT concerning, and determine the acceptability of, substitute materials and equipment proposed by contractor.
- ☒ Yes
☐ No
9. *Inspections and Tests.* Make recommendations to CLIENT concerning special inspections or tests of the Work, and the receipt and review of certificates of inspections, testing, and approvals required by laws and regulations and the Contract Documents (but only to determine generally that the results certified indicate compliance with the Contract Documents).
- ☒ Yes
☐ No
10. *Disagreements between CLIENT and Contractor.* Assist CLIENT in rendering formal written decisions on claims of CLIENT and contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work. In assisting in such decisions, J-U-B shall not be liable in connection with any decision rendered in good faith.
- ☒ Yes
☐ No
11. *Applications for Payment.* Based on J-U-B's on-site observations as an experienced and qualified design professional, and upon written request of CLIENT, review Applications for Payment and the accompanying supporting documentation. Assist CLIENT in determining the amounts owed to contractor and, if requested by CLIENT, recommend in writing to CLIENT that payments be made to contractor in such amounts. Such recommendations of payment will constitute a representation to CLIENT that, to the best of J-U-B's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of such Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, and subject to any subsequent tests called for in the Contract Documents or to any other qualification stated in the recommendation), and the conditions precedent to contractor's being entitled to such payments appear to have been fulfilled insofar as it is J-U-B's responsibility to observe the Work. In the case of unit price Work, J-U-B's recommendation of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Contract Documents). By recommending any payment and after reasonable inquiry, J-U-B shall not thereby be deemed to have represented that exhaustive, continuous, or detailed reviews or examinations have been made by J-U-B to check the quality or quantity of the Work as it is furnished and provided beyond the responsibilities specifically assigned to J-U-B in this Agreement and the Contract Documents. J-U-B's review of the Work for the purposes of recommending payments will not impose on J-U-B the responsibility to supervise, direct, or control such Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or contractor's compliance with laws and regulations applicable to its furnishing and performing the Work. J-U-B's review will also not impose responsibility on J-U-B to make any examination to ascertain how or for what purposes contractor has used monies paid to contractor by CLIENT; to determine that title to any of the Work, including materials or equipment, has passed to CLIENT free and clear of any lien, claims, security interests, or encumbrances; or that there may not be other matters at issue between CLIENT and contractor that might affect the amount that should be paid.
- ☒ Yes
☐ No
12. *Contractor's Completion Documents.* Receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals, Shop Drawings, Samples, other data approved, and the annotated record documents which are to be assembled by contractor in accordance with the Contract Documents (such review will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspection, tests, or approvals indicates compliance with, such Contract Documents); transmit them to CLIENT with written comments.
- ☒ Yes
☐ No
13. *Substantial Completion.* Promptly after notice from CLIENT that contractor considers the Work for this part of the Project is ready for its intended use, in company with CLIENT and contractor, conduct a site visit to determine if the Work is substantially complete. Provide recommendation to CLIENT relative to issuance of Certificate of Substantial Completion.
- ☒ Yes
☐ No
14. *Final Notice of Acceptability of the Work.* Assist CLIENT in conducting a final inspection to determine if the completed Work is acceptable so that J-U-B may recommend, in writing, that final payment be made to contractor.

- ☒ Yes 15. *Additional Tasks.* Perform or provide the following additional construction phase tasks or deliverables as delineated in Attachment 1 – Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement.
- ☐ No

General Limitation of Responsibilities. J-U-B shall not be responsible for the acts or omissions of any contractor or of any of their subcontractors, suppliers, or any other individual or entity performing or furnishing any of the Work. J-U-B shall not be responsible for failure of any contractor to perform or furnish the Work in accordance with the Contract Documents. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers.

J-U-B's Construction Phase Services will be considered complete on the date of Final Notice of Acceptability of the Work.

Post-Construction Phase

After receiving authorization from CLIENT to proceed with the post-construction phase, J-U-B may:

- ☐ Yes 1. *Testing/Adjusting Systems.* Provide assistance in connection with the testing and adjusting of equipment or systems.
- ☒ No
- ☐ Yes 2. *Operate/Maintain Systems.* Assist CLIENT in coordinating training for CLIENT's staff to operate and maintain equipment and systems.
- ☒ No
- ☐ Yes 3. *Control Procedures.* Assist CLIENT in developing procedures for control of the operation and maintenance of, and recordkeeping for, equipment and systems.
- ☒ No
- ☐ Yes 4. *O&M Manual.* Assist CLIENT in preparing operating, maintenance, and staffing manuals.
- ☒ No
- ☒ Yes 5. *Defective Work.* Together with CLIENT, visit the Project to observe any apparent defects in the Work, assist CLIENT in consultations and discussions with contractor concerning correction of any such defects, and make recommendations as to replacement or correction of Defective Work, if present.
- ☐ No
- ☐ Yes 6. *Record Surveying.* Provide field surveying of readily accessible elements of the final completed construction to supplement the preparation of Record Drawings.
- ☒ No
- ☒ Yes 7. *Record Drawings.* Furnish a set of reproducible prints of Record Drawings showing significant changes made during the construction process, based on the annotated record documents for the Project furnished by the contractor.
- ☐ No
- ☐ Yes 8. *Warranty Inspection.* In company with CLIENT or CLIENT's representative, provide an inspection of the Project within one month before the end of the contractor correction period to ascertain whether any portion of the Work is subject to correction.
- ☒ No
- ☐ Yes 9. *Additional Tasks.* Perform or provide the following additional post-construction phase tasks or deliverables as listed in Attachment 1 - Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement.
- ☒ No

The Post-Construction Phase Services may commence during the construction phase and, if not otherwise modified by the mutual agreement of CLIENT and J-U-B, will terminate at the end of the correction period.

CONSTRUCTION PHASE ADDITIONAL SERVICES

If authorized by CLIENT and expressly agreed by J-U-B; or, if performed by J-U-B with the knowledge of the CLIENT after the signing of the Agreement for Professional Services, J-U-B shall furnish or obtain from others Additional Services of the types listed in this paragraph:

1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by CLIENT if the resulting change in compensation for Construction Phase Services is not commensurate with the Services rendered; Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by contractor and Services after the award of the contract; Services in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor; and Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of material equipment, or energy shortages.
2. Services involving out-of-town travel required of J-U-B other than visits to the Site or CLIENT's office.
3. Assistance in connection with bid protests, rebidding, or renegotiating the Construction Agreement.
4. Services in connection with any partial utilization of the Work by CLIENT prior to Substantial Completion.
5. Additional or extended Services during construction of the Work made necessary by (a) emergencies or acts of God endangering or delaying the Work, (b) the discovery of constituents of concern, (c) Work damaged by fire or other cause during construction, (d) a significant amount of defective Work, (e) acceleration of the progress schedule involving Services beyond normal working hours, and (f) default by contractor, including extensions of the construction period.
6. Evaluating an unreasonable number of claims submitted by contractor or others in connection with the Work.
7. Protracted or extensive assistance in refining and adjusting any equipment or system (such as initial startup, testing, adjusting, and balancing).
8. Services or consultations after completion of the construction phase, such as excessive inspections during any correction period and reporting observed discrepancies under guarantees called for in the Construction Agreement for the Work (except as agreed to under Construction Phase Services).
9. Preparing to serve or serving as a consultant or witness for CLIENT in any litigation, arbitration, or other legal or administrative proceeding involving the Project to which J-U-B has not been made a party.
10. Additional Services in connection with the Work, including Services which are to be furnished by CLIENT and Services not otherwise provided for in this Agreement.

RESIDENT PROJECT REPRESENTATIVE

If provided as part of Construction Phase Services, J-U-B shall furnish a Resident Project Representative ("RPR"), assistants, and other field staff to assist J-U-B in observing progress and quality of the Work. The RPR, assistants, and other field staff may provide full-time representation or may provide representation to a lesser degree.

Through such additional observations of the Work and field checks of materials and equipment by the RPR and assistants, J-U-B shall endeavor to provide further protection for CLIENT against defects and deficiencies in the Work. It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s)' Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s)' failure to furnish and perform their Work in accordance with the Contract Documents.

The RPR's duties under this Agreement shall be strictly limited to the following:

1. **General.** RPR is J-U-B's agent at the Site, will act as directed by and under the supervision of J-U-B, and will confer with J-U-B regarding RPR's actions.
2. **Schedules.** Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by contractor and consult with CLIENT concerning acceptability of such schedules.
3. **Conferences and Meetings.** When requested by CLIENT to do so, attend meetings with contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings.
4. **Liaison.** Serve as J-U-B's liaison with CLIENT.

5. *Interpretation of Contract Documents.* Report to CLIENT when clarifications and interpretations of the Contract Documents are needed.
6. *Shop Drawings and Samples.* Receive and record date of receipt of reviewed Samples and Shop Drawings.
7. *Modifications.* Consider and evaluate contractor's suggestions for modifications to Drawings or Specifications and report, with RPR's recommendations, to CLIENT. Transmittal to contractor of written decisions as issued by J-U-B will be in writing.
8. *Review of Work and Rejection of Defective Work.*
 - a) Conduct on-site observations of the Work to assist J-U-B in determining if the Work is, in general, proceeding in accordance with the Contract Documents.
 - b) Report to CLIENT whenever RPR believes that any part of the Work in progress will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents; has been damaged; or does not meet the requirements of any inspection, test, or approval required to be made. Advise CLIENT of that part of the Work that RPR believes should be corrected, rejected, or uncovered for observation, or that requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Startups.*
 - a) Advise CLIENT in advance of scheduled major inspections, tests, and system start-ups for important phases of the Work.
 - b) Verify that tests, equipment, and system start-ups and operating and maintenance training is conducted in the presence of appropriate personnel and that contractor maintain adequate records thereof.
 - c) Observe, record, and report to CLIENT appropriate details relative to the test procedures and system start-ups.
 - d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to CLIENT.
10. *Records.*
 - a) Maintain at the Site orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Contract, J-U-B's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals, and other Project-related documents.
 - b) Prepare a daily report or keep a diary or log book, recording contractor's and subcontractors' hours on the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; furnish copies of such records to CLIENT.
 - c) Maintain accurate, up-to-date lists of the names, addresses, e-mail addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.
 - d) Maintain records for use in preparing documentation of the Work.
 - e) Upon completion of the Work with respect to the Project, furnish a complete set of all RPR Project documentation to CLIENT.
11. *Reports.*
 - a) Furnish to CLIENT periodic reports as required of progress of the Work and of contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
 - b) Present to CLIENT proposed Change Orders, Work Change Directives, and Field Orders.
 - c) Furnish to CLIENT copies of all inspection, test, and system startup reports.
 - d) Report immediately to CLIENT the occurrence of any Site accidents, emergencies, acts of God endangering the Work, property damaged by fire or other causes, and the discovery or presence of any constituents of concern.
12. *Payment Request:* Review Applications for Payment for compliance with the established procedure for their submission and forward with recommendations to CLIENT, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site, but not incorporated in the Work.
13. *Certificates, Operation and Maintenance Manuals.* During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals, and other data required by the Specifications to be assembled and furnished

by contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to CLIENT for review.

14. *Completion.*

- a) Before issuing a Certificate of Substantial Completion, submit to CLIENT a list of observed items requiring completion or correction.
- b) Observe whether contractor has arranged for inspections required by laws and regulations, including but not limited to those to be performed by public agencies having jurisdiction over the Project.
- c) Participate in a final inspection in the company of CLIENT and contractor and prepare a final list of items to be completed or corrected with respect to the Work.
- d) Observe whether all items on final list have been completed or corrected and make recommendations to CLIENT concerning acceptance and issuance of CLIENT's Final Notice of Acceptability of the Work.

The RPR shall not:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
2. Exceed limitations of J-U-B's authority as set forth in the Agreement for Professional Services.
3. Undertake any of the responsibilities of contractor, subcontractors, suppliers, or contractor's superintendent.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction or of the Work, unless such advice or directions are specifically required by the Contract Documents.
5. Advise on, issue directions regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of CLIENT or contractor.
6. Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized.
7. Accept Shop Drawing or Sample submittals from anyone other than J-U-B.
- 8.. Authorize CLIENT to occupy the Work in whole or in part.

CLIENT'S RESPONSIBILITIES

Except as otherwise provided herein or in the Agreement for Professional Services, CLIENT shall do the following in a timely manner so as not to delay the Services of J-U-B and shall bear all costs incident thereto:

1. Provide, as may be required for the Project, such legal services as CLIENT may require or J-U-B may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by contractor.
2. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings and Substantial Completion, final payment, and other inspections.
3. Give prompt written notice to J-U-B whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of J-U-B's Services, or any defect or nonconformance in J-U-B's Services or in the Work of any contractor.
4. Render all final decisions related to: 1) changes or modifications to the terms of the construction contract, 2) acceptability of the Work, and 3) claims or Work stoppages.
5. Unless included in J-U-B Scope of Services, provide construction staking and materials testing services for the project.

The Client agrees to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance and appropriate limits of Commercial General Liability Insurance (CGL). The Client further agrees to require all contractors to have their CGL policies endorsed to name the Client, the Consultant and its sub-consultants as Additional insureds, on a primary and noncontributory basis, and to provide Contractual Liability coverage sufficient to insure the hold harmless and indemnity obligations assumed by the contractors. The Client shall require all contractors to furnish to the Client and the Consultant certificates of insurance as evidence of the required insurance prior to commencing work and upon renewal of each policy during the entire period of construction. In addition, the Client shall require that all contractors will, to the fullest extent permitted by law, indemnify and hold harmless the Client, the Consultant and its sub consultants from and against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the Project, including all claims by employees of the contractors.

INDEMNIFICATION

In addition to any other limits of indemnification agreed to between the Parties, CLIENT agrees to indemnify and hold harmless J-U-B, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work. This is to include, but not to be limited to any such claim, cost, loss, or damage that is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by any negligent act or omission of contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable, as well as any general, special or other economic damages resultant from Work stoppages or delays that are caused in whole or part by J-U-B's exercise of the rights and duties as agreed herein (Construction Phase Services).

CLIENT agrees that CLIENT will cause to be executed any such agreements or contracts with contractors, subcontractors or suppliers to effectuate the intent of this part before any Work is commenced on the Project; if CLIENT negligently fails to do so, CLIENT agrees to fully indemnify J-U-B from any liability resulting therefrom, to include, but not to be limited to, all costs relating to tendering a defense to any such claims made.



**Washington State
Department of Transportation**

Supplemental Agreement Number <u>02</u>		Organization and Address	
Original Agreement Number 5006		City of College Place 625 S College Ave, College Place, WA Phone: 509-529-1200	
Project Number STPUS-7152(004)	Execution Date 7/27/2022	Completion Date 5/30/2023	
Project Title Mojonnier Road Reconstruction Project	New Maximum Amount Payable \$782,370.11		
Description of Work The Mojonnier Road Reconstruction Project roadway widening from College Avenue to Bluvue Lane to urban minor arterial standard with ADA-compliant sidewalk, curb and gutter, landscaping strip, stormwater facilities, and street lighting, water, sanitary sewer and conduit for future communications.			

The Local Agency of City of College Place
desires to supplement the agreement entered in to with PBS Engineering and Environmental
and executed on 7/27/2022 and identified as Agreement No. 5006
All provisions in the basic agreement remain in effect except as expressly modified by this supplement.
The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:
Additional Scope as described in Exhibit A

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days
for completion of the work to read: 12/31/2024

III

Section V, PAYMENT, shall be amended as follows:
Additional Budget as shown in Exhibit B

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.
If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate
spaces below and return to this office for final action.

By: _____ By: _____

Consultant Signature

Approving Authority Signature

Date

Exhibit "A"
Summary of Payments

	Basic Agreement	Supplement #1	Total
Direct Salary Cost			
Overhead (Including Payroll Additives)			
Direct Non-Salary Costs			
Fixed Fee			
Total	\$392,366.23	\$390,003.88	\$782,370.11

EXHIBIT D-1

Mojonnier Road Reconstruction Final Design

April 26, 2023

Mojonnier Road Reconstruction Final Design April 26, 2023	PBS Engineering and Environmental (Engineering/Management)												PBS	SUBCONSULTANTS		SUB TOTAL	TOTAL BUDGET AMOUNT
														Traffic	ROW		
	Task and Description	Eng-Prncpl	Eng-Mngr VIII	Eng Mngr VI	Eng-III	Eng I	LA/PL VI	LA/PL IV	LA/PL II	Survey VII	CAD	Admin	Expense	TOTAL	GTE		
TASK 1 - PROJECT MANAGEMENT AND ADMINISTRATION													\$ 12,060.00			\$0.00	\$12,060.00
Subtask 1.1 Contract Administration, Invoicing, and Progress Reports		12.00									6.00		\$ 3,120.00			0.00	\$3,120.00
Subtask 1.2 Meetings		6.00	6.00	8.00	4.00	2.00							\$ 4,360.00			0.00	\$4,360.00
Subtask 1.3 Management, Coordination and Direction		16.00	4.00			2.00							\$ 4,580.00			0.00	\$4,580.00
TASK 2 -Data Collection													\$ 10,560.00			\$ -	\$ 10,560.00
Subtask 2.1 Topographic and Boundary Survey													0.00			0.00	\$0.00
Subtask 2.2: Base Map													0.00			0.00	\$0.00
Subtask 2.3: Legal Descriptions and Exhibits									10.00	56.00	1.00		6,700.00			0.00	\$6,700.00
Subtask 2.4: Pre-Construction Record of Survey									2.00	40.00	1.00		3,860.00			0.00	\$3,860.00
Task 3: Traffic Engineering													\$ -			\$ 30,976.88	\$ 30,976.88
Subtask 3.1: Traffic Engineering Project Management													0.00			0.00	\$0.00
Subtask 3.2: Traffic Analysis													0.00			0.00	\$0.00
Subtask 3.3: 30% Design													0.00			0.00	\$0.00
Subtask 3.4: 50% Design													0.00			0.00	\$0.00
Subtask 3.5: 90% Design													0.00	20,097.20		20,097.20	\$20,097.20
Subtask 3.6: 100% and Final Design													0.00	10,879.68		10,879.68	\$10,879.68
TASK 4: Design Engineering													\$ 120,180.00			\$ -	\$ 120,180.00
Subtask 4.1: Basis of Design Document													0.00			0.00	\$0.00
Subtask 4.3: 30% Design													0.00			0.00	\$0.00
Subtask 4.4: 75% Design (36 sheets)													0.00			0.00	\$0.00
Subtask 4.5: 90% Design (46 sheets)		36.00	32.00	140.00	190.00								54,160.00			0.00	\$54,160.00
Subtask 4.6: 100% and Final Design (PS&E) (49 sheets)		32.00	32.00	150.00	200.00								55,800.00			0.00	\$55,800.00
Subtask 4.7: QA/QC Review		20.00	32.00										10,220.00			0.00	\$10,220.00
Task 5: Landscape and Irrigation Design													\$ 18,660.00			\$ -	\$ 18,660.00
Subtask 5.1: Streetscape Concepts													0.00			0.00	\$0.00
Subtask 5.2: 75% Landscape Design													0.00			0.00	\$0.00
Subtask 5.3: 90% Landscape Design						10.00	4.00	32.00					6,060.00			0.00	\$6,060.00
Subtask 5.4: 100% and Final Landscape Design						10.00	2.00	16.00					4,030.00			0.00	\$4,030.00
Subtask 5.5: 100% and Final Irrigation Design						14.00	2.00	50.00					8,570.00			0.00	\$8,570.00
Task 6: Utility Coordination													\$ -			\$ -	\$ -
Subtask 6.1: Initial Utility Contact													0.00			0.00	\$0.00
Subtask 6.2: Utility Meetings													0.00			0.00	\$0.00
Subtask 6.3: Conflict Identification, Analysis, and Recommended Resolution													0.00			0.00	\$0.00
Subtask 6.4: Conflict Notification and Utility Relocations													0.00			0.00	\$0.00
Task 7: Geotechnical Engineering													\$ -			\$ -	\$ -
Subtask 7.1 Geotechnical Engineering													0.00			0.00	\$0.00
Task 8: Right of Way													\$ -			\$ 189,347.00	\$ 189,347.00
Subtask 8.1 ROW PM and Document Support													0.00		6,400.00	6,400.00	\$6,400.00
Subtask 8.2: Preliminary ROW Cost Estimate													0.00			0.00	\$0.00

EXHIBIT D-1
Mojonnier Road Reconstruction Final Design
April 26, 2023

Mojonnier Road Reconstruction Final Design April 26, 2023	PBS Engineering and Environmental (Engineering/Management)												PBS	SUBCONSULTANTS		SUB TOTAL	TOTAL BUDGET	
	Eng-Prncpl	Eng-Mngr VIII	Eng Mngr VI	Eng-III	Eng I	LA/PL VI	LA/PL IV	LA/PL II	Survey VII	CAD	Admin	Expense	TOTAL	Traffic	ROW		TOTAL	AMOUNT
														GTE	UFS			
Task and Description	Eng-Prncpl	Eng-Mngr VIII	Eng Mngr VI	Eng-III	Eng I	LA/PL VI	LA/PL IV	LA/PL II	Survey VII	CAD	Admin	Expense	TOTAL	GTE	UFS	TOTAL	AMOUNT	
Subtask 8.3: Project Funding Estimate													0.00		4,156.00	4,156.00	\$4,156.00	
Subtask 8.5 - Appraisal and appraisal review													0.00		116,448.00	116,448.00	\$116,448.00	
Subtask 8.6 - Acquisition													0.00		58,775.00	58,775.00	\$58,775.00	
Subtask 8.7 - Closout and Certification													0.00		3,568.00	3,568.00	\$3,568.00	
Task 9: Environmental Review and Documentation													\$ -			\$ -	\$ -	
Subtask 9.1 - NEPA Kick Off Meeting													0.00			0.00	\$0.00	
Subtask 9.2 –NEPA Evaluation and Approval													0.00			0.00	\$0.00	
Subtask 9.3 - Cultural Resource Analysis													0.00			0.00	\$0.00	
Subtask 9.4 - Noise Analysis													0.00			0.00	\$0.00	
Subtask 9.5 – Environmental Justice Checklist/Technical Memo													0.00			0.00	\$0.00	
Subtask 9.6 – Endangered Species Act Compliance													0.00			0.00	\$0.00	
Subtask 9.7 - Hazardous Materials Assessment													0.00			0.00	\$0.00	
Subtask 9.8 - SEPA Documentation													0.00			0.00	\$0.00	
													0.00					
													0.00					
Task 10: STRUCTURAL ENGINEERING													\$ -			\$ -	\$ -	
Subtask 10.1 – 30% Design													0.00			0.00	\$0.00	
Subtask 10.2 - 75% Design													0.00			0.00	\$0.00	
Subtask 10.3 - 90% Design													0.00			0.00	\$0.00	
Subtask 10.4 –100% and Final Design													0.00			0.00	\$0.00	
Subtask 10.5 – QC													0.00					
Task 11: PUBLIC INVOLVEMENT													\$ -			\$ -	\$ -	
Subtask 11.1 – Public Involvement Coordination													0.00			0.00	\$0.00	
Subtask 11.2 - Stakeholder Coordination													0.00			0.00	\$0.00	
Subtask 11.3 – Property Owner Coordination													0.00			0.00	\$0.00	
Subtask 11.4 – Open Houses													0.00			0.00	\$0.00	
Task 12: BIDDING SUPPORT													\$ 5,720.00			\$ -	\$ 5,720.00	
Subtask 12.1 Bidding Support	8.00	8.00		8.00	8.00								5,720.00			0.00	\$5,720.00	
Reimbursable Expenses													\$ 2,500.00			\$ -	\$ 2,500.00	
Copies													0.00			0.00	\$0.00	
Expenses												1,000.00	1,000.00			0.00	\$1,000.00	
Travel (6 trips, \$750 / trip)												1,500.00	1,500.00			0.00	\$1,500.00	
Flagging for Survey													0.00			0.00	\$0.00	
TOTAL HOURS	8.00	130.00	106.00	306.00	402.00	38.00	8.00	98.00	12.00	96.00	8.00							
HOURLY RATES	250.00	215.00	185.00	140.00	110.00	200.00	135.00	110.00	185.00	85.00	90.00							
TOTAL DOLLARS	\$ 2,000.00	\$ 27,950.00	\$ 19,610.00	\$ 42,840.00	\$ 44,220.00	\$ 7,600.00	\$ 1,080.00	\$ 10,780.00	\$ 2,220.00	\$ 8,160.00	\$ 720.00	\$ 2,500.00	\$ 169,680.00	\$ 30,976.88	\$ 189,347.00	\$ 220,323.88	\$ 390,003.88	

Exhibit A

Scope of Work

Mojonnier Road Reconstruction Project

City of College Place, WA

The Standard WSDOT Local Agency Consultant Agreement is amended and supplemented to include the following provisions regarding the Scope of Services.

INTRODUCTION

PBS Engineering and Environmental, Inc. and their Consultant team have been selected by the City of College Place to perform project management, civil engineering, traffic engineering, environmental documentation, public outreach, right of way acquisition and other related services for the Mojonnier Road Reconstruction project. Professional services will include land surveying, roadway design, stormwater design, traffic engineering, lighting design, landscape design, environmental documentation & permits, geotechnical investigations, utility coordination, and right of way acquisition. Additionally, project coordination and required federal documentation will be performed.

The initial scope of work provided services through 75% Design. This scope of work takes the design through the Right of Way Acquisition, Final PS&E Approval, and Project Advertisement process.

The project team includes:

- Global Transportation Engineering (GTE) – Traffic Engineering, Channelization and Lighting Design
- Universal Field Services – Right-of-way acquisition services

The Mojonnier Road Reconstruction project has a mix of local, state and Federal funds and will therefore be designed and documented to WSDOT Local Agency Guidelines and FHWA standards. The project is intended to address safety, utility improvement, pavement condition, and economic development issues in the project area.

PROJECT DESCRIPTION/BACKGROUND

Mojonnier Road is classified as an Urban Minor Arterial. The east end of the project will tie into the recently completed College Avenue improvements. The roadway is intended to have 2 travel lanes in each direction with a center turn lane or median. Bike lanes and sidewalks are to be included on both sides of the street. The right of way width is listed as 78 feet minimum with a 51 foot curb to curb width. The existing roadway consists of one lane in each direction and narrow shoulders except for at the intersection with College Avenue.

SCHEDULE

The following schedule is intended to show anticipated duration of tasks and the relationship of major milestones. Actual deliverable dates will be finalized after Environmental Approval.

April 2023	Right of Way Acquisition Process Starts
October 2023	90% Plans
March 2024	100% Plans
Spring 2024	Project Advertised for Bid
Summer 2024	Construction

TASK 1: PROJECT MANAGEMENT AND ADMINISTRATION

PBS shall oversee project tasks and coordinate with City representatives to manage the scope, schedule and budget for the design engineering phase.

Subtask 1.1 – Contract Administration, Invoicing, and Progress Reports

- Prepare and submit monthly invoices. Each invoice will include: date period covered by invoice, labor category, billing rate, subtotal per scope task, and total billed for the billing period. Expenses will be itemized separately with backup detailing the nature of the charges. Subconsultants will itemized separately with backup detail showing the same information as the prime consultant.
- Prepare an Invoice Summary Report to accompany the monthly invoices. The Invoice Summary Report will list scope task, invoice amount, invoiced to date, remaining budget, percent complete.
- Prepare a brief Project Status Report to accompany the monthly invoices. The Project Status Report will include: date period covered by Status Report, summary of work performed during the billing period, a notice regarding any issues or concerns that could require a contract amendment/supplement, completed and/or upcoming project milestones, and action items needed from the City for project delivery. Consultant shall monitor the status of the budget and take corrective actions to correct undesirable budget trends involving the City if scope is impacted.

Deliverables

- Monthly invoices, Contract Summary Reports, and Project Status Reports.

Subtask 1.2 – Meetings

This item includes the preparing for and facilitating regular meetings to successfully complete the project.

- The Consultant shall schedule Project team meetings and prepare meeting agendas. This includes monthly progress meetings with City staff, review meetings and coordination meetings.
- The Consultant shall organize and hold Project meetings with key Project team members, as well as representatives from the City of College Place and other agencies, as needed. These meetings shall have specific agendas addressing and resolving Project issues as they are encountered.

Deliverables

- Meeting Agendas and Meeting Summaries delivered within 5 working days of the meeting

Subtask 1.3 – Management, Coordination, and Direction

- The Consultant shall provide management, coordination, and direction to the Project team in order to complete the project on time and within budget. The City fosters a partnership approach with all stakeholders in the Project. The Consultant shall integrate this strategy into the overall management approach.
- The Consultant shall establish a quality management program and designate responsibility for review of technical work and other deliverable products.
- The Consultant shall prepare and maintain a project design schedule. The schedule shall identify Consultant tasks, major milestones and deliverables, and items provided by City and other consultants. The schedule shall be updated every month or as circumstances require.
- The Consultant shall coordinate tasks and activities with the City. This shall include using monthly meetings to plan and coordinate upcoming activities.
- The Consultant shall coordinate with private and public utilities, including power, phone, cable, gas and other utilities (See Task 6).

Deliverables

- Project Schedule & Schedule Updates
- Summary notes of coordination efforts
- QA/QC Program

TASK 2: DATA COLLECTION

Subtask 2.1: Topographic and Boundary Survey (complete)

Subtask 2.2: Base Map (complete)

Subtask 2.3: Legal Descriptions and Exhibits

This task includes preparing legal descriptions for acquisition of right of way and slope easements associated with project construction. These legal descriptions will be used for the appraisal and acquisition process.

- Prepare legal descriptions and exhibits for partial acquisition on up to 19 parcels.

- Prepare legal descriptions and exhibits for temporary construction permits on up to 19 parcels
- Assumes that Public Utility Easements will not be required as part of the utility relocation.

Subtask 2.4: Pre-Construction Record of Survey

- Prepare a Record of Survey that shows all found monumentation, resolved right-of-way lines and boundaries of parcels to acquire.
- File with the Walla Walla County Auditor's Office.

Deliverables

- Legal Descriptions and Exhibits in PDF Format
- 18" X 24" Record of Survey for filing

TASK 3: TRAFFIC ENGINEERING (GTE)

Subtask 3.1 – Traffic Engineering Project Management

This task is associated with GTE project management of the traffic analysis, functional design, and design phases associated with this project.

- Prepare monthly progress reports associated with Traffic Analysis and Design Phases.
- Prepare for and participate in a kick-off meeting in College Place, WA.
- Prepare for and participate in monthly team meetings in Vancouver, WA.

Subtask 3.2 – Traffic Analysis (complete)

Subtask 3.3: 30% Design (complete)

Subtask 3.4: 75% Design (complete)

Subtask 3.5: 90% Design

GTE will address review comments on the 75% Plans and develop construction documents to the 90% design stage. These documents will consist of plans (full-size 22"x34"), special provisions, a bid item list, and an opinion of probable construction cost.

The 90% Traffic Plans will consist of the following sheets

- 90% Construction Staging and Traffic Control Design
- 90% Signing and Striping Design
- 90% Street Lighting Design

Special Provisions will be developed based on the WSDOT Standard Specifications for all Traffic related elements.

A construction cost estimate will be advanced to the 90% Design Stage.

Deliverables

- 90% Plan Sheets (PDF format) incorporated into the overall Civil Plan Set
- 90% Special Provisions for Traffic Items
- 90% Construction Cost Estimate

Subtask 3.6: 100% and Final Design

GTE will address review comments on the 90% Plans and develop construction documents to the 100% and Final PS&E design stages. These documents will consist of plans (full-size 22"x34"), special provisions, a bid item list, and an opinion of probable construction cost.

The 100% and Final PS&E Traffic Plans will consist of the following sheets:

- Construction Staging and Traffic Control Design
- Signing and Striping Design
- Street Lighting Design

Deliverables

- 100% Plan Sheets (PDF format) incorporated into the overall Civil Plan Set
- Final PS&E Plan Sheets (PDF format) incorporated into the overall Civil Plan Set
- 100% and Final Special Provisions for Traffic Items
- 100% and Final Construction Cost Estimate

TASK 4: ROADWAY DESIGN & ENGINEERING

The Consultant will advance the roadway design from 75% to Final Plans, Specifications, and Estimate (PS&E) stage as part of this task. PBS Team will be responsible to provide design engineering services for the deliverables outlined below for the following submittals:

- 90% Submittal
- 100% and Final PS&E submittal

Subtask 4.1: Basis of Design Document (complete)

Subtask 4.3: 30% Design (complete)

Subtask 4.4: 75% Design (complete)

Subtask 4.5: 90% Design

The Consultant will address review comments from the 75% plans and develop construction documents to the 90% design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule.

Design tasks include the following:

- Update street design based on comments from 75% Plans

- Develop ADA spot shot grades for ADA ramps
- Refine stormwater analysis and update stormwater Report.
- Compute quantities and prepare an engineer's estimate of construction costs.
- Prepare 90% Level Project Specifications including current WSDOT Amendments, GSP's and special provisions for unique bid items, materials and construction requirements.
- Submit 90% plan set, specifications, and cost estimate for review
- Meet with City staff after review of the 90% plans.

The 90% plan set shall include the following:

- Cover Sheet
- General Notes and Legend Sheet
- Typical Sections
- Site Prep/Demolition Plans
- Erosion Control and Grading Plans
- Erosion Control Notes and Details
- Street and Storm Plan / Profile Sheets
- Storm Plan / Profile Sheets
- Stormwater Facility Plans and Details
- ADA Intersection Grading Plans
- Signing and Striping Plans (From Task 3)
- Illumination Plans and Details (From Task 3)
- Landscape Plans and Details (From Task 5)
- Irrigation Plans and Details (From Task 5)
- Construction Signing Plans (From Task 3)
- Miscellaneous Details Sheet
- Standard Detail Sheets

Deliverables

- 90% PS&E (3 copies on 11X17 and a PDF of the plan set)
- 90% Contract Documents in Word and PDF format
- 90% Project Cost Estimate in Excel and PDF format (including line items for PE, ROW, CE).
- Preliminary Stormwater Report

Subtask 4.6: 100% and Final Design

The Consultant will address review comments from the 90% plans and develop construction documents to the 100% and Final design stage. These documents will consist of plans, specifications, a bid item list, an opinion of probable construction cost, and an anticipated construction schedule.

Design tasks include the following:

- Refine design based on utility coordination, right of way discussions, and City comments
- Address City review comments regarding the plans, specs, and estimate.
- Prepare final special provisions as needed for non-standard items shown on the plans, and

- compile the project specifications.
- Compute quantities and prepare an engineer's estimate of construction costs.
- Submit 100% PS&E for Review
- Prepare the project NPDES permit application, and post the Notice of Intent (NOI) in the City's newspaper of record
- Prepare the project Stormwater Pollution Prevention Plan (SWPPP)
- Update PS&E documents based on City and WSDOT review comments
- Prepare and submit Final Plans, Specifications and Estimate (PS&E) Package

100% and Final design phase plan set shall include:

- Cover Sheet (1 sheet)
- General Notes and Legend Sheet (2 sheets)
- Typical Sections (2 sheets)
- Erosion Control and Grading Plans (5 sheets)
- Erosion Control Notes Details (2 sheets)
- Site Prep/Demolition Plans (5 sheets)
- Street and Storm Plan / Profile Sheets (9 sheets)
- ADA Intersection Grading Plans (4 sheets)
- Signing and Striping Plans (5 sheets, From Task 3)
- Illumination Plans and Details (7 sheets, From Task 3)
- Landscape Plans and Details (7 sheets, From Task 5)
- Irrigation Plans and Details (7 sheets, From Task 5)
- Construction Signing Plans (4 sheets)
- Miscellaneous Details Sheet (5 sheets)
- Standard Detail Sheets (4 sheets)

Deliverables

- 100% PS&E (3 copies on 11X17 and a PDF of the plan set)
- 100% and Final Contract Documents in Word and PDF format
- 100% and Final Project Cost Estimate in Excel and PDF format (including line items for PE, ROW, CE)
- NPDES Permit Application
- Stormwater Pollution Prevention Plan (SWPPP)
- Final Stormwater Report (PDF Format)

Subtask 4.7: QA/QC Review

The Consultant will continue to provide quality assurance/quality control (QA/QC) at each stage of project development for design work in accordance with the Consultant's QA/QC standards. The Consultant will provide senior level design and construction personnel to review plan submittals and provide technical support.

Review comments will be tabulated in a spreadsheet, with responses from the design team and confirmation of resolution from the project engineer.

Deliverables

- QA/QC Review spreadsheet submitted with each plan set deliverable

TASK 5: LANDSCAPE AND IRRIGATION DESIGN**Subtask 5.1: Streetscape Concepts (complete)****Subtask 5.2: 75% Landscape Design (complete)****Subtask 5.3: 90% Landscape and Irrigation Design**

The Consultant will update the 75% landscape plans and advance the design to a 90% design stage showing plant types, location, size and planting requirements. Develop preliminary layout of irrigation main line and strategy for providing service. Tasks include updating planting plans, preliminary irrigation layout, coordination with City maintenance staff, QA/QC review, inclusion of submittal documents with overall plan set, and a conceptual cost estimate.

Deliverables

- 90% Landscape Plan
- 90% Irrigation Plan
- Draft Special Provisions
- Landscape and Irrigation Cost Estimate

Subtask 5.4: 100% and Final Landscape and Irrigation Design

The Consultant will provide construction drawings for all landscape plantings and irrigation system. Tasks include updating planting plans, final irrigation layout and details, coordination with City maintenance staff, QA/QC review, inclusion of submittal documents with overall plan set, and a conceptual cost estimate. Includes planting and irrigation details and WSDOT specifications.

Deliverables

- 100% and Final Landscape Plans and Details
- 100% and Final Irrigation Plans and Details
- 100% and Final Landscape and Irrigation Special Provisions
- 100% and Final Landscape and Irrigation Cost Estimate

TASK 6: UTILITY COORDINATION

The City and Consultant will seek to foster a partnership approach to identifying and resolving utility conflicts within the overall context of the project development, budget, and schedule constraints.

It is anticipated the following utilities are located within the project corridor:

- City of College Place – Water, Storm Sewer, Sanitary Sewer
- Cascade Nature Gas – Gas

- Columbia REA and Pacific Power – Power
- CenturyLink (Lumen) – Telephone
- Charter Communications (Spectrum) – Cable

Subtask 6.1: Initial Utility Contact (complete)

Subtask 6.2 Utility Meetings (complete)

Subtask 6.3 Conflict Identification, Analysis, and Recommended Resolution (included in initial authorization)

Subtask 6.4 Conflict Notification and Utility Relocations (included in initial authorization)

TASK 7: GEOTECHNICAL ENGINEERING (COMPLETE)

TASK 8: RIGHT OF WAY (UFS)

Consultant shall provide labor, equipment and materials to acquire real property and easements to facilitate project construction. Legal Descriptions will be developed as described in Task 2.4. Property owner lists, maps, and acquisition areas will be developed in Task 4.2.

Right of Way Acquisition activities will conform to the standards contained in the Uniform Act of 1970 and amendments, the laws of the State of Washington and City Policies and Procedures.

Subtask 8.1- Right of Way Project Management and Document Support (PE Phase)

- Track and manage all budgetary-related aspects of UFS's Scope of Work.
- Confer weekly with City and PBS verbally and/or in writing, as needed, on general status, problem areas and individual negotiations progress. Participate in up to (2) Project Development Team Meetings during the preliminary design phase.
- Coordination with federal and state oversight agencies such as WSDOT, FHWA to assure compliance.
- The consultant will obtain preliminary title reports for each property acquisition. The consultant will review each preliminary title report for encumbrances, liens, or defects.

Deliverables

- 19 Preliminary Title Reports

Subtask 8.2 – Right of Way Cost Estimate (complete)

Subtask 8.5 – Appraisal and Appraisal Review

- If the estimated acquisition value is \$10,000 or less, an Administrative Offer Summary (AOS) will be completed by qualified Right of Way staff.

- If the estimated acquisition value is \$10,001 - \$25,000 and uncomplicated, an Administrative Offer Summary (AOS) will be completed by qualified Right of Way staff. The offer must state that an administrative offer is being made, that an appraisal has not been completed and an appraisal will be prepared if requested by the property owner.
- If the estimated acquisition value is over \$25,000, an appraisal will be completed by a WSDOT approved appraiser.
- Appraiser will provide written notice to owners of a planned appraisal inspection and will provide the property owner or designated representative, if any, an invitation to accompany the appraiser on any inspection of the property for appraisal purposes.
- Appraisal will conform to the Uniform Standards of Professional Appraisal Practice (USPAP).
- The Consultant will provide an appraisal review for each appraisal. The appraisal review will be conducted by another WSDOT approved appraiser.

Assumptions

- 13 residential property strip takes with associated TCE
- 6 farm property strip takes with associated TCE
- 19 total files

Subtask 8.6 – Acquisition

- Establish and maintain a complete and current record file of all ownerships in a form acceptable to the client.
- Receive and analyze title information, approved AOS reports and legal descriptions in sufficient detail to negotiate with property owners and other parties.
- Prepare all offer letters, summary statements, on City-provided forms in accordance with state or federal regulations and approval of client.
- Present written purchase offers to owners or their representatives in person, when possible. Secure receipt of delivery of offer as practical and present and secure tenant information statements, as applicable.
- Follow-up and negotiate with each property owner, as necessary; prepare and submit recommended settlement justifications to client for review and approval; review any independent appraisal secured by property owner and coordinate reimbursement of appraisal fees (up to \$750) with client. Ongoing negotiations and settlement discussions will continue until settlement or impasse is determined.
- Prepare and assemble acquisition contracts, deeds, and related acquisition documents, per City-provided templates, required for the acquisition of necessary property interests. Legal descriptions to accompany easements and/or fee interests to accompany partial acquisition deeds will be prepared under Task 2.
- Maintain a diary report of all contacts made with property owners or representatives and a summary of the status of negotiations indicating attitude of owners, problem areas, and other pertinent information. Copies of all applicable written correspondence will be maintained in files.
- Prepare justification memorandum to escalate negotiations to City management where property owner negotiations are not amenable.

- Transmit executed acquisition documents to client. Each transmittal package shall include a fully executed and properly notarized deed(s), easement(s), or permit, fully executed acquisition contract with attachments, and a brief settlement memorandum which summarizes the pertinent data relative to the transaction.

Assumptions

- 19 Acquisition Files
- Offer letters to be on City letterhead (provided by the City) and signed by a City representative.
- City to provide deed and easement templates.
- Fee assumes acquisitions to be closed within 1 year of NTP.

Deliverables

- 19 completed negotiation packets with documents for recording.

Subtask 8.7– Closeout and Certification

- Consultant will provide City with signed conveyance documents for signatures, payment, and recording including documentation showing signatory authority.
- Consultant will attend certification planning meeting with WSDOT Local Programs Right of Way Specialist and project team, ensure that all interests necessary for the project have been secured and all acquisition activities have been performed in compliance with applicable law and regulations, prepare certification-ready files in coordination with engineer and client to include the compilation of all necessary back-up documents.
- Consultant shall attend and coordinate pre and post-audit submittal meetings.
- In the event of condemnation, Consultant to support City in any condemnation processes including document preparation and consultation.

Assumptions

- City to coordinate City signatures, payment, and recording whether through escrow company or not.
- Any files requiring title clearing to be closed and interests cleared at a title company.
- All title and escrow fees to be paid by the City.
- City to provide copies of recorded documents and proof of payment to consultant for Certification-ready files.
- The expense of condemnation will be paid by the City including but not limited to any costs involving legal, court, appraisal, and additional title costs.
- There will be no more than 2 condemnation files.

Deliverables

- 19 completed acquisition files

TASK 9: ENVIRONMENTAL REVIEW AND DOCUMENTATION (Complete)

TASK 10: STRUCTURAL ENGINEERING (Included in Initial Authorization)

Subtask 10.1: 30% Design (N/A)

Subtask 10.2: 75% Design (N/A)

Subtask 10.3: 90% Design

The Consultant will develop construction documents to the 90% Design stage. These documents will consist of plans, specifications, and a construction cost estimate. Specifications will be based on WSDOT Standard Specifications and amendments, general special provisions, and project specific special provisions (if required) associated with anticipated construction bid items.

The 90% plan set shall include the following sheets:

- Structural general notes sheets
- Site retaining wall plan and profile sheet
- Site retaining wall typical detail sheet

Deliverables:

- 90% structural plans (PDF format)
- 90% structural special provisions (PDF and Word formats)
- 90% structural opinion of probable construction cost (PDF format)

Subtask 10.4: 100% and Final Design

The Consultant will address review comments from the 90% plans and develop construction documents to the Final design submittal. These documents will consist of plans, specifications, and an opinion of probable construction cost. Final documents will be sealed as appropriate for jurisdictional engineering review.

Final design phase plan set shall include:

- Finalized structural general notes sheets
- Finalized site retaining wall plan and profile sheet
- Finalized site retaining wall typical detail sheet

Deliverables:

- Final structural plans (PDF format)
- Final structural special provisions (PDF and Word formats)
- Final structural opinion of probable construction cost (PDF format)
- 90% comment log with responses to City comments (Excel format)
- Stamped design calculation book for retaining wall

Subtask 10.5 Quality Assurance/Quality Control

The consultant will provide quality control and quality assurance (QA/QC) reviews of the listed deliverables prior to submittal to the City for their review. Reviews will be documented as part of the project record. Reviews will be conducted by senior design staff with adequate experience for the type of structure being represented within the construction documents.

TASK 11: PUBLIC INFORMATION PROGRAM

Subtask 11.1 – Public Involvement Coordination (complete)

Subtask 11.2 – Stakeholder Coordination (complete)

Subtask 11.3 – Property Owner Contacts (complete)

Subtask 11.4 – Open House (budget included in initial authorization)

The Consultant will support the City in the planning, preparation, and facilitation of one public open houses for the project. The focus of the open houses will be to present the Final Design and discuss the construction process.

To advertise each Open House, the Consultant will work with the City to design, and distribute one 5- by 7-inch postcard mailer and one two-sided 8.5- by 11-inch fact sheet during the project design process. These will include contact information for LEP community members.

The Consultant will prepare materials for the open house, including up to three 24X36" presentation boards, comment forms, sign-in sheets, staff name tags, and meeting signage. The Consultant will prepare a summary of the event, including written comments received and will provide this to the City.

Assumptions

- The City will have a contact available or use interpretation services or an LEP hotline for the project. Any expenses for such service are excluded.
- The City will be responsible for printing and distribution of the mailer and factsheet. The Consultant will provide a print-ready digital files for the City's use.
- The City will accept and respond to all media requests.
- One round of City review of open house postcard and factsheet will be provided. All communications to be approved by the City.
- The City will provide key staff to attend the open house.
- The Open House will be advertised through a project mailer and advertising in the local newspaper.
- The City will be responsible for open house advertisements in the local newspaper.
- One round of City review of the meeting materials, and meeting summary.

Deliverables

- Up to two staff to set up, staff, and facilitate one open house
- Draft and final meeting materials: sign-in sheets and comment forms (one electronic copy plus hard copies for the meeting)
- Draft and final of one event summary to include written comments received from the open house (one electronic copy)
- Draft and final maximum of three 24- by 36-inch presentation boards

TASK 12: BIDDING SUPPORT

This task is limited to providing engineering support during the bidding process. The anticipated bidding support services are described as follows:

Subtask 12.1 – Bidding Support

The City will advertise the project and serve as the point of contact during the Bid and Award Phase. PBS will provide engineering support during the bidding process. Tasks include:

- Respond to Bidder's questions related to the Plans and Specifications
- Prepare Addendum, as necessary, in response to bidder's questions
- Attend Pre-Bid meeting, if required
- Attend Bid Opening

Deliverables

- Electronic responses to bidder inquiries, submittals, and RFIs
- Answer pre-bid questions

TASK 13: CONSTRUCTION MANAGEMENT (Contingency Task)

This task may be authorized by the City to provide Construction Management for the project. This may include leading meetings, construction inspection, submittal reviews, evaluating change orders, and other tasks associated with construction management. Specific duties and associated budget may be added by contract amendment once the project is defined and fully funded.

CITY DELIVERABLES TO THE CONSULTANT

Project Coordination

The City will assist the Consultant in managing relationships with other jurisdictions involved in the project, adjacent property owners and the public. The City will provide staff to meet and discuss the project with the Consultant as needed. The City will provide written comments pertaining to the design submittals.

Street Light Requirements

The City will provide the illumination type, the minimum illumination levels and uniformity ratios to be used in the project design.

##.END.##

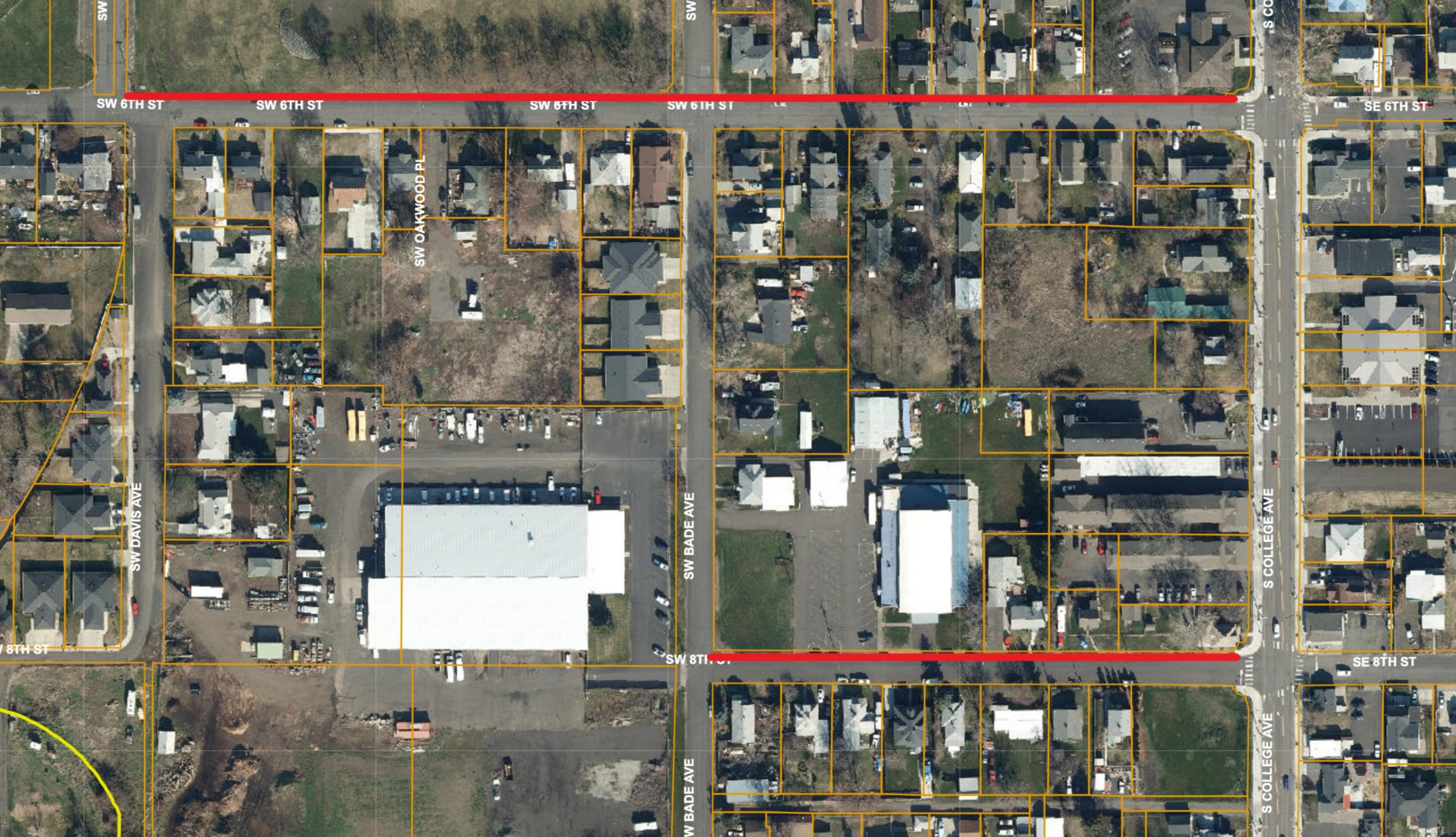
EXHIBIT E-1

Mojonnier Road Reconstruction

Global Transportation Engineering							
Task and Description	Principal/ Project Manager 3	Engineering Associate 1	Engineering Associate 2	Tech XIV	Admin	Expense	TOTAL
TASK 3 - Traffic Engineering (GTE)							
Sub-task 3.1 Traffic Engineering Project Management							0.00
Sub-task 3.2: Traffic Analysis							0.00
Sub-task 3.3: Cross Section Development							0.00
Sub-task 3.4: 50% Design							0.00
Sub-task 3.5: 90% Design (PS&E)	40.00	80.00	60.00	50.00			20,097.20
Sub-task 3.6: 100% and Final Design (PS&E)	20.00	40.00	36.00	30.00			10,879.68
Reimbursable Expenses							
Copies							0.00
Travel							0.00
TOTAL HOURS	60.00	120.00	96.00	80.00	0.00		
HOURLY RATES	129.74	82.46	65.83	87.22	102.00		
TOTAL DOLLARS	\$ 7,784.40	\$ 9,895.20	\$ 6,319.68	\$ 6,977.60	\$ -	\$ -	\$ 30,976.88

EXHIBIT E-1

Mojonnier Road Reconstruction		Universal Field Services							UFS
Task and Description		Corporate Oversight	Project Manager	Sr. R/Way Agent	R/W Agent	Sr. Title Specialist		Expense	TOTAL
TASK X-TASK NAME									
Subtask 8.1 - R/W Project Management & Doc Support		8.00	40.00			24.00			6,400.00
Subtask 8.2 - R/W Cost Estimate		2.00	38.00						4,156.00
Subtask 8.5 - Appraisal and appraisal review			24.00					114,000.00	116,448.00
Subtask 8.6 - Acquisition			38.00	468.00	216.00	28.00			53,300.00
Subtask 8.7 - Closout and Certification		8.00	24.00						3,568.00
Reimbursable Expenses									
Postage								475.00	475.00
Travel (mileage and 4 over night expenses)								5,000.00	5,000.00
appraisal and Appraisal Reviws									
TOTAL HOURS		18.00	164.00	468.00	216.00	52.00	0.00		
HOURLY RATES		140.00	102.00	74.00	62.00	50.00	0.00		
TOTAL DOLLARS		\$ 2,520.00	\$ 16,728.00	\$ 34,632.00	\$ 13,392.00	\$ 2,600.00	\$ -	\$ 119,475.00	\$ 189,347.00



SW 6TH ST

SW 6TH ST

SW 6TH ST

SW 6TH ST

SE 6TH ST

SW OAKWOOD PL

SW DAVIS AVE

SW BADE AVE

S COLLEGE AVE

SW 8TH ST

SW 8TH ST

SE 8TH ST

S COLLEGE AVE

May 8, 2023

City of College Place
625 South College Avenue
College Place, Washington 99324

ATTN: Robert McAndrews, Public Works Director

RE: Sidewalk Improvement Project - Bids Results

Dear Robert:

This letter describes the bid results from May 4, 2023, for the Sidewalk Improvements Project.

Bid Results from May 4, 2023

Bids for the project were received and opened at the City of College Place Fire Station training room, on May 4, 2023, at 3:00 p.m. The City received three bids from the following bidders:

1. Nelson Construction Corp.
2. Don Jackson Excavation, LLC
3. Humbert Asphalt, Inc.

All bids were opened and read. After the bid opening, the bids were reviewed again, and the Bidder Responsibility Criteria pursuant to the Revised Code of Washington 39.04.010 was examined with respect to the lowest bidder (see attached).

After the bid opening, we entered the bid prices into a Microsoft Excel spreadsheet to check the price extensions and verify that the total bid amounts read matched the amounts written on each bid. No errors were found. A copy of the Bid Tabulation, which shows the bidders' prices and costs for each individual bid item, is attached.

The base bid totals ranged from \$354,486.68 to \$379,960.00. The Engineer's Estimate for the base bid was \$287,900. The apparent low bidder is Nelson Construction Corp. Their bid was \$66,586.68 higher than the Engineer's Estimate. The three bids were close with a difference of approximately \$25,000.

Summary

From our review of the bids, we recommend the City of College Place consider awarding the Sidewalk Improvements Project to Nelson Construction Corp., contingent upon approval from the City's Attorney.

Please contact me if you have any questions.

ANDERSON PERRY & ASSOCIATES, INC.

By



Kate Thompson, P.E.

KT/rw

Attachments

cc: File No. 663-149-02, w/attach

S:\Docs\College Place\663-149 Sidewalk Improvements\Bid Results Letter.docx

BID TABULATION
City of College Place, Washington
Sidewalk Improvements

Bid Opening: May 4, 2023, 3:00 p.m.				<i>Engineer's Estimate</i>		<i>Nelson Construction Corp.</i>		<i>Don Jackson Excavation, LLC</i>		<i>Humbert Asphalt, Inc.</i>	
						<i>(1/3)</i>		<i>(2/3)</i>		<i>(3/3)</i>	
<i>Item</i>	<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>
BASE BID - 6TH STREET											
1	Mobilization	LS	All Req'd	\$20,000.00	\$20,000.00	\$21,280.95	\$21,280.95	\$30,530.00	\$30,530.00	\$20,000.00	\$20,000.00
2	Record Drawings	LS	All Req'd	500.00	500.00	2,548.29	2,548.29	500.00	500.00	3,500.00	3,500.00
3	SPCC Plan	LS	All Req'd	250.00	250.00	1,170.06	1,170.06	500.00	500.00	1,500.00	1,500.00
4	Project Temporary Traffic Control	LS	All Req'd	10,000.00	10,000.00	13,463.95	13,463.95	15,000.00	15,000.00	15,000.00	15,000.00
5	Clearing and Grubbing	LS	All Req'd	2,500.00	2,500.00	18,265.81	18,265.81	5,250.00	5,250.00	20,000.00	20,000.00
6	Removal of Structures and Obstructions	LS	All Req'd	5,000.00	5,000.00	20,579.21	20,579.21	12,175.00	12,175.00	15,000.00	15,000.00
7	Removal of Cement Concrete Curb and Gutter	LF	1,250	6.00	7,500.00	8.23	10,287.50	2.40	3,000.00	15.00	18,750.00
8	Removal of Cement Concrete Sidewalks and Driveways	SY	300	11.00	3,300.00	33.14	9,942.00	6.00	1,800.00	35.00	10,500.00
9	Unsuitable Foundation Excavation, Incl. Haul	CY	100	45.00	4,500.00	9.13	913.00	48.00	4,800.00	50.00	5,000.00
10	Trimming and Cleanup	LS	All Req'd	1,500.00	1,500.00	2,238.21	2,238.21	4,800.00	4,800.00	5,000.00	5,000.00
11	Pavement Repair	SY	900	50.00	45,000.00	102.93	92,637.00	68.02	61,218.00	70.00	63,000.00
12	Re-set Gravity Block Retaining Wall	LF	50	30.00	1,500.00	26.86	1,343.00	36.00	1,800.00	100.00	5,000.00
13	Solid Wall PVC Storm Sewer Pipe, 12-In.	LF	40	80.00	3,200.00	70.53	2,821.20	67.00	2,680.00	115.50	4,620.00
14	Catch Basin	EA	2	1,500.00	3,000.00	1,428.21	2,856.42	2,200.00	4,400.00	3,960.00	7,920.00
15	Adjust Catch Basin	EA	2	500.00	1,000.00	734.19	1,468.38	620.00	1,240.00	1,500.00	3,000.00
16	Connect to Existing Manhole	EA	2	500.00	1,000.00	1,768.51	3,537.02	590.00	1,180.00	2,860.00	5,720.00
17	Adjust Valve Box	EA	1	500.00	500.00	447.64	447.64	400.00	400.00	1,500.00	1,500.00
18	Sod Installation	SY	800	25.00	20,000.00	17.38	13,904.00	19.15	15,320.00	25.00	20,000.00
19	Landscape Restoration	SY	100	50.00	5,000.00	109.14	10,914.00	115.00	11,500.00	35.00	3,500.00
20	Irrigation System Repair	FA	EST	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
21	Cement Concrete Traffic Curb and Gutter	LF	1,500	35.00	52,500.00	18.06	27,090.00	33.00	49,500.00	32.00	48,000.00
22	Cement Concrete Pedestrian Curb	LF	200	25.00	5,000.00	22.69	4,538.00	28.70	5,740.00	34.00	6,800.00
23	Cement Concrete Driveway Type Residential	SY	150	80.00	12,000.00	94.93	14,239.50	112.15	16,822.50	75.00	11,250.00
24	Cement Concrete Driveway Type Commercial	SY	50	85.00	4,250.00	189.43	9,471.50	132.60	6,630.00	95.00	4,750.00
25	Cement Concrete Driveway Apron/Restoration	SY	30	80.00	2,400.00	184.68	5,540.40	112.15	3,364.50	75.00	2,250.00
26	Cement Concrete Sidewalk	SY	1,000	65.00	65,000.00	52.82	52,820.00	94.20	94,200.00	65.00	65,000.00
27	Cement Concrete Sidewalk Ramp Type A	EA	2	2,000.00	4,000.00	1,210.14	2,420.28	1,975.00	3,950.00	2,200.00	4,400.00
28	Cement Concrete Sidewalk Ramp Type B	EA	1	2,000.00	2,000.00	2,301.72	2,301.72	2,300.00	2,300.00	2,500.00	2,500.00
29	Relocate Sign	EA	1	500.00	500.00	447.64	447.64	955.00	955.00	1,500.00	1,500.00
Base Bid Total					\$287,900.00		\$354,486.68		\$366,555.00		\$379,960.00
Total Shown on Bid Schedule					N/A		\$354,486.68		\$366,555.00		\$379,960.00
Difference					N/A		\$0.00		\$0.00		\$0.00

BID TABULATION
City of College Place, Washington
Sidewalk Improvements

Bid Opening: May 4, 2023, 3:00 p.m.				<i>Engineer's Estimate</i>		<i>Nelson Construction Corp.</i>		<i>Don Jackson Excavation, LLC</i>		<i>Humbert Asphalt, Inc.</i>	
<i>Item</i>	<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>	<i>Unit Price</i>	<i>Total</i>
BID ALTERNATE 1 - 8TH STREET											
A1-1	Mobilization	LS	All Req'd	\$15,000.00	\$15,000.00	\$16,806.11	\$16,806.11	\$12,800.00	\$12,800.00	\$15,000.00	\$15,000.00
A1-2	Record Drawings	LS	All Req'd	500.00	500.00	1,480.59	1,480.59	500.00	500.00	2,500.00	2,500.00
A1-3	SPCC Plan	LS	All Req'd	250.00	250.00	880.88	880.88	500.00	500.00	1,500.00	1,500.00
A1-4	Project Temporary Traffic Control	LS	All Req'd	10,000.00	10,000.00	3,973.26	3,973.26	2,800.00	2,800.00	15,000.00	15,000.00
A1-5	Clearing and Grubbing	LS	All Req'd	2,500.00	2,500.00	18,265.81	18,265.81	1,200.00	1,200.00	20,000.00	20,000.00
A1-6	Removal of Structures and Obstructions	LS	All Req'd	2,500.00	2,500.00	12,347.53	12,347.53	7,700.00	7,700.00	10,000.00	10,000.00
A1-7	Removal of Cement Concrete Curb and Gutter	LF	750	6.00	4,500.00	10.67	8,002.50	2.40	1,800.00	15.00	11,250.00
A1-8	Removal of Cement Concrete Sidewalks and Driveways	SY	150	11.00	1,650.00	38.07	5,710.50	8.00	1,200.00	35.00	5,250.00
A1-9	Unsuitable Foundation Excavation, Incl. Haul	CY	100	45.00	4,500.00	73.06	7,306.00	35.00	3,500.00	50.00	5,000.00
A1-10	Trimming and Cleanup	LS	All Req'd	1,500.00	1,500.00	1,790.56	1,790.56	1,500.00	1,500.00	5,000.00	5,000.00
A1-11	Pavement Repair	SY	500	50.00	25,000.00	104.83	52,415.00	92.05	46,025.00	70.00	35,000.00
A1-12	Solid Wall PVC Storm Sewer Pipe, 8-In.	LF	10	70.00	700.00	95.60	956.00	55.65	556.50	110.00	1,100.00
A1-13	Adjust Catch Basin	EA	1	500.00	500.00	734.19	734.19	510.00	510.00	2,500.00	2,500.00
A1-14	Catch Basin	EA	1	1,500.00	1,500.00	1,595.62	1,595.62	1,775.00	1,775.00	3,960.00	3,960.00
A1-15	Connect to Existing Manhole	EA	1	500.00	500.00	1,629.70	1,629.70	1,270.00	1,270.00	2,860.00	2,860.00
A1-16	Adjust Manhole	EA	2	500.00	1,000.00	918.96	1,837.92	620.00	1,240.00	2,500.00	5,000.00
A1-17	Sod Installation	SY	200	25.00	5,000.00	18.27	3,654.00	21.00	4,200.00	25.00	5,000.00
A1-18	Landscape Restoration	SY	20	50.00	1,000.00	22.51	450.20	150.00	3,000.00	50.00	1,000.00
A1-19	Irrigation System Repair	FA	EST	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
A1-20	Cement Concrete Traffic Curb and Gutter	LF	750	35.00	26,250.00	30.03	22,522.50	33.00	24,750.00	32.00	24,000.00
A1-21	Cement Concrete Pedestrian Curb	LF	100	25.00	2,500.00	25.78	2,578.00	28.70	2,870.00	34.00	3,400.00
A1-22	Cement Concrete Driveway Type Residential	SY	50	80.00	4,000.00	154.26	7,713.00	112.20	5,610.00	75.00	3,750.00
A1-23	Cement Concrete Driveway Type Commercial	SY	60	85.00	5,100.00	157.86	9,471.60	132.60	7,956.00	95.00	5,700.00
A1-24	Cement Concrete Sidewalk	SY	550	65.00	35,750.00	67.05	36,877.50	94.20	51,810.00	70.00	38,500.00
A1-25	Cement Concrete Sidewalk Ramp Type A	EA	2	2,000.00	4,000.00	1,801.72	3,603.44	1,525.00	3,050.00	2,200.00	4,400.00
A1-26	Cement Concrete Sidewalk Ramp Type B	EA	2	2,000.00	4,000.00	1,830.21	3,660.42	2,300.00	4,600.00	2,200.00	4,400.00
A1-27	Relocate Sign	EA	1	500.00	500.00	447.64	447.64	955.00	955.00	1,500.00	1,500.00
A1-28	Painted Crosswalk Line	SF	200	4.00	800.00	5.93	1,186.00	4.30	860.00	10.00	2,000.00
A1-29	Painted Stop Line	LF	15	5.00	75.00	79.07	1,186.05	24.10	361.50	30.00	450.00
Bid Alternate 1 Total					\$166,075.00		\$234,082.52		\$199,899.00		\$240,020.00
Total Shown on Bid Schedule					N/A		\$234,082.52		\$199,899.00		\$240,020.00
Difference					N/A		\$0.00		\$0.00		\$0.00

BID TABULATION
City of College Place, Washington
Sidewalk Improvements

Bid Opening: May 4, 2023, 3:00 p.m.				Engineer's Estimate		Nelson Construction Corp. (1/3)		Don Jackson Excavation, LLC (2/3)		Humbert Asphalt, Inc. (3/3)	
Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BID ALTERNATE 2 - 6TH STREET WATER VALVE REPLACEMENT											
A2-1	Removal and Replacement of Unsiutable Materia	CY	100	\$45.00	\$4,500.00	\$73.06	\$7,306.00	\$60.00	\$6,000.00	\$50.00	\$5,000.00
A2-2	Pavement Repair	SY	50	80.00	4,000.00	68.80	3,440.00	93.60	4,680.00	100.00	5,000.00
A2-3	Shoring or Extra Excavation Class B	SF	200	1.00	200.00	14.47	2,894.00	0.05	10.00	20.35	4,070.00
A2-4	Ductile Iron Pipe for Water Main, 6-In. Diam.	LF	20	120.00	2,400.00	173.28	3,465.60	133.15	2,663.00	150.00	3,000.00
A2-5	Ductile Iron Pipe for Water Main, 8-In. Diam.	LF	20	150.00	3,000.00	185.02	3,700.40	144.20	2,884.00	175.00	3,500.00
A2-6	Connect to Existing Water Main, 6- to 8-In.	EA	4	2,000.00	8,000.00	660.71	2,642.84	680.00	2,720.00	7,500.00	30,000.00
A2-7	Additional Fittings	LB	100	8.00	800.00	20.24	2,024.00	27.00	2,700.00	30.00	3,000.00
A2-8	Gate Valve, 6-In.	EA	2	2,000.00	4,000.00	1,914.00	3,828.00	2,230.00	4,460.00	3,800.00	7,600.00
A2-9	Gate Valve, 8-In.	EA	2	2,500.00	5,000.00	2,629.35	5,258.70	2,550.00	5,100.00	4,200.00	8,400.00
Bid Alternate 2 Subtotal					\$31,900.00		\$34,559.54		\$31,217.00		\$69,570.00
Bid Alternate 2 Sales Tax (8.7%)					\$2,775.30		\$3,006.68		\$2,715.88		\$6,052.59
Bid Alternate 2 Total					\$34,675.30		\$37,566.22		\$33,932.88		\$75,622.59
Total Shown on Bid Schedule					N/A		\$37,566.22		\$33,932.88		\$75,622.59
Difference					N/A		\$0.00		\$0.00		\$0.00

Mandatory Bidder Responsibility Checklist

The following checklist may be used by Owners in documenting that a Bidder meets the mandatory bidder responsibility criteria. It is suggested that Owners print a copy of documentation from the appropriate website to include with this checklist in the contract file.

General Information	
Project Name: City of College Place - Sidewalk Improvements Project	Project Number: 663-149
Bidder's Business Name: Moreno & Nelson Construction DBA Nelson Construction Corp.	Bid Submittal Deadline: 05/04/2023
Contractor Registration – https://secure.lni.wa.gov/verify/	
License Number: MORENNC930BT	Status: Active: Yes ☒ No ☐
Effective Date (must be effective on or before Bid Submittal Deadline): 02/14/2007	Expiration Date: 02/14/2025
Current UBI Number – https://secure.lni.wa.gov/verify/	
UBI Number: 602 674 342	Account Closed: Open ☒ Closed ☐
Industrial Insurance Coverage – https://secure.lni.wa.gov/verify/	
Account Number: 673, 156-00	Account Current: Yes ☒ No ☐
Required Public Works Training – Effective July 1, 2019 https://secure.lni.wa.gov/verify/	
Per RCW 39.04.350 and RCW 39.06.020, has contractor had L & I training or meet exemption? Yes ☒ No ☐	
Wage Payment Status Compliance – RCW 39.04.350 (1g)	
Sworn statement or verification form received acknowledging compliance? Yes ☒ No ☐	
Employment Security Department Number – Obtain from contractor	
Employment Security Department Number:	
• Has Bidder provided account number on the Bid Form? Yes ☐ No ☒ • And/or have you asked the Bidder for documentation from ESD on account number? Yes ☐ No ☒	
State Excise Tax Registration Number – https://secure.dor.wa.gov/gteunauth/_/#2	
Tax Registration Number: 602 674 342	Account Closed: Open ☒ Closed ☐
Not Disqualified from Bidding – WA https://secure.lni.wa.gov/debarandstrike/ContractorDebarList.aspx	
Is the Bidder listed on the "Debarred Contractors List" of the Department of Labor and Industries? (Print the pertinent page showing where the Bidder's name does or would appear on the list) Yes ☐ No ☒	
Not Disqualified from Bidding – Federal (if applicable) – www.sam.gov	
Does Bidder have an "Active Exclusion Record" with the Federal Government (System for Award Management) Yes ☐ No ☒	
Checked by:	
Name: Rachel Webberley	Date: 05/05/2023

Contractors

MORENO & NELSON CONSTRUCTION

Owner or tradesperson

Principals

NELSON, JOHN BRANDON, PRESIDENT

MORENO, DAX JSE, VICE PRESIDENT
(End: 01/11/2017)

PO BOX 794

WALLA WALLA, WA 99362

509-526-5249

WALLA WALLA County

Doing business as

MORENO & NELSON CONSTRUCTION

WA UBI No.

602 674 342

Business type

Corporation

License

Verify the contractor's active registration / license / certification (depending on trade) and any past violations.

Construction Contractor

Active

Meets current requirements.

License specialties

GENERAL

License no.

MORENNC930BT

Effective — expiration

02/14/2007— 02/14/2025

Bond

**Guarantee Company of North America USA,
The**

\$12,000.00

Bond account no.

21175194

Received by L&I

06/12/2019

Effective date

03/20/2019

Expiration date

Until Canceled

Bond history

Insurance

Cincinnati Indemnity Company

\$1,000,000.00

Policy no.

EPP 0429721

Received by L&I

03/01/2023

Effective date

03/20/2021

Expiration date

03/20/2024

Insurance history

Savings

No savings accounts during the previous 6 year period.

Lawsuits against the bond or savings

No lawsuits against the bond or savings accounts during the previous 6 year period.

L&I Tax debts

No L&I tax debts are recorded for this contractor license during the previous 6 year period, but some debts may be recorded by other agencies.

License Violations

Infraction no.
EFEEED00269

Issue date
02/26/2020

Violation city
WALLA WALLA

Type of violation
ELECTRICAL CITATION

Description
Employing an individual for the purposes of chapter 19.28 RCW who does not possess a valid certificate of competency or training certificate to do electrical work.

Satisfied

RCW/WAC
19.28.271 RCW
Violation amount
\$250.00

Infraction no.
EFEEED00268

Issue date
02/26/2020

Violation city
WALLA WALLA

Type of violation
ELECTRICAL CITATION

Description
Offering to perform, submitting a bid for, advertising, installing or maintaining cables, conductors or equipment that convey or utilize electrical current without having a valid electrical contractor license.

Satisfied

RCW/WAC
19.28.041 RCW
Violation amount
\$1,000.00

Certifications & Endorsements

OMWBE Certifications

No active certifications exist for this business.

Apprentice Training Agent

Registered training agent. Check their eligible programs and occupations.

Workers' Comp

Do you know if the business has employees? If so, verify the business is up-to-date on workers' comp premiums.

This company has multiple workers' comp accounts.

Active accounts

L&I Account ID
673,156-00

Account is current.

Doing business as
NELSON CONSTRUCTION CORP

Estimated workers reported
Quarter 1 of Year 2023 "76 to 100 Workers"

L&I account contact
T0 / DAVID PRYOR (360) 902-5617 - Email: PRYD235@ini.wa.gov

Track this contractor 

Public Works Requirements

Verify the contractor is eligible to perform work on public works projects.

Required Training-- Effective July 1, 2019
Exempt from this requirement.

Contractor Strikes

No strikes have been issued against this contractor.

Contractors not allowed to bid
No debarments have been issued against this contractor.

Workplace Safety & Health

Check for any past safety and health violations found on jobsites this business was responsible for.

Inspection results date

01/06/2022

No violations

Inspection no.

317966470

Location

Plaza Way and W. Tieton Street

Walla Walla, WA 99362

Inspection results date

09/03/2020

Violations

Inspection no.

317960550

Location

417 Wellington Ave

Walla Walla, WA 99362

Contractors

Workplace Safety and Health Violations

MORENO & NELSON CONSTRUCTION CORP, Inspection no. 317960550 violations

General requirements for personal protective equipment (PPE)	
Type of violation	Corrected
General	
Violation description	
Not likely to cause serious illness or injury.	

Debarred Contractors List

A debarred contractor may not bid on, or have a bid considered on, any public works contract. You can search and filter this list using the options presented below.

Company Name: **Moreno & Nelson**

WA UBI Number: **602 674 342**

License Number: **MORENNC930BT**

Principal:

RCW: All

From: **MM/DD/YYYY** To: **05/05/2023**

Penalty Due:

All

Wage Due:

All

Download all debarment data 

Show 25 per page

Showing 0 records

FirstPreviousNextLast

Company Name	UBI	License	Principals	Status	RCW	Debar Begins	Debar Ends	Penalty Due	Wages Due
--------------	-----	---------	------------	--------	-----	--------------	------------	-------------	-----------

There are no records that match your search criteria.

Show 25 per page

Showing 0 records

FirstPreviousNextLast



STATE OF WASHINGTON

Department of Labor & Industries

Certificate of Workers' Compensation Coverage

May 5, 2023

WA UBI No.	602 674 342
L&I Account ID	673,156-00
Legal Business Name	MORENO & NELSON CONSTRUCTION CORP
Doing Business As	NELSON CONSTRUCTION CORP
Workers' Comp Premium Status:	Account is current.
Estimated Workers Reported (See Description Below)	Quarter 1 of Year 2023 "76 to 100 Workers"
Account Representative	Employer Services Help Line, (360) 902-4817
Licensed Contractor?	Yes
License No.	MORENNC930BT
License Expiration	02/14/2025

What does "Estimated Workers Reported" mean?

Estimated workers reported represents the number of full time position requiring at least 480 hours of work per calendar quarter. A single 480 hour position may be filled by one person, or several part time workers.

Industrial Insurance Information

Employers report and pay premiums each quarter based on hours of employee work already performed, and are liable for premiums found later to be due. Industrial insurance accounts have no policy periods, cancellation dates, limitations of coverage or waiver of subrogation (See [RCW 51.12.050](#) and [51.16.190](#)).

MORENO & NELSON CONSTRUCTION CORP

Unique Entity ID EZ87JD5RHHC8	CAGE / NCAGE 76Q89	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Aug 8, 2023	
Physical Address 665 Stinson AVE Walla, Washington 99362 United States	Mailing Address PO Box 794 Walla Walla, Washington 99362-3602 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Washington 05	State / Country of Incorporation Washington / United States	URL (blank)

Registration Dates

Activation Date Aug 10, 2022	Submission Date Aug 8, 2022	Initial Registration Date Aug 11, 2014
--	---------------------------------------	--

Entity Dates

Entity Start Date Feb 14, 2007	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors (blank)
Profit Structure For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments
No

Debt Subject To Offset
No

EFT Indicator
0000

CAGE Code
76Q89

Points of Contact

Electronic Business

✕
Christy Dial, Controller

PO Box 794
Walla Walla, Washington 99362
United States

Government Business

✕
Sergio Sanchez, Project Manager

PO Box 794
Walla Walla, Washington 99362
United States

Service Classifications

NAICS Codes

Primary
Yes

NAICS Codes

238910

236115

236116

236118

236210

236220

237110

237310

237990

238110

238120

238190

NAICS Title

Site Preparation Contractors

New Single-Family Housing Construction (Except For-Sale Builders)

New Multifamily Housing Construction (Except For-Sale Builders)

Residential Remodelers

Industrial Building Construction

Commercial And Institutional Building Construction

Water And Sewer Line And Related Structures Construction

Highway, Street, And Bridge Construction

Other Heavy And Civil Engineering Construction

Poured Concrete Foundation And Structure Contractors

Structural Steel And Precast Concrete Contractors

Other Foundation, Structure, And Building Exterior Contractors

Disaster Response

Yes, this entity appears in the disaster response registry.

Bonding Levels	Dollars
(blank)	(blank)

States
Any

Counties
(blank)

Metropolitan Statistical Areas
(blank)

[<](#) Business Lookup

License Information:

[New search](#) [Back to results](#)**Entity name:** MORENO & NELSON CONSTRUCTION CORP.**Business name:** NELSON CONSTRUCTION CORP.**Entity type:** Profit Corporation**UBI #:** 602-674-342**Business ID:** 001**Location ID:** 0001**Location:** Active**Location address:** 665 STINSEN
WALLA WALLA WA 99362**Mailing address:** PO BOX 794
WALLA WALLA WA 99362-0250**Excise tax and reseller permit status:** [Click here](#)**Secretary of State status:** [Click here](#)

Endorsements

Endorsements held	License #	Count	Details	Status	Expiration	First issue
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Endorsements held :	License #	Count	Details	Status	Expiration	First issue
Benton City General Business - Non-Resident	5605			Active	Jan-31-20	Feb-02-20
College Place General Business - Non-Resident				Active	Jan-31-20	Nov-30-20
Franklin County General Business - Non-Resident	2018			Active	Dec-31-20	Jan-22-20
Goldendale General Business - Non-Resident	583			Active	Jan-31-20	May-08-20
Kennewick General Business - Non- Resident	109506			Active	Jan-31-20	Aug-29-20
Moses Lake General Business - Non-Resident	BL2022-0			Active	Jan-31-20	Feb-18-20
Pasco General Business - Non- Resident	27200			Active	Jan-31-20	Jun-25-20
Richland General Business - Non- Resident	F03			Active	Jan-31-20	May-12-20
Walla Walla General Business - Non-Resident				Active	Jan-31-20	Jan-02-20

Governing people

Title

NELSON, JOHN

Registered Trade Names

Registered trade names

Status

First issued

NELSON CONSTRUCTION
CORP.

Active

Nov-14-2018

[View Additional Locations](#)

The Business Lookup information is updated
nightly. Search date and time: 5/5/2023 8:52:50
AM

Contact us

How are we doing?

Take our survey!

Don't see what you expected?

Check if your browser is supported



From: Galow, Jon (COM) <jon.galow@commerce.wa.gov>
Sent time: 05/12/2023 04:37:51 PM
To: Kate Thompson <kthompson@andersonperry.com>
Cc: Robert McAndrews <RMcAndrews@cpwa.us>; Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>; Jake Hollopeter <jhollopeter@andersonperry.com>
Subject: RE: City of College Place - Sidewalk Improvements Project
Attachments: image002.jpg

STOP and VERIFY - This message came from outside of the City of College Place.

We can do 5% with the supplemental request rounded to \$276,816 for a total amended contract amount of \$618,000.

Jon Galow, PE | Section Manager
[Community Development Block Grant \(CDBG\)](#) | [Washington State Department of Commerce](#)
509-847-5021

Email communications with state employees are public records and may be subject to disclosure, pursuant to Ch. 42.56 RCW.

From: Kate Thompson <kthompson@andersonperry.com>
Sent: Friday, May 12, 2023 4:00 PM
To: Galow, Jon (COM) <jon.galow@commerce.wa.gov>
Cc: rmcandrews@cpwa.us; Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>; Jake Hollopeter <jhollopeter@andersonperry.com>
Subject: RE: City of College Place - Sidewalk Improvements Project

Hi Jon,
Would CDBG be open to including a small amount for contingency in the amendment? The additional amount needed to total the cost for the base bid and bid alternate #1 is \$247,386. If the City were to add a 10% contingency to that amount it would increase to \$306,243. Would that be acceptable? I have attached the draft form with the values based on the bid totals only without contingency for reference.

Thanks,

Kate Thompson, P.E.
Project Engineer
Anderson Perry & Associates, Inc.
509-529-9260 office
509-520-9849 cell

From: Galow, Jon (COM) <jon.galow@commerce.wa.gov>
Sent: Friday, May 12, 2023 11:11 AM
To: Kate Thompson <kthompson@andersonperry.com>
Cc: rmcandrews@cpwa.us; Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>; Jake Hollopeter <jhollopeter@andersonperry.com>
Subject: RE: City of College Place - Sidewalk Improvements Project

This email contains an attachment from outside of the organization.
Please exercise caution when opening this attachment.

Hello,

Attached is our [1-G: Request for Amendment](#) form. Please return to me and include responses to the questions listed in [Request for Amendment Instructions](#), Item 5 (page 2, of the attached form).

Thank you,

Jon Galow, PE | Section Manager
[Community Development Block Grant \(CDBG\)](#) | [Washington State Department of Commerce](#)
509-847-5021

Email communications with state employees are public records and may be subject to disclosure, pursuant to Ch. 42.56 RCW.

From: Kate Thompson <kthompson@andersonperry.com>
Sent: Friday, May 12, 2023 10:39 AM
To: Galow, Jon (COM) <jon.galow@commerce.wa.gov>

Cc: rmcandrews@cpwa.us; Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>; Jake Hollopeter <jhollopeter@andersonperry.com>

Subject: RE: City of College Place - Sidewalk Improvements Project

Hi Jon,

I will talk to the City to confirm, but they will likely want to complete Bild Alternate 1 if additional funds are available to cover the costs. The way the bid documents were written the award has to be based on the low bidder for the base bid, so even if alternates are awarded Nelson would be the low bidder. Once I talk to the City I will get back in touch.

Thanks,

Kate Thompson, P.E.
Project Engineer
Anderson Perry & Associates, Inc.
509-529-9260 office
509-520-9849 cell

From: Galow, Jon (COM) <jon.galow@commerce.wa.gov>

Sent: Friday, May 12, 2023 10:32 AM

To: Kate Thompson <kthompson@andersonperry.com>

Cc: rmcandrews@cpwa.us; Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>; Jake Hollopeter <jhollopeter@andersonperry.com>

Subject: FW: City of College Place - Sidewalk Improvements Project

Hi Kate,

If supplemental CDBG funds are available to cover **Bid Alternate 1 – 8th Street**, would the City of College Place be interested in completing that sidewalk segment too? It appears that the apparent low bidder changes from Nelson Construction to Don Jackson Excavation in this scenario.

Jon Galow, PE | Section Manager
[Community Development Block Grant \(CDBG\)](#) | [Washington State Department of Commerce](#)
509-847-5021

Email communications with state employees are public records and may be subject to disclosure, pursuant to Ch. 42.56 RCW.

From: Kate Thompson <kthompson@andersonperry.com>

Sent: Thursday, May 11, 2023 2:29 PM

To: Reilly, Michelle (COM) <michelle.reilly@commerce.wa.gov>

Cc: rmcandrews@cpwa.us

Subject: City of College Place - Sidewalk Improvements Project

Hi Michelle,

We had the bid opening for the City of College Place Sidewalk Improvement Project. The City's grant is for \$341,184. The bids for the project were very competitive, however the bid to complete the sidewalks on 6th Street and 8th Street came in higher than the grant amount (\$588,569.20). The City would like to award the project for only the sidewalks on 6th Street from College Avenue to Davis Avenue. This portion of the work is \$354,486.68 based on the low bidder. Is there any issue with the grant funding if only the work on 6th Street is constructed?

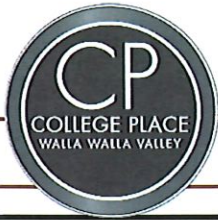
Kate Thompson, P.E.
Project Engineer
Anderson Perry & Associates, Inc.
[214 E. Birch Street/P.O. Box 1687](#)
Walla Walla, WA 99362
509-529-9260 office
509-529-8102 fax
509-520-9849 cell

[Web](#) [Facebook](#) [LinkedIn](#)

MARTIN AIRPORT ANNEXATION

May 19, 2023





Annexation Application

Community Development Department

625 S College Avenue, College Place, WA 99324 (509)529-1200 planbuild@cpwa.us

PROJECT LOCATION:				DATE RECEIVED:	
Address or General location of property:	209 Martin Field LN, Walla Walla WA 99362				
Parcel Number:	35073411002,350734210008,35073413004,350734130005,350734110003,35073424000	Size of Parcel:	234.69 Acres		
Is the property within the College Place Urban Growth Area?	Yes				
Is the property contiguous to the College Place Municipal Boundary?	Yes				
Present Land Use Designation:	Light Industrial (County)	What is the proposed zoning?	Light Industrial/Residential		
Sewage Disposal Method	Septic	If not City sewer will a connection be needed?	Yes		
Source of Water:	Private Well	If not City water will a connection be needed?	Yes		
Irrigation District:	Private Well	Source of Electricity:	Pacific Power		
Has there ever been any Walla Walla County Code violations? If yes, explain the violation and how it was resolved.					
None					
Property Owner Name:	Martin Airport L.L.C.				
Mailing Address:	c/o Investco L.L.C. Its Manager 1302 Puyallup Ste A, Sumner WA 98390				
E-mail:		Day Phone:		Cell Phone:	
Applicant Name:	Tarragon NW L.L.C.				
Mailing Address:	5 W. Alder St, Suite 400, Walla Walla WA 99362				
E-mail:		Day Phone:	509-386-0000	Cell Phone:	
The following <i>must</i> be submitted with this completed form in order for the application to be determined to be complete; all material shall be submitted in an electronic format (.pdf preferred):					
☒ Application fee of \$250.00.			☒ A completed and signed Agreement to Pay Fees.		
☒ A legal description of the property provided from a title company. (or a deed to the property)			☒ Signed Majority (50+%) Property Owner Petition to Commence Annexation form.		
☐ Signed Intent to Commence Annexation Proceedings form Signed Majority (50+%) Property Owner Petition to Commence Annexation form.			☒ Signed Majority (50+%) Registered Voter Petition to Commence Annexation form (this must be filled out by any registered voter living on said property whether they have ownership in the land or not).		
APPLICANT CERTIFICATION:					
(We) (I) certify that the information furnished within this application is a true and correct to the best of my (our) (my) knowledge. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed in writing by the Planning Director.					
Signature of Applicant: Owner (or) Authorized Agent				Date:	4/27/2023
Print Name:	Eben Corliss				

MAJORITY (50+%) PROPERTY OWNER PETITION TO COMMENCE ANNEXATION

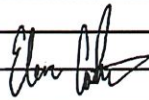
We, the undersigned, who are owners of property totaling not less than a majority (50+%) of the acreage proposed for annexation, wish to inform the Honorable Mayor and College Place City Council that we intend to commence the procedures for annexation to the City of College Place. By signing this petition, we legally acknowledge that we are asking to be 1.) Assessed for the City's existing bonded indebtedness including all outstanding bonds, levies, and loans, 2.) Regulated in compliance with the College Place Municipal Code.

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Annexation Proposal Contact Person: Eben Corliss Phone Number: 509-386-0000

Mailing Address: 5 W. Alder Ste 400, Walla Walla WA 99362

Legal Description of Proposed Annexation Area (attached):

Property Owner Signature	Property Owner Printed Name	Property Owner Mailing Address	Property Tax Parcel Number	Property Acreage	Date Signed
By Eben Corliss, President	Martin Airport L.L.C.	c/o Tarragon NW L.L.C. its Manager			
		5 W. Alder Ste 400, Walla Walla WA 99362			4/27/2023
			350734110002	64.60	
			350734130004	54.58	
			350734210008	79.08	
			350734130005	19.82	
	Brent Hinshaw	397 Martin Field LN, Walla Walla WA 99362	350734110003	10.00	
	Lindsey Hinshaw				
	Charles Ritchie	1827 W Whitman Dr, Walla Walla WA 99362	350734240001	6.61	
	Jo-an Ritchie				

This page may be one of a group of pages containing identical text intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

Attachments Must Include:

- 1.) An approved legal description and map showing the proposed annexation boundary;
- 2.) The official minutes of the public meeting at which the annexation process was initiated by the College Place City Council;
- 3.) A list of specific conditions for approval of the proposed annexation, as per RCW 35.21.005.

MAJORITY (50+%) REGISTERED VOTER PETITION TO COMMENCE ANNEXATION

We, the undersigned, who are registered voters totaling not less than a majority (50+%) of the registered voters living within the area proposed for annexation, wish to inform the Honorable Mayor and College Place City Council that we intend to commence the procedures for annexation to the City of College Place. By signing this petition, we legally acknowledge that we are asking to be 1.) Assessed for the City's existing bonded indebtedness including all outstanding bonds, levies, and loans, 2.) Regulated in compliance with the College Place Municipal Code.

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Annexation Proposal Contact Person: Eben Corliss Phone Number: 509-386-0000

Mailing Address: 5 W. Alder Ste 400, Walla Walla WA 99362

Legal Description of Proposed Annexation Area (attached):

Registered Voter Signature	Registered Voter Printed Name	Registered Voter Mailing Address	Confirm Voter Registration (Walla Walla County Auditor)	Date Signed
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	
			#	

This page may be one of a group of pages containing identical text intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

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- 3.) A list of specific conditions for approval of the proposed annexation, as per RCW 35.21.005.

**AGREEMENT TO PAY FEES
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COLLEGE PLACE**

625 S. College Ave, College Place, WA 99324

Phone 509-394-8520

www.cpwa.us email: planbuild@cpwa.us

Project Name: Martin Airport Annexation

Applicant: Tarragon NW L.L.C. c/o Martin Airport L.L.C.

Person executing this Agreement: Eben Corfiss, President Tarragon NW L.L.C.

If not Applicant, relationship to Applicant: _____

By signing this Agreement, I agree:

1. To reimburse the City for actual costs (Fees) incurred by the City for project review(s) and/or consultant service(s) plus twenty percent (20%) administrative charge per the City's Fees Resolution.
2. To reimburse the City for legal costs (Fees) associated with any special agreement(s) at the rate of \$145/hour or the actual cost billed by the attorney(s). Special agreements may include but are not limited to:

☐ Franchise Agreement ☐ Latecomers Agreement ☐ Lease/Use Agreement

☐ Other Agreement(s) _____

☒ Not Applicable (if no agreements are required, mark this box)

3. To Pay reimbursement(s) within thirty (30) calendar days of receipt of invoice from the City.
4. For invoices not timely paid, to pay a late fee charge of 1% per month (12% per year) on the unpaid balance, including any accrued late fee charges.
5. The City shall not be obligated to perform project review or engage project consultants if there is any outstanding amounts due which **will delay project completion or City approval, denial of approval, and/or stop-work order**
6. To pay the City any cost to collect outstanding Fees. NOTE: the City reserves all rights and remedies at law to enforce this Agreement.
7. The monthly billing should be sent to the attention of:

Name: Tarragon NW L.L.C. c/o Martin Airport L.L.C.

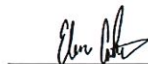
Address: 5 W. Alder St, Suite 400

City, State, Zip Code: Walla Walla, WA 99362

Email (required) Ecorfiss@tarragon.com

Phone Number (required) 509-386-0000

If someone other than the Applicant, such as the project engineer, completes this Fee Agreement then Applicant must attest in writing that the person executing this Agreement has the authority to bind the Applicant.



Signature

Eben Corfiss

Printed Name

4/27/2023

Date



Annexation Application

Community Development Department

625 S College Avenue, College Place, WA 99324 (509)529-1200 planbuild@cpwa.us

PROJECT LOCATION:				DATE RECEIVED:	
Address or General location of property:		414 NE Lambert - 35-07-25-52-2319 .17ac. Walla Walla 421 Lambert - 35-07-25-52-2411 .18ac. 835 Spitzenberg 35-07-25-52-2318 .15ac.		"City Of College Place" APR 19 2022 Received by:	
Parcel Number:		Size of Parcel:			
Is the property within the College Place Urban Growth Area?					
Is the property contiguous to the College Place Municipal Boundary?				Yes	
Present Land Use Designation:		What is the proposed zoning?			
Sewage Disposal Method		College Place		If not City sewer will a connection be needed?	
Source of Water:		Green Tank		If not City water will a connection be needed?	
Irrigation District:		11		Source of Electricity: Pacific Power	
Has there ever been any Walla Walla County Code violations? If yes, explain the violation and how it was resolved.					
No					
Property Owner Name:		Janet M. Rowe			
Mailing Address:		48 Sweet Onion Ln. Walla Walla, Wa. 99362			
E-mail:		janerowe9554@charter.net		Day Phone: 509-525-5762 Cell Phone:	
Applicant Name:		Janet M. Rowe			
Mailing Address:		48 Sweet Onion Ln. Walla Walla, Wa. 99362			
E-mail:		janerowe9554@charter.net		Day Phone: 509-525-5762 Cell Phone:	
The following must be submitted with this completed form in order for the application to be determined to be complete; all material shall be submitted in an electronic format (.pdf preferred):					
☐ Application fee of \$250.00.		Waived Fee		☐ A completed and signed Agreement to Pay Fees.	
☒ A legal description of the property provided from a title company. (or a deed to the property)				☒ Signed Majority (50+%) Property Owner Petition to Commence Annexation form.	
☒ Signed Intent to Commence Annexation Proceedings form Signed Majority (50+%) Property Owner Petition to Commence Annexation form.				☒ Signed Majority (50+%) Registered Voter Petition to Commence Annexation form (this must be filled out by any registered voter living on said property whether they have ownership in the land or not).	
APPLICANT CERTIFICATION:					
(We) (I) certify that the information furnished within this application is a true and correct to the best of my (our) (my) knowledge. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed in writing by the Planning Director.					
Signature of Applicant: Owner (or) Authorized Agent		Janet M. Rowe		Date: 4/18/2022	
Print Name:		Janet M. Rowe			

Parcel A:

Janet M. Rowe

Beginning at a point in the east line of Lot 1 in Block 24 of Blalock Orchards, according to the official plat thereof of record in the Office of the Auditor of Walla Walla County, Washington, in Volume "D" of Plats at page 44, which point is 358.9 feet south, measured along said east line, from its intersection with the south line of Primary State Highway No. 3; and running thence south, along said east line, 72.57 feet; thence west, parallel with the south line of said Lot, a distance of 110.5 feet; thence north, parallel with said east line, 72.57 feet; thence east, parallel with said

- 1 -

City Of College Place

APR 19 2022

Received by: 

south line, 110.5 feet to the point of beginning.

Subject to provisions contained in deed from Blalock Fruit Company dated November 27, 1913, recorded December 21, 1913, in Volume 134 of Deeds, page 57.

Parcel B:

Beginning at a point in the South line of Lot 4 in Block 23 of Blalock Orchards, as per plat thereof recorded in Volume D of Plats at page 44, records of Walla Walla County, which point is 75 feet West, measured along said South line, from the Southeast corner of said Lot; and, running thence North, parallel to the East line of said Lot, a distance of 100 feet; thence West, parallel to the South line of said Lot, a distance of 65 feet; thence South, parallel to the East line of said Lot, a distance of 100 feet to a point in the South line of said Lot; thence East, along said South line, a distance of 65 feet to the point of beginning.

SUBJECT TO easements and covenants of record and to Mortgage to Paxton-Kent Company recorded in Volume 229 of Mortgages, page 535, which mortgage the grantees herein assume and agree to pay.

Parcel C:

Beginning at the Southwest corner of Lot Four (4), in Block Twenty-three (23), of Blalock Orchards, according to the official plat thereof, of record in the Office of the Auditor of Walla Walla County, Washington, and running thence North, along the West line of said Lot 4, a distance of 75.0 feet; thence East parallel to the South line of said Lot 4, a distance of 100.0 feet; thence South parallel to the West line of said Lot 4, a distance of 75.0 feet; thence West along the South line of said Lot 4, a distance of 100.0 feet to the point of beginning.

Subject to the provisions contained in Deed from Blalock Fruit Company, A Corporation, to James I. Joy, recorded in Book 134 of Deeds at Page 59 of the records of the Auditor of Walla Walla County, Washington.

Also, subject to being assessed by Green Tank Irrigation District No. 11 of Walla Walla County, Washington.

Also, subject to 1955 taxes. Possession January 15, 1955.

Subject to mortgage to Sherwood & Roberts, recorded Book 193 of Mortgages, Page 470, which mortgage grantees assume and agree to pay.

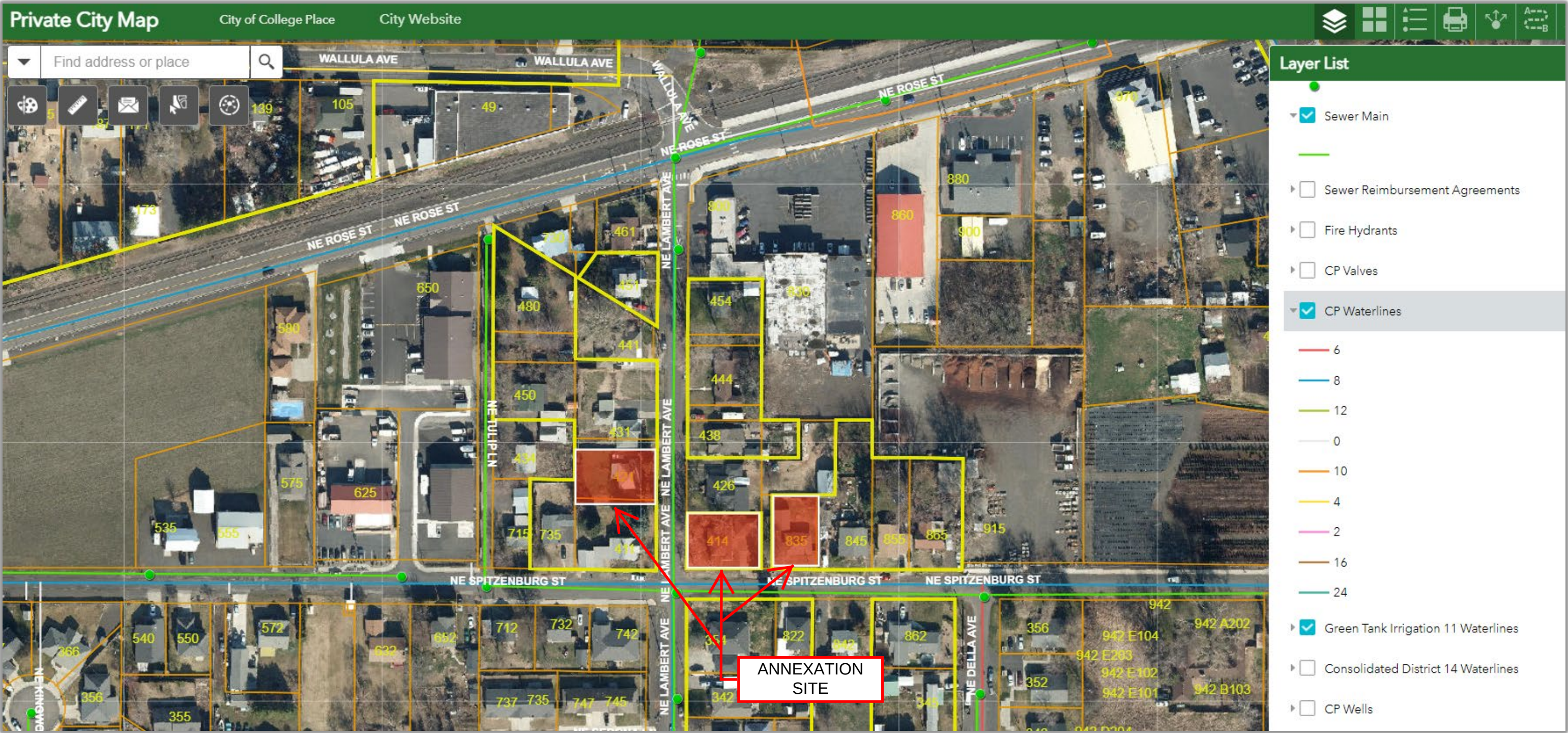
City Of College Place

APR 19 2022

Received by:

ROWE ANNEXATION

May 19, 2023



2022 City of College Place*
Water Quality Report
 ID# 14050K

**Este informe contiene informacion muy importante sobre la calidad de su agua potable. Traduscalo o hable conalguien que lo pueda interpretar.*

Is my water safe? Last year, as in years past, your tap water met all U.S. Environmental Protection Agency (EPA) and state drinking water health standards. Management and division operators at the College Place water system work hard to safeguard the water supply and report that our system is in compliance and good standing with the Washington State Department of Health Office of Drinking Water.

Contaminants (units)	Detected	MCL	Average	Year	Violation	Probable Source
Disinfection By-products						
Chlorine (ppm)	0.04- 0.41	4	0.29	2022	No	Treatment used to control microbes
Total TriHalomethanes (ppB)	3.7	80.0		2022	No	By-product of disinfection
Halo Acetic Acides	ND	60.4		2022	No	By-product of disinfection
Inorganic Contaminants						
Copper (mg/l)	0.0267	1.3	90th%	2020	No	Corrosion in household plumbing system
Calcium (mg/l)	21.4	n/a		2022	No	Erosion of natural deposits
Fluoride (ppm)	0.550	4.0		2022	No	Erosion of natural deposits source #7
Lead (mg/l)	0.000520	0.015	90th%	2020	No	Corrosion in household plumbing system
Nitrate (measures as Nitrogen) (ppm)	<.05	10		2022	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; source #3
Hardness (mg/l)	77.32			2022	No	Dissolved calcium and magnesium in water
Manganese (mg/l)	.0488	.0500		2022	No	Erosion of natural deposits
Microbiological Contaminants						
Coliform (total coliform bacteria)	ND	Positive		2022	No	Supply-Distribution
Fecal Coliform and E-Coli	ND	Positive		2022	No	Supply-Distribution
Radionuclides						
Gross alpha (pCi/L)	3.0	15		2022	No	Decay of natural and man-made deposits
Rad 228 (pCi/L)	0.203	5		2022	No	Decay of natural and man-made deposits
Synthetic Organic Contaminants						
EDB	0.0100	0.0500		2022	No	Manufacturing and agriculture product
Arsenic (ppb)	0.001	10		2022	No	By-product P/C manufacturing.
This table below lists some of the drinking water contaminants that were detected during the calendar year of this report. The EPA and/or the State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently.						
Unit Descriptions				Important Drinking Water Definitions		
Term	Definition			Term	Definition	
ppm	ppm: parts per million, or milligrams per liter (mg/L)			MCLG	MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.	
Ppb				MCL	MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment	
Ug/L	ppb: parts per billion, or micrograms per liter (µg/L)			TT	TT: Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.	
pCi/L	pCi/L: picocuries per liter (a measure of radioactivity)			AL	AL: Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water	
NA	NA: not applicable			MRDLG	MRDLG: Maximum residual disinfection level goal. The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.	
ND	ND: Not detected			MRDL	MRDL: Maximum residual disinfectant level. The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.	
µS/cm	microsiemens per centimeter			MPL	MPL: State Assigned Maximum Permissible Level	
TT	Treatment Technique			MNR	Monitored Not Regulated	
MCL's are set at very stringent levels. MCLs were designed to ensure that water has no safety risks, as most MCLs are set to between 10 and 1,000 lower than the amount that would potentially cause health problems. (Water Digest 2022)						

Are you at risk? Infants and young children are typically more vulnerable to lead in drinking water than the general population. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested and flush your tap for 30 seconds to 2 minutes before using tap water. Additional information is available from the Safe Drinking Water Hotline (1-800-426-4791).

2022 City of College Place*
Water Quality Report
ID# 14050K

City Hall Water Division
625 S. College Ave College Place, WA 99324
kwolpert@cpwa.us 509-394-8658



Why are there contaminants in my drinking water?

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's (EPA) Safe Drinking Water Hotline (800-426-4791). Sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, and springs, shallow and deep wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material. It can also pick up substances resulting from the presence of animals or from human activity: microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming; pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses; organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems; and radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Do I need to take special precautions?

Some people may be more vulnerable to contaminants in drinking water than the general population.

Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426- 4791).

NOTICE TO WATER SYSTEM USERS CHEMICAL MONITORING VIOLATION

We, *The City of College Place Water System, I.D. 14050K*, located in Walla Walla County are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. In the spring of 2022 we did not meet our monitoring requirements for the chemicals listed below, and therefore cannot be sure of the quality of your drinking water at that time. Chemicals include: Volatile Organic Contaminants (VOCs), Pesticides, Herbicides, Radionuclide – gross alpha.

Note: All prior and subsequent samples were collected as required by the department of health. All of these samples have met or exceeded safe levels set forth by the Washington State Department of Health. Samples will continue to be collected in the future as required. Other information for customers is available.

For more information, please contact:

Kevin Wolpert at (509) 394-8658 or at kwolpert@cpwa.us

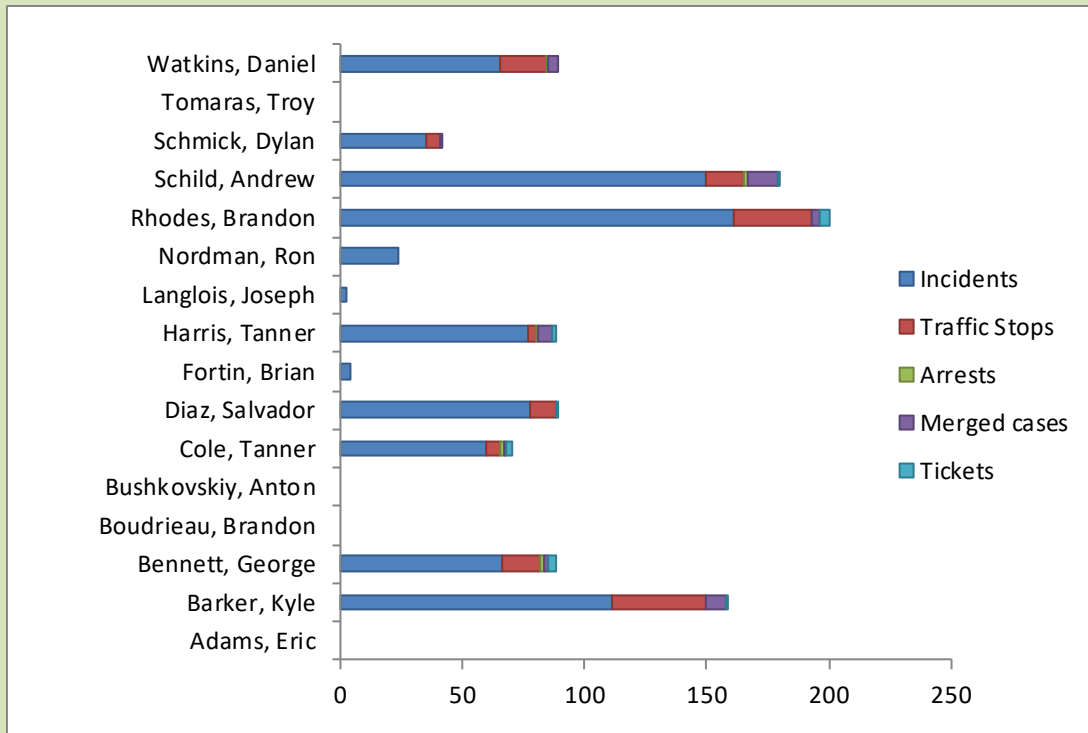
This notice is sent to you by The City of College Place Water System on 04/26/2023.

The City of College Place water system currently draws water from three deep wells within the city limits. These wells lie within the Wanapum Unit of the Columbia River Basalt Group. The City maintains complete authority around these locations.

April 2023 Officer Activity



Totals	833	145	7	37	13
Officer	Incidents	Traffic Stops	Arrests	Merged cases	Tickets
Adams, Eric	0	0	0	0	0
Barker, Kyle	111	39	0	8	1
Bennett, George	66	16	1	2	3
Boudrieau, Brandon	0	0	0	0	0
Bushkovskiy, Anton	0	0	0	0	0
Cole, Tanner	60	5	2	1	2
Diaz, Salvador	78	10	0	0	1
Fortin, Brian	4	0	0	0	0
Harris, Tanner	77	3	1	6	1
Langlois, Joseph	2	0	0	0	0
Nordman, Ron	24	0	0	0	0
Rhodes, Brandon	161	32	0	3	4
Schild, Andrew	150	15	2	12	1
Schmick, Dylan	35	6	0	1	0
Tomaras, Troy	0	0	0	0	0
Watkins, Daniel	65	19	1	4	0



Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/01/2023 00:03	Traffic Stop	2023-00002428	1755 S COLLEGE AVE	,	No	419	419
04/01/2023 02:03	Traffic Stop	2023-00002429	HWY 125 / OLD MILTON HWY	,	No	412	412
04/01/2023 02:19	Traffic Stop	2023-00002430	W ROSE ST / N MYRA RD	,	No	412	412
04/01/2023 03:59	Robbery	2023-00002433	2315 EASTGATE ST	JOHNSON, BRAD	Yes		
04/01/2023 03:59	Traffic Stop	2023-00002431	2315 EASTGATE ST	JOHNSON, BRAD	Yes		
04/01/2023 04:56	Traffic Stop	2023-00002432	622 SW 1ST ST	,	Yes	419	419
						409	409
04/01/2023 09:24	Premises Check	2023-00002434	345 SE 2ND ST	,	No	431	431
04/01/2023 10:44	Paper Service	2023-00002436	124 SW 12TH ST	,	No		
04/01/2023 10:47	Paper Service	2023-00002435	124 SW 12TH ST	,	No	431	431
04/01/2023 10:52	Domestic Problem	2023-00002437	824 SE CEDAR AVE	MORA, CONNIE	No	431	431
						409	409
04/01/2023 11:03	Animal Call	2023-00002439	SE 8TH ST / SE CEDAR AVE	ALLEN, DOROTHY	No	CPPD	
						409	409
04/01/2023 11:13	Theft Motor Vehicle	2023-00002438	1027 SW PUFF LN G	DURAN, ALEXIS	Yes	431	431
						409	409
04/01/2023 13:35	Suspicious Activity	2023-00002440	E WHITMAN DR / NE HADLEY WAY	MEYER, JESSE	No	409	409
04/01/2023 17:06	Theft	2023-00002441	209 SE 6TH ST	PUCKETT, COREY	No	431	431
						403	403
04/01/2023 17:51	Disturbance	2023-00002442	NE ASH AVE / NE C ST	CC, M	No	431	431
04/01/2023 18:19	Traffic Stop	2023-00002443	BLALOCK DR / NW EVANS AVE	,	No	431	431
04/01/2023 18:43	Traffic Stop	2023-00002444	NE DAMSON AVE / NE C ST	,	No		
04/01/2023 18:48	Traffic Call	2023-00002445	S HWY 125 / STATELINE RD	CONAHAN, RILEY	No	431	431
04/01/2023 18:52	Suspicious Activity	2023-00002446	N MYRA RD / FUTURA RD	HOLHUIN, DON	No	431	431
04/01/2023 19:47	Assist	2023-00002447	623 S COLLEGE AVE	,	No	403	403
04/01/2023 20:12	Traffic Stop	2023-00002448	W WHITMAN DR / N COLLEGE AVE	,	No	419	419
04/01/2023 21:04	Animal Found	2023-00002449	1700 SE MEADOWBROOK BLVD	VANZANTE, ZEKE	No	419	419

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/01/2023 23:05	Arson	2023-00002451	642 SW 1ST ST	NISRINE,	Yes	419	419
04/01/2023 23:06	Shots Fired	2023-00002450	W ROSE ST / N MYRA RD	MARKS, NANCY	No	419	419
						403	403
04/01/2023 23:36	Traffic Stop	2023-00002452	1700 SE MEADOWBROOK BLVD	,	No		
Total Incidents for 04/01/2023 : 25							
04/02/2023 00:19	Traffic Stop	2023-00002453	S HWY 125 / S COLLEGE AVE	,	No	419	419
04/02/2023 00:51	Traffic Stop	2023-00002454	S HWY 125 / FARMLAND RD	,	No	419	419
						403	403
04/02/2023 06:01	Premises Check	2023-00002455	1017 NE C ST	,	No	416	416
04/02/2023 06:11	Premises Check	2023-00002456	1240 SE COMMERCIAL DR	,	No	416	416
04/02/2023 08:56	Domestic Physical	2023-00002457	1200 SE 12TH ST	CARBALLO, JENNIFER	Yes	416	416
04/02/2023 09:51	Death Investigation	2023-00002458	103 SE 10TH ST	HOLDER, JASON	Yes	416	416
04/02/2023 11:57	Traffic Stop	2023-00002459	SE 12TH ST / SE VISTA PL	,	No	431	431
04/02/2023 12:11	Traffic Stop	2023-00002460	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/02/2023 12:44	Follow Up	2023-00002461	1200 SE 12TH ST	,	No	416	416
04/02/2023 12:50	Suspicious Activity	2023-00002462	710 S COLLEGE AVE O	PATTON, BRANDY	No	416	416
						431	431
04/02/2023 14:37	Premises Check	2023-00002463	1017 NE C ST	,	No	431	431
04/02/2023 15:47	Premises Check	2023-00002464	1100 NE C ST	,	No	416	416
04/02/2023 17:15	Animal Found	2023-00002465	SW BADE AVE / SW 8TH ST	,	No	412	412
04/02/2023 17:44	Traffic Stop	2023-00002466	SW 12TH ST / SW BADE AVE	,	Yes	412	412
						404	404
04/02/2023 18:24	Traffic Call	2023-00002467	S HWY 125 / SE MEADOWBROOK BLVD	,	No		
04/02/2023 19:16	Traffic Stop	2023-00002468	1700 SE MEADOWBROOK BLVD	,	No	412	412
						404	404
04/02/2023 19:43	Traffic Stop	2023-00002469	S COLLEGE AVE / W WHITMAN DR	,	No	412	412

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/02/2023 20:03	Traffic Stop	2023-00002470	SE 12TH ST / SE VISTA PL	,	No	412	412
04/02/2023 21:43	Information Report	2023-00002471	332 / EDWARDS RD	, KRISTIN	Yes	448	448
						412	412
						411	411
						404	404
						403	403
04/02/2023 23:48	Citizen Contact	2023-00002472	729 S COLLEGE AVE	,	No	412	412
Total Incidents for 04/02/2023 : 20							
04/03/2023 00:29	Traffic Stop	2023-00002473	NW B ST / N COLLEGE AVE	,	No	412	412
						404	404
04/03/2023 03:23	Suspicious Activity	2023-00002474	220 NE MAPLE AVE	DECCIO, PAMELA	No	412	412
04/03/2023 06:08	Premises Check	2023-00002475	1017 NE C ST	,	No	416	416
04/03/2023 06:12	Premises Check	2023-00002476	801 SE LARCH AVE	,	No	416	416
04/03/2023 06:19	Premises Check	2023-00002477	1240 SE COMMERCIAL DR	,	No	416	416
04/03/2023 10:14	Premises Check	2023-00002478	1100 NE C ST	,	No	416	416
04/03/2023 10:58	Follow Up	2023-00002480	286 NE MAPLE AVE	,	No		
04/03/2023 11:02	Warrant Service	2023-00002479	300 W ALDER ST 1	,	No		
04/03/2023 11:11	Follow Up	2023-00002481	611 SW 1ST ST	,	No		
04/03/2023 11:57	Domestic Physical	2023-00002482	276 NW SCHNABEL LN	SPENCE, RICK	No	416	416
04/03/2023 13:42	Peddler	2023-00002483	SE 6TH ST / S COLLEGE AVE	CPPW, ZACHERY	No	416	416
04/03/2023 13:57	Animal Lost	2023-00002484	409 SE DATE AVE	CC, KATELYN	No	CPPD	
04/03/2023 16:50	Theft	2023-00002485	1700 SE MEADOWBROOK BLVD	HAASCH, SANDRA	Yes	412	412
						404	404
04/03/2023 19:08	Alarm	2023-00002486	520 S COLLEGE AVE	GROUP, COOK SOLUTIONS	No	412	412
						404	404
04/03/2023 19:23	Alarm	2023-00002487	520 S COLLEGE AVE	COOK SOLUTIONS,	No	CPPD	
04/03/2023 22:30	Premises Check	2023-00002488	1700 SE MEADOWBROOK BLVD	,	No	412	412

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/03/2023 22:30	Premises Check	2023-00002488	1700 SE MEADOWBROOK BLVD	,	No	404	404
04/03/2023 23:07	Traffic Stop	2023-00002489	SE LARCH AVE / SE GARRISON VILLAGE WAY	,	No	404	404
04/03/2023 23:11	Traffic Stop	2023-00002490	SE LARCH AVE / SE 3RD ST	,	No	404	404
Total Incidents for 04/03/2023 : 18							
04/04/2023 00:35	Traffic Stop	2023-00002491	S HWY 125 / S MYRA RD	,	No	412	412
						404	404
04/04/2023 02:26	Traffic Stop	2023-00002492	SE 8TH ST / SE DATE AVE	,	No	412	412
04/04/2023 08:40	Traffic Stop	2023-00002493	S COLLEGE AVE / SE SUNNY DR	,	No	416	416
04/04/2023 09:04	Traffic Stop	2023-00002494	NE ROSE ST / NE DAMSON AVE	,	No	416	416
04/04/2023 09:29	Traffic Stop	2023-00002495	SE 12TH ST / SE MARINE DR	,	No	416	416
04/04/2023 10:08	Premises Check	2023-00002496	801 SE LARCH AVE	,	No	409	409
04/04/2023 10:40	Premises Check	2023-00002497	1017 NE C ST	,	No	416	416
04/04/2023 11:29	Death Investigation	2023-00002498	1020 SW PUFF LN C	SMITH, DAVID	Yes	416	416
						409	409
04/04/2023 13:25	Coroner Call Out	2023-00002499	420 SE MYRA RD	GWINN, MICHAEL	No		
04/04/2023 13:57	911 Call	2023-00002500	123 SE 4TH ST	JUSTTON, BILL	No	416	416
						409	409
04/04/2023 14:22	Paper Service	2023-00002502	124 SW 12TH ST	,	No		
04/04/2023 14:27	Follow Up	2023-00002501	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/04/2023 15:59	Animal Noise Complaint	2023-00002503	227 SE 11TH ST	GREEN, TYLER	No	417	417
						448	448
						404	404
04/04/2023 16:07	Premises Check	2023-00002504	801 SE LARCH AVE	,	No	417	417
04/04/2023 16:28	Parking Complaint	2023-00002505	535 SE SCENIC VIEW DR	,	No	448	448
04/04/2023 16:35	Animal Call	2023-00002506	307 SE SCENIC VIEW DR	,	No	448	448
04/04/2023 16:47	Paper Service	2023-00002507	784 SE BEDFORD LOOP	,	No	417	417

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/04/2023 16:56	Premises Check	2023-00002509	225 SE DATE AVE	,	No	417	417
04/04/2023 17:13	Premises Check	2023-00002510	1017 NE C ST	,	No	417	417
04/04/2023 17:24	Traffic Stop	2023-00002511	SE GARRISON VILLAGE WAY / SE PARKSIDE PL	,	No	417	417
04/04/2023 18:01	Premises Check	2023-00002512	1100 NE C ST	,	No	417	417
04/04/2023 18:17	Assist	2023-00002513	550 E WHITMAN DR	DE LA PAZ, FRANCESCA	No	417	417
04/04/2023 18:59	Welfare Check	2023-00002514	NE C ST / NE LAMBERT AVE	CC, ALBERTO	No	417	417
						412	412
						404	404
Total Incidents for 04/04/2023 : 23							
04/05/2023 01:06	Citizen Contact	2023-00002515	SE ELM AVE / SE 8TH ST	,	No	412	412
04/05/2023 01:14	Premises Check	2023-00002516	463 SW HOMESTEAD AVE	,	No	417	417
04/05/2023 01:38	Premises Check	2023-00002517	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/05/2023 02:09	Citizen Contact	2023-00002518	N COLLEGE AVE / NE A ST	,	No	419	419
						412	412
04/05/2023 06:02	Premises Check	2023-00002519	1017 NE C ST	,	No	409	409
04/05/2023 08:20	Premises Check	2023-00002520	801 SE LARCH AVE	,	No	409	409
04/05/2023 11:17	Phone Message	2023-00002522	625 S COLLEGE AVE	KING, APRIL	No	409	409
04/05/2023 11:18	Public Works	2023-00002523	NE ALPINE DR / E WHITMAN DR	DAVIS, WES	No		
04/05/2023 12:53	Permits and Licensing	2023-00002524	619 S COLLEGE AVE	COLLEGE PLACE PD,	No		
04/05/2023 15:50	Found Property	2023-00002525	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/05/2023 16:02	Premises Check	2023-00002526	225 SE DATE AVE	,	No	417	417
04/05/2023 16:12	Traffic Stop	2023-00002527	SE BIRCH AVE / E WHITMAN DR	,	No	417	417
04/05/2023 16:24	Premises Check	2023-00002528	801 SE LARCH AVE	,	No	417	417
04/05/2023 16:33	Traffic Stop	2023-00002529	SE LARCH AVE / SE 12TH ST	,	No	417	417
04/05/2023 17:02	Traffic Stop	2023-00002530	SE LARCH AVE / SE 8TH ST	,	No	417	417
04/05/2023 17:18	Premises Check	2023-00002531	463 SW HOMESTEAD AVE	,	No	417	417

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/05/2023 17:30	Follow Up	2023-00002532	414 SE 3RD ST	,	No	417	417
04/05/2023 17:48	Traffic Stop	2023-00002533	1604 W POPLAR ST	,	No	417	417
04/05/2023 18:17	Traffic Stop	2023-00002534	SE 4TH ST / SE DATE AVE	,	No	417	417
04/05/2023 18:42	Follow Up	2023-00002535	619 S COLLEGE AVE	,	No	417	417
04/05/2023 18:49	Assault	2023-00002536	31 SE ASH AVE	MUIR, REBECCA	No	CPPD	
						403	403
04/05/2023 18:59	Accident Unknown Injury	2023-00002537	S COLLEGE AVE / SW 4TH ST	CC, CLAIRE	Yes	417	417
						403	403
04/05/2023 19:06	Public Works	2023-00002539	118 SW 10TH ST	CC, KEAJIA	No		
04/05/2023 19:08	Animal Call	2023-00002538	500 SE 5TH ST BLK	OLIVOS, JENNIFER	No	403	403
04/05/2023 20:40	Assist	2023-00002540	717 SE SCENIC VIEW DR	,	Yes	419	419
						417	417
						403	403
04/05/2023 20:58	Premises Check	2023-00002541	1100 NE C ST	,	No	417	417
04/05/2023 21:04	Premises Check	2023-00002542	1017 NE C ST	,	No	417	417
04/05/2023 22:34	Premises Check	2023-00002543	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/05/2023 23:19	Citizen Contact	2023-00002544	OLD MILTON HWY / S HWY 125	,	No	417	417
						403	403
04/05/2023 23:23	Traffic Stop	2023-00002545	S HWY 125 / S MYRA RD	,	No	419	419
						403	403
04/05/2023 23:35	Traffic Stop	2023-00002546	SE 12TH ST / SE NEWGATE DR	,	No	419	419
						403	403
Total Incidents for 04/05/2023 : 31							
04/06/2023 00:38	911 Call	2023-00002547	550 E WHITMAN DR	,	No		
04/06/2023 02:58	Traffic Stop	2023-00002548	NE SPITZENBURG ST / NE DAMSON AVE	,	No	419	419
04/06/2023 06:41	Premises Check	2023-00002549	1017 NE C ST	,	No	409	409

Daily Incident Log



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From Date: 04/01/2023 00:00
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College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/06/2023 06:42	Premises Check	2023-00002550	1100 NE C ST	,	No	409	409
04/06/2023 06:46	Premises Check	2023-00002551	225 SE DATE AVE	,	No	409	409
04/06/2023 06:49	Premises Check	2023-00002552	801 SE LARCH AVE	,	No	409	409
04/06/2023 08:11	Harassment	2023-00002553	303 NE ASH AVE A	COWGILL, HEATHER LYNN	No	409	409
04/06/2023 08:37	Mail Tampering	2023-00002554	938 SE SCENIC VIEW DR	WHEELER, STEVE	No	403	403
04/06/2023 10:12	Citizen Contact	2023-00002555	NW VERA LN / BLALOCK DR	,	No	409	409
04/06/2023 10:18	Harassment	2023-00002556	1037 SW PUFF LN 6	LAYMAN, KLAYTON	Yes	409	409
						403	403
04/06/2023 13:23	Fight	2023-00002557	720 S COLLEGE AVE N	KORTE, LISA	No	409	409
						403	403
04/06/2023 13:50	Assault	2023-00002558	710 S COLLEGE AVE H	WEISEL, JANICE ELAINE	Yes	409	409
						403	403
04/06/2023 15:33	Found Property	2023-00002559	625 S COLLEGE AVE	WEISEL, JANICE	No	417	417
						409	409
						403	403
04/06/2023 16:40	Follow Up	2023-00002560	820 SE CEDAR AVE	,	No	417	417
						411	411
						403	403
04/06/2023 16:45	Follow Up	2023-00002561	920 SE BIRCH AVE	,	No	417	417
						403	403
04/06/2023 17:36	Assist	2023-00002562	OLD MILTON HWY / PEPPERS BRIDGE RD	,	No	417	417
04/06/2023 17:47	Traffic Stop	2023-00002563	SE LARCH AVE / SE SENTRY DR	,	No	417	417
04/06/2023 17:52	Animal Call	2023-00002564	N COLLEGE AVE / NE ROSE ST	FRALEY, NORA	No	417	417
04/06/2023 18:00	Traffic Stop	2023-00002565	SE MEADOWBROOK BLVD / SE LAMPERTI ST	,	No	417	417
04/06/2023 18:14	Premises Check	2023-00002566	801 SE LARCH AVE	,	No	417	417
04/06/2023 18:17	Premises Check	2023-00002567	463 SW HOMESTEAD AVE	,	No	417	417

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/06/2023 18:24	Premises Check	2023-00002568	225 SE DATE AVE	,	No	417	417
04/06/2023 19:13	Paper Service	2023-00002569	231 NE BIRCH AVE 9	,	No	417	417
04/06/2023 19:20	Traffic Stop	2023-00002570	SE ASH AVE / SE 3RD ST	,	No	417	417
04/06/2023 19:26	Parking Complaint	2023-00002571	142 SE ASH AVE	,	No	417	417
04/06/2023 19:34	Premises Check	2023-00002572	1100 NE C ST	,	No	417	417
04/06/2023 20:21	911 Call	2023-00002574	SE SCENIC VIEW DR / SE LARCH AVE	TORRES, JESSICA	Yes	419	419
						417	417
04/06/2023 20:21	Traffic Stop	2023-00002573	S COLLEGE AVE / SE SUNNY DR	,	No	419	419
04/06/2023 21:16	Traffic Call	2023-00002575	S COLLEGE AVE / SE 4TH ST	MILKS, DEBORAH	No	417	417
						CPPD	
04/06/2023 21:31	Alarm	2023-00002576	611 S 9TH AVE	CENTERAL STATION,	No	419	419
Total Incidents for 04/06/2023 : 30							
04/07/2023 00:16	Citizen Contact	2023-00002577	406 S COLLEGE AVE	,	No	419	419
						417	417
04/07/2023 02:45	DUI Investigation	2023-00002578	46.0504830000000000 - 118.5318180010000000	BOWLED, CASSANDRA	Yes	419	419
04/07/2023 04:52	Disturbance	2023-00002579	214 SE 11TH ST	WILLIAMS, SARAH	No	419	419
04/07/2023 05:45	Traffic Stop	2023-00002580	S COLLEGE AVE / SE 10TH ST	,	No	419	419
04/07/2023 06:21	Premises Check	2023-00002581	1017 NE C ST	,	No	409	409
04/07/2023 06:23	Premises Check	2023-00002582	1100 NE C ST	,	No	409	409
04/07/2023 06:48	Premises Check	2023-00002583	801 SE LARCH AVE	,	No	409	409
04/07/2023 09:16	Information Report	2023-00002584	31397 W HWY 12	, UCSD	No	CPPD	
						409	409
04/07/2023 09:22	Animal Call	2023-00002585	BLALOCK DR / N COLLEGE AVE	HUMBERT, JESSE	No		
04/07/2023 10:00	Traffic Stop	2023-00002586	BLALOCK DR / STERLING LN	,	No	409	409
04/07/2023 10:05	Death Investigation	2023-00002588	412 SW 8TH ST	HUGHES, JEFF	Yes	409	409
04/07/2023 10:26	APS Referral	2023-00002587	525 NE FLEETWOOD AVE	266712, APS REFERRAL	Yes	403	403

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
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From Date: 04/01/2023 00:00
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College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/07/2023 11:29	Assault	2023-00002589	550 E WHITMAN DR	VEVERKA, DON	No	403	403
04/07/2023 17:42	Paper Service	2023-00002590	966 NE DAWSON ST	,	No	417	417
						403	403
04/07/2023 17:56	Paper Service	2023-00002591	966 NE DAWSON ST	,	No	417	417
04/07/2023 18:24	Lewd Conduct	2023-00002592	807 S COLLEGE AVE	PENNINGTON, JARED	No	417	417
						431	431
04/07/2023 18:30	Animal Call	2023-00002593	1700 SE MEADOWBROOK BLVD	ZIMMER, KAYLA	No	417	417
						431	431
04/07/2023 18:43	Citizen Contact	2023-00002594	SE LAMPERTI ST / SE MEADOWBROOK BLVD	CPPD, 417	No	417	417
04/07/2023 19:08	Paper Service	2023-00002595	784 SE BEDFORD LOOP	,	No	417	417
04/07/2023 19:24	Paper Service	2023-00002596	231 NE BIRCH AVE 9	,	No	417	417
04/07/2023 19:37	Traffic Stop	2023-00002597	E WHITMAN DR / NE ASH AVE	,	No	417	417
04/07/2023 20:13	Follow Up	2023-00002598	717 SE SCENIC VIEW DR	,	No	419	419
						417	417
04/07/2023 20:33	Premises Check	2023-00002599	1100 NE C ST	,	No	417	417
04/07/2023 20:40	Traffic Stop	2023-00002600	1755 S COLLEGE AVE	,	No	419	419
04/07/2023 20:50	Premises Check	2023-00002601	801 SE LARCH AVE	,	No	417	417
04/07/2023 20:50	Premises Check	2023-00002602	225 SE DATE AVE	,	No	417	417
04/07/2023 21:09	Traffic Stop	2023-00002603	SE 12TH ST / SE DEWEY DR	,	No	417	417
04/07/2023 21:15	Traffic Stop	2023-00002604	SE 12TH ST / SE DATE AVE	,	No	419	419
04/07/2023 21:16	Traffic Stop	2023-00002605	SE 12TH ST / SE NEWGATE DR	,	No	417	417
04/07/2023 21:22	Citizen Contact	2023-00002606	729 S COLLEGE AVE	,	No	419	419
						417	417
04/07/2023 22:00	Disturbance	2023-00002607	243 NE CEDAR AVE	GARCIA, ALEXUS	No	419	419
						417	417
04/07/2023 22:58	Traffic Call	2023-00002608	MOJONNIER RD / S COLLEGE AVE	BENNETT, ALEX	Yes	419	419
						417	417

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
Total Incidents for 04/07/2023 : 32							
04/08/2023 00:53	Traffic Stop	2023-00002610	THE DALLES MILITARY RD / BUSINESS ONE CIR	,	Yes	419	419
						417	417
04/08/2023 00:54	Traffic Stop	2023-00002609	N COLLEGE AVE / NE A ST	,	No	419	419
04/08/2023 01:42	Shots Fired	2023-00002612	315 N 2ND AVE	,	Yes	408	408
04/08/2023 02:23	Open Door/Window	2023-00002611	607 E CHESTNUT ST	ROGERS, SUZANNE	No	419	419
04/08/2023 02:56	Citizen Contact	2023-00002613	1200 THE DALLES MILITARY RD	,	No	419	419
04/08/2023 03:19	Vehicle Prowl	2023-00002614	118 SE RODEO LOOP	WATSON, ASANI	Yes	419	419
04/08/2023 03:56	Citizen Contact	2023-00002615	500 S COLLEGE AVE	,	No	419	419
04/08/2023 06:05	Premises Check	2023-00002616	801 SE LARCH AVE	,	No	416	416
04/08/2023 06:07	Follow Up	2023-00002619	1100 NE C ST	,	No		
04/08/2023 06:15	Premises Check	2023-00002617	1017 NE C ST	,	No	416	416
04/08/2023 06:26	Premises Check	2023-00002618	1240 SE COMMERCIAL DR	,	No	416	416
04/08/2023 09:44	Premises Check	2023-00002620	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/08/2023 10:01	Parking Complaint	2023-00002621	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/08/2023 10:38	Premises Check	2023-00002622	1100 NE C ST	,	No	416	416
04/08/2023 11:11	Vehicle Prowl	2023-00002623	820 NE BUNKY LN	ANLIKER, JESSICA	Yes	431	431
04/08/2023 11:26	911 Call	2023-00002624	420 SE MYRA RD	, MIKE	No		
04/08/2023 11:32	Malicious Mischief	2023-00002625	123 NW EARL LN	FORSTER, KIMBERLY	Yes	416	416
04/08/2023 12:54	Citizen Contact	2023-00002626	2879 S HWY 125	,	No	431	431
04/08/2023 13:10	Domestic Problem	2023-00002627	108 SE 6TH ST	MONTES, CAROLINA	No	416	416
						431	431
04/08/2023 13:14	Death Investigation	2023-00002628	20 SE LARCH AVE 123	, MELISSA	Yes		
04/08/2023 14:55	Paper Service	2023-00002629	966 NE DAWSON ST	,	No	416	416
04/08/2023 15:15	Vehicle Prowl	2023-00002630	25 NE ALPINE DR	DAVIS, MEGAN	Yes	416	416

Daily Incident Log



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College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/08/2023 16:53	Alarm	2023-00002631	1705 SE MEADOWBROOK BLVD 7	RAPID RESPONSE,	No	404	404
04/08/2023 17:25	Assist	2023-00002632	520 NE VILLA AVE	,	No	404	404
04/08/2023 18:27	Vehicle Prowl	2023-00002633	209 SE BIRCH AVE	FORSS, ALEX	Yes	404	404
04/08/2023 20:29	Accident Non Injury	2023-00002634	SE RED OAK AVE / SE CEDAR BEND DR	ZUNIGA, JULIA	No	415	415
04/08/2023 20:53	Civil Problem	2023-00002635	1326 SE INDEPENDENCE DR	FITZIMMONS, KATIE	No	415	415
04/08/2023 22:27	Premises Check	2023-00002636	1700 SE MEADOWBROOK BLVD	,	No	415	415
Total Incidents for 04/08/2023 : 28							
04/09/2023 06:01	Premises Check	2023-00002637	1017 NE C ST	,	No	416	416
04/09/2023 06:12	Premises Check	2023-00002638	801 SE LARCH AVE	,	No	416	416
04/09/2023 06:37	Traffic Stop	2023-00002639	1755 S COLLEGE AVE	,	No	416	416
04/09/2023 08:18	Follow Up	2023-00002641	710 IRENE ST	223, WWPD	No	403	403
04/09/2023 08:57	Premises Check	2023-00002640	1100 NE C ST	,	No	416	416
04/09/2023 12:15	Premises Check	2023-00002642	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/09/2023 14:40	Premises Check	2023-00002643	406 S COLLEGE AVE	,	No	431	431
04/09/2023 15:04	Traffic Call	2023-00002644	NE ASH AVE / NE C ST	KUN, REBECCA	No	CPPD	
04/09/2023 15:19	Traffic Stop	2023-00002645	S HWY 125 / SE MEADOWBROOK BLVD	,	No	419	419
04/09/2023 15:29	Parking Complaint	2023-00002646	112 SE ASH AVE	,	No	431	431
04/09/2023 15:34	Parking Complaint	2023-00002647	112 SE ASH AVE	,	No	431	431
04/09/2023 15:52	Traffic Stop	2023-00002648	S COLLEGE AVE / SE SUNNY DR	,	No	419	419
04/09/2023 16:44	Traffic Stop	2023-00002649	S COLLEGE AVE / SE 12TH ST	,	No	431	431
04/09/2023 16:56	Traffic Stop	2023-00002650	S HWY 125 / SE COMMERCIAL DR	,	No	431	431
04/09/2023 18:21	Paper Service	2023-00002651	966 NE DAWSON ST	,	No	431	431
04/09/2023 19:10	Trespass	2023-00002652	401 AVERY ST	ROEDIGER, CANDACE	Yes	419	419
04/09/2023 20:04	Shoplifting	2023-00002653	1700 SE MEADOWBROOK BLVD	BROOKS, KRISTINE	Yes	415	415
04/09/2023 20:16	Premises Check	2023-00002654	1100 NE C ST	,	No	431	431
04/09/2023 20:25	Premises Check	2023-00002655	1017 NE C ST	,	No	431	431

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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/09/2023 20:40	Shoplifting	2023-00002656	1700 SE MEADOWBROOK BLVD	CPPD, 415	Yes	415	415
						431	431
04/09/2023 20:43	Custodial Interference/Problem	2023-00002657	108 1/2 SW DAVIS AVE	STRONG, JANET	No	419	419
04/09/2023 21:33	Traffic Call	2023-00002658	W TIETAN ST / S 3RD AVE	FOUSTE, TIFFANY	No	419	419
04/09/2023 21:44	Premises Check	2023-00002659	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/09/2023 22:05	Citizen Contact	2023-00002660	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/09/2023 22:15	Citizen Contact	2023-00002661	S MYRA RD / SE GARRISON VILLAGE WAY	,	No	419	419
						431	431
04/09/2023 22:38	Traffic Stop	2023-00002662	NE DAMSON AVE / NE ROSE ST	,	No	431	431
04/09/2023 23:10	Traffic Stop	2023-00002663	S HWY 125 / PLAZA WAY	,	No	431	431
Total Incidents for 04/09/2023 : 27							
04/10/2023 03:27	Traffic Call	2023-00002664	SE 8TH ST / S COLLEGE AVE	CC, M	No	415	415
04/10/2023 06:04	Premises Check	2023-00002665	1240 SE COMMERCIAL DR	,	No	416	416
04/10/2023 06:45	Premises Check	2023-00002666	801 SE LARCH AVE	,	No	416	416
04/10/2023 07:54	Premises Check	2023-00002667	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/10/2023 08:32	Citizen Contact	2023-00002668	604 SW 4TH ST	,	No	416	416
04/10/2023 09:04	Premises Check	2023-00002669	1755 S COLLEGE AVE	,	No	416	416
04/10/2023 10:58	Unwanted Person	2023-00002670	1117 S COLLEGE AVE	CC, KAYLENE	No	416	416
04/10/2023 11:45	Traffic Stop	2023-00002671	SW 12TH ST / SW BADE AVE	,	No	416	416
04/10/2023 11:53	Unwanted Person	2023-00002672	710 S COLLEGE AVE	HANNAFAN, KEN	No	416	416
04/10/2023 12:58	Trespass	2023-00002673	710 S COLLEGE AVE	,	No	416	416
04/10/2023 13:18	Animal Call	2023-00002674	627 SE MAGNONI DR	LEWIS, TABITHA	No	416	416
04/10/2023 13:26	Animal Call	2023-00002675	NE DAMSON AVE / NE ROSE ST	THOMPSON, DIANE	No		
04/10/2023 14:12	Traffic Call	2023-00002676	N COLLEGE AVE / E WHITMAN DR	ASTORGA, ALEXANDRIA	No	416	416
04/10/2023 14:23	Assist	2023-00002677	255 SE LARCH AVE	,	No	416	416
04/10/2023 16:48	Animal Call	2023-00002678	615 SE ELM AVE	CC, F	No	409	409

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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/10/2023 17:28	Fraud	2023-00002679	1700 SE MEADOWBROOK BLVD	BROOKS, CHRISTINE	No	409	409
04/10/2023 19:34	Premises Check	2023-00002680	801 SE LARCH AVE	,	No	431	431
04/10/2023 20:01	Premises Check	2023-00002681	225 SE DATE AVE	,	No	431	431
04/10/2023 20:15	Traffic Stop	2023-00002682	500 SW 1ST ST	,	No	431	431
04/10/2023 20:22	Burglary	2023-00002684	1012 WALLULA AVE	BILLINGS, SAM	No	431	431
						409	409
04/10/2023 20:25	Traffic Stop	2023-00002683	N COLLEGE AVE / NW B ST	,	No	431	431
04/10/2023 21:21	Traffic Stop	2023-00002685	SE 4TH ST / SE ASH AVE	,	No	431	431
04/10/2023 22:02	Traffic Stop	2023-00002686	S HWY 125 / S COLLEGE AVE	,	No		
04/10/2023 22:40	Premises Check	2023-00002687	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/10/2023 22:53	Citizen Contact	2023-00002688	W ROSE ST / N MYRA RD	,	No	415	415
Total Incidents for 04/10/2023 : 25							
04/11/2023 00:23	Traffic Call	2023-00002692	W HWY 12 / LARRABEE RD	RANDALL, DAVID	No	CPPD	
						409	409
04/11/2023 06:03	Premises Check	2023-00002689	1017 NE C ST	,	No	416	416
04/11/2023 07:35	Accident Non Injury	2023-00002690	S HWY 125 / S COLLEGE AVE	ENGLAND, DAISY	No	416	416
						409	409
04/11/2023 07:51	Traffic Stop	2023-00002691	SE 12TH ST / SE NEWGATE DR	,	No	409	409
04/11/2023 10:50	Parking Complaint	2023-00002693	1462 SE OSPREY LN	,	No	448	448
04/11/2023 11:25	Premises Check	2023-00002694	1100 NE C ST	,	No	416	416
04/11/2023 12:09	Paper Service	2023-00002695	504 SW 7TH ST	,	No	416	416
						409	409
04/11/2023 12:44	Fraud	2023-00002696	18 NW PONTI MORO CT	COURTNEY, JEFF	Yes	416	416
04/11/2023 13:30	Premises Check	2023-00002697	1755 S COLLEGE AVE	,	No	416	416
04/11/2023 16:05	Traffic Call	2023-00002698	1755 S COLLEGE AVE	RAMIREZ, MELITO	No	403	403
04/11/2023 16:13	Parking Complaint	2023-00002699	233 SE SCENIC VIEW DR	,	No	448	448
04/11/2023 17:24	Traffic Call	2023-00002700	SW 4TH ST / SW ACADEMY WAY	CC, M	No	403	403

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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/11/2023 18:10	Animal Call	2023-00002701	1700 SE MEADOWBROOK BLVD	EDGE, DEMETRIA	No	403	403
04/11/2023 19:28	Assist	2023-00002702	1017 NE C ST	CC, F	Yes	419	419
						403	403
04/11/2023 19:41	Assist	2023-00002703	216 N TOUCHET ST	KNAUFT, MARCIE	Yes	419	419
						415	415
04/11/2023 21:21	Civil Problem	2023-00002704	220 W WHITMAN DR	GONZALES, HILDA	No	403	403
04/11/2023 22:35	Premises Check	2023-00002705	1700 SE MEADOWBROOK BLVD	,	No	415	415
Total Incidents for 04/11/2023 : 17							
04/12/2023 01:10	Disturbance	2023-00002706	210 SE 11TH ST	CHAMPERLAIN, GAYLE	No	419	419
						415	415
04/12/2023 05:32	Malicious Mischief	2023-00002707	S COLLEGE AVE / SE 4TH ST	RICHARD, BRIAN	Yes	419	419
04/12/2023 07:55	Lewd Conduct	2023-00002708	1117 S COLLEGE AVE	,	No	409	409
04/12/2023 07:57	Animal Call	2023-00002709	970 NE ROSE ST	DAVIS, CRAIG	No	448	448
04/12/2023 10:18	Lost Property	2023-00002710	801 SE LARCH AVE	FRAZURE, NICHOLAS	No		
04/12/2023 12:07	Suspicious Activity	2023-00002711	S COLLEGE AVE / SE LAMPERTI ST	WISDOM, FRANKLIN	No	409	409
04/12/2023 12:18	Bomb Threat	2023-00002712	31397 W HWY 12	HILLBERG, TODD	No	409	409
04/12/2023 12:40	Paper Service	2023-00002713	504 SW 7TH ST	ANDERSON, DENNIS RICHARD	No	409	409
04/12/2023 12:47	Citizen Contact	2023-00002714	630 SW 3RD ST	,	No		
04/12/2023 13:22	Citizen Contact	2023-00002715	629 S COLLEGE AVE	,	No	409	409
04/12/2023 13:34	Suspicious Activity	2023-00002716	314 SE SUNNY DR	GILVEY, DAVID	No	409	409
04/12/2023 16:12	Information Report	2023-00002717	1755 S COLLEGE AVE	,	No	411	411
04/12/2023 16:30	Traffic Stop	2023-00002718	SE LARCH AVE / SE 6TH ST	,	No	403	403
04/12/2023 17:30	Citizen Contact	2023-00002719	SE 4TH ST / SE ELM AVE	,	No	403	403
04/12/2023 17:34	Harassment	2023-00002720	211 E JACKSON ST 1B	,	No	403	403
04/12/2023 17:35	Theft Motor Vehicle	2023-00002721	915 1/2 S COLLEGE AVE	HYATT, JOSHUA	No	409	409
						403	403

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04/12/2023 19:43	Mental Health	2023-00002722	22 SE 6TH ST	BOBADILLA, TRACY	No	419	419
						403	403
04/12/2023 20:48	Traffic Stop	2023-00002723	SE 4TH ST / SE DATE AVE	,	No	419	419
						403	403
04/12/2023 21:14	Traffic Stop	2023-00002724	S COLLEGE AVE / S HWY 125	,	No	419	419
04/12/2023 21:18	Traffic Stop	2023-00002726	S HWY 125 / S COLLEGE AVE	,	No		
04/12/2023 21:18	Traffic Stop	2023-00002725	S COLLEGE AVE / S HWY 125	,	No	403	403
04/12/2023 23:25	Traffic Stop	2023-00002727	E WHITMAN DR / NE DECCIO RD	,	No	403	403
Total Incidents for 04/12/2023 : 22							
04/13/2023 06:42	Premises Check	2023-00002728	225 SE DATE AVE	,	No	409	409
04/13/2023 09:22	Animal Call	2023-00002729	SW PUFF LN / SW 10TH ST	DANIOTH, LINDSAY	No	448	448
04/13/2023 09:41	Suspicious Activity	2023-00002730	427 SE 4TH ST	ESTES, TANNA	No	409	409
04/13/2023 12:28	Malicious Mischief	2023-00002731	316 SE MOUNTAIN VIEW DR	MARTINEZ, BRENDA	Yes	409	409
04/13/2023 14:35	Assist	2023-00002732	N COLLEGE AVE / BLALOCK DR	CHAPMAN, JENNIFER	No		
04/13/2023 16:28	Welfare Check	2023-00002734	623 S COLLEGE AVE	WOOD, DEBORAH	No	403	403
04/13/2023 16:33	Shoplifting	2023-00002733	1700 SE MEADOWBROOK BLVD	CHRISTINE,	Yes	403	403
04/13/2023 21:44	Traffic Stop	2023-00002735	S HUSSEY ST / W WHITMAN DR	,	No	419	419
						403	403
04/13/2023 21:56	Vehicle Prowl	2023-00002736	1700 SE MEADOWBROOK BLVD	GILBERT, AMANDA	No	419	419
						403	403
04/13/2023 22:24	Suspicious Activity	2023-00002738	332 SW HOMESTEAD AVE	KUBROCK, DANIELLE	No	419	419
04/13/2023 22:26	Trespass	2023-00002737	214 MARTIN FIELD LN	SELLERS, CALEB	Yes	419	419
						403	403
Total Incidents for 04/13/2023 : 11							
04/14/2023 01:17	Citizen Contact	2023-00002739	SE LARCH AVE / E WHITMAN DR	,	No	419	419
04/14/2023 01:58	Traffic Stop	2023-00002740	SE 4TH ST / SE DATE AVE	,	No	419	419

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04/14/2023 09:16	Accident Hit and Run	2023-00002741	1700 SE MEADOWBROOK BLVD	WALTER, MELISSA	No	409	409
04/14/2023 10:15	Parking Complaint	2023-00002742	1413 SE NEWGATE DR., COLLEGE PLACE	,	No	448	448
04/14/2023 11:28	Suspicious Activity	2023-00002743	NE LARCH AVE / E WHITMAN DR	MORRISETTE, DAN	No	409	409
04/14/2023 11:35	Parking Complaint	2023-00002744	717 SE SCENIC VIEW DR	,	No	448	448
04/14/2023 15:08	Fraud	2023-00002745	337 NE KINGWOOD PL	BERENSEN, NANCY	Yes	409	409
04/14/2023 17:05	Shoplifting	2023-00002746	1700 SE MEADOWBROOK BLVD	BROOKS, CHRISTINE	No	403	403
04/14/2023 19:56	Paper Service	2023-00002747	105 SW SILVERSTAR LN 105	,	No		
04/14/2023 20:48	Suspicious Activity	2023-00002748	915 SE HARVEST DR	JONES, MICKEY	No	419	419
04/14/2023 20:59	Traffic Stop	2023-00002749	1755 S COLLEGE AVE	,	No	419	419
						403	403
04/14/2023 21:04	Assist	2023-00002750	2376 TAUMARSON RD	,	No	419	419
04/14/2023 22:18	Traffic Stop	2023-00002751	1200 SE 12TH ST	,	No	419	419
04/14/2023 22:40	Traffic Stop	2023-00002752	1700 SE MEADOWBROOK BLVD	,	No	419	419
04/14/2023 22:40	Domestic Problem	2023-00002753	SE 6TH ST / SE ELM AVE	ROBINSON, JOY	No	419	419
						403	403
Total Incidents for 04/14/2023 : 15							
04/15/2023 01:14	Alarm	2023-00002754	335 N COLLEGE AVE	BRIANNA, WW ELECTRIC	No	419	419
						403	403
04/15/2023 01:18	Traffic Stop	2023-00002755	HIGHLAND RD / SE JUSTICE AVE	,	No	419	419
						403	403
04/15/2023 02:20	Alarm	2023-00002756	335 N COLLEGE AVE	WW ELECTRIC,	No	403	403
04/15/2023 03:31	Alarm	2023-00002757	335 N COLLEGE AVE	WW ELECTRIC,	No	419	419
04/15/2023 03:46	Citizen Contact	2023-00002758	SE 11TH ST / SE BIRCH AVE	,	No	419	419
04/15/2023 05:57	Alarm	2023-00002759	335 N COLLEGE AVE	WW ELEC, 1070	No	419	419
04/15/2023 06:07	Premises Check	2023-00002760	1017 NE C ST	,	No	416	416
04/15/2023 06:15	Alarm	2023-00002761	335 N COLLEGE AVE	WWELECTRIC,	No	416	416

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04/15/2023 06:26	Premises Check	2023-00002762	1240 SE COMMERCIAL DR	,	No	416	416
04/15/2023 06:51	Premises Check	2023-00002763	801 SE LARCH AVE	,	No	416	416
04/15/2023 07:17	Premises Check	2023-00002764	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/15/2023 07:45	Traffic Stop	2023-00002765	NE ASH AVE / NE A ST	,	No	416	416
04/15/2023 08:48	Shoplifting	2023-00002766	1700 SE MEADOWBROOK BLVD	416, CPPD	Yes	416	416
04/15/2023 10:09	Phone Message	2023-00002767	625 S COLLEGE AVE	ALVALOS, VANESSA	No	431	431
04/15/2023 11:27	Premises Check	2023-00002768	1017 NE C ST	,	No	431	431
04/15/2023 11:36	Premises Check	2023-00002769	1100 NE C ST	,	No	431	431
04/15/2023 11:45	Premises Check	2023-00002770	1195 E WHITMAN DR	,	No	431	431
04/15/2023 11:56	Traffic Stop	2023-00002771	S HWY 125 / S COLLEGE AVE	,	No	431	431
04/15/2023 12:15	Traffic Stop	2023-00002772	1755 S COLLEGE AVE	,	No	431	431
04/15/2023 12:37	Traffic Stop	2023-00002773	600 W WHITMAN DR BLK	,	No	431	431
04/15/2023 13:09	Traffic Call	2023-00002778	N MYRA RD / W ROSE ST	WADE, JERED	No	431	431
04/15/2023 13:19	Parking Complaint	2023-00002774	723 SE ELM AVE	,	No	431	431
04/15/2023 13:27	Domestic Problem	2023-00002775	54 N HUSSEY ST	BELL, JOSEPH	No	416	416
						431	431
04/15/2023 14:17	Information Report	2023-00002776	625 S COLLEGE AVE	CC, M	No	416	416
04/15/2023 14:30	Traffic Stop	2023-00002777	755 SE MYRA RD	,	No	416	416
						431	431
04/15/2023 15:24	Domestic Problem	2023-00002779	1608 W POPLAR ST	MATA, VANESSA	No	416	416
						431	431
04/15/2023 16:21	Suspicious Activity	2023-00002780	1775 S COLLEGE AVE	STEINE, KAMIE	No	416	416
						431	431
04/15/2023 16:47	Traffic Call	2023-00002781	BLALOCK DR / S CAMPBELL RD	HUXOLL, SARA	No	416	416
						431	431
04/15/2023 16:56	Traffic Call	2023-00002782	N COLLEGE AVE / NE ROSE ST	KOZACHENKO, TIFFANY	No	431	431
04/15/2023 17:41	Death Investigation	2023-00002783	1031 SE SCENIC VIEW DR	MA, BERNARD	Yes	412	412

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04/15/2023 17:47	Trespass	2023-00002784	522 SE 6TH ST	LAVELLE, ANNIE	Yes	431	431
04/15/2023 18:57	Shoplifting	2023-00002785	1700 SE MEADOWBROOK BLVD	BROOKS, CHRISTINE	Yes	412	412
04/15/2023 20:22	Traffic Call	2023-00002786	BEET RD / STATELINE RD	OSP, VANESSA	No	412	412
						431	431
04/15/2023 20:45	Traffic Stop	2023-00002788	S 3RD AVE / YAKIMA ST	,	No	415	415
						412	412
04/15/2023 22:27	Premises Check	2023-00002787	1700 SE MEADOWBROOK BLVD	,	No	415	415
Total Incidents for 04/15/2023 : 35							
04/16/2023 01:43	Accident Non Injury	2023-00002789	S HWY 125 / SE COMMERCIAL DR	GARCIA, MATTIA	No	415	415
						412	412
04/16/2023 02:46	Traffic Stop	2023-00002790	BRYANT AVE / S DIVISION ST	,	No	415	415
						412	412
04/16/2023 04:01	Suspicious Activity	2023-00002791	209 SE 6TH ST	DULL, BILL	No	415	415
04/16/2023 06:04	Premises Check	2023-00002792	1240 SE COMMERCIAL DR	,	No	416	416
04/16/2023 06:08	Premises Check	2023-00002793	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/16/2023 06:32	Premises Check	2023-00002794	801 SE LARCH AVE	,	No	416	416
04/16/2023 09:00	Alarm	2023-00002795	1825 J B GEORGE RD	STATION, CENTRAL	No	416	416
04/16/2023 10:59	Traffic Stop	2023-00002796	SW 6TH ST / S COLLEGE AVE	,	No	416	416
04/16/2023 11:11	Traffic Stop	2023-00002797	S COLLEGE AVE / SW 4TH ST	,	No	416	416
04/16/2023 11:45	Theft	2023-00002798	461 NE LAMBERT AVE	MONTGOMERY, ROSS	Yes	416	416
04/16/2023 13:56	Accident Hit and Run	2023-00002800	1700 SE MEADOWBROOK BLVD	PROPECK, TARA	Yes	416	416
04/16/2023 14:09	Suspicious Activity	2023-00002799	209 SE 6TH ST B	WILLIAMS, MELODY	No	416	416
04/16/2023 17:52	Child Abuse	2023-00002802	1700 SE MEADOWBROOK BLVD	DRAPER, AARON	No		
04/16/2023 17:55	Domestic Problem	2023-00002801	784 SE BEDFORD LOOP	COLIS, HEIDI	Yes	412	412
						404	404
04/16/2023 19:31	Animal Call	2023-00002803	700 SUNCREST TER	BROWN, GARY	No	412	412

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04/16/2023 21:08	Traffic Call	2023-00002804	S COLLEGE AVE / SE 12TH ST	WAITE, LAURIE	No	415	415
						412	412
04/16/2023 21:26	Vehicle Prowl	2023-00002805	1404 SE CENTRAL AVE	PATRICK, MARK	No	415	415
						412	412
						404	404
04/16/2023 22:34	Premises Check	2023-00002806	1700 SE MEADOWBROOK BLVD	,	No	415	415
Total Incidents for 04/16/2023 : 18							
04/17/2023 00:58	Citizen Contact	2023-00002807	306 SW 4TH ST	,	No	415	415
04/17/2023 02:50	Mental Health	2023-00002808	720 S COLLEGE AVE E	, NICOLE	No	415	415
04/17/2023 06:02	Premises Check	2023-00002809	1017 NE C ST	,	No	416	416
04/17/2023 06:24	Follow Up	2023-00002810	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/17/2023 07:15	Animal Call	2023-00002811	784 SE BEDFORD LOOP	COLIS, HEIDI	No	416	416
04/17/2023 09:08	Premises Check	2023-00002812	1775 S COLLEGE AVE	,	No	416	416
04/17/2023 09:39	Fraud	2023-00002813	227 SE ROSEVILLE LN F	CLARK, MATTHEW	No	416	416
04/17/2023 11:19	Assist	2023-00002814	1700 SE MEADOWBROOK BLVD	KUBOJIRI, DETECTIVE	No	416	416
						409	409
04/17/2023 12:16	Alarm	2023-00002815	319 NW B ST	CC, F	No	416	416
04/17/2023 12:33	Traffic Stop	2023-00002816	NW SCHNABEL LN / NW B ST	,	No	416	416
04/17/2023 12:44	Warrant Service	2023-00002817	SE ELM AVE / SE 6TH ST	,	Yes	416	416
						408	408
04/17/2023 13:33	Suspicious Activity	2023-00002818	SE MOCKINGBIRD DR / SE RAVEN LN	BAKER, DUSTIN	No	416	416
04/17/2023 15:54	Accident Hit and Run	2023-00002819	357 NE KINGWOOD PL	SALDANA, MARIA	Yes	404	404
04/17/2023 17:10	Accident Hit and Run	2023-00002821	N COLLEGE AVE / NE C ST	SALAZAR, ISAAC	No	404	404
04/17/2023 17:10	Assault	2023-00002820	1775 S COLLEGE AVE	,	Yes	412	412
04/17/2023 18:41	Assist	2023-00002822	1200 SE 12TH ST	KIRK, BRENDA	No	404	404

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
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Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/17/2023 19:37	Traffic Call	2023-00002823	NE DAMSON AVE / NE ROSE ST	ALEXANDER,	No	412	412
						404	404
04/17/2023 20:01	Paper Service	2023-00002824	17 N COLLEGE AVE A	,	No		
04/17/2023 20:40	Alarm	2023-00002825	2160 HALF ACRE LN	COVE ALARM COMPANY,	No	412	412
						404	404
04/17/2023 21:10	Traffic Call	2023-00002826	S HWY 125 / FARMLAND RD	CC, F	No	404	404
04/17/2023 22:40	Premises Check	2023-00002827	1700 SE MEADOWBROOK BLVD	,	No	415	415
						404	404
04/17/2023 23:23	Assist	2023-00002828	1431 SW GREELEY ST	,	Yes	415	415
						412	412
Total Incidents for 04/17/2023 : 22							
04/18/2023 07:27	Follow Up	2023-00002829	1775 S COLLEGE AVE	,	No	416	416
04/18/2023 08:02	Civil Problem	2023-00002830	784 SE BEDFORD LOOP	ALMARRIKHI, JASSIM	No	416	416
04/18/2023 09:41	Animal Call	2023-00002831	784 SE BEDFORD LOOP	COLIS, HEIDI	No	448	448
04/18/2023 11:14	Code Enforcement	2023-00002832	103 SE 10TH ST	LAMBERT, LAURIE	No	448	448
04/18/2023 11:22	Traffic Stop	2023-00002833	S COLLEGE AVE / SE SUNNY DR	,	No	416	416
04/18/2023 11:26	Follow Up	2023-00002834	1700 SE MEADOWBROOK BLVD	,	No	416	416
						409	409
04/18/2023 11:59	Assist	2023-00002835	1755 S COLLEGE AVE	,	No	416	416
04/18/2023 12:01	APS Referral	2023-00002836	420 SE MYRA RD	195821, 266634 APS	Yes	403	403
04/18/2023 12:39	Premises Check	2023-00002837	1100 NE C ST	,	No	416	416
04/18/2023 15:33	Disturbance	2023-00002838	406 S COLLEGE AVE	PENNINGTON, TABATHA	No	416	416
						404	404
04/18/2023 15:53	Fraud	2023-00002839	865 NE MAKIAH CT	BLEDSON, BARBARA	No	417	417
						416	416
04/18/2023 16:02	Violation of Court Order	2023-00002840	538 NE FLEETWOOD AVE	HILLS, RITA	No	404	404

Daily Incident Log



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College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/18/2023 16:44	Follow Up	2023-00002841	1003 W BIRCH STREET, WALLA WALLA	,	No	417	417
04/18/2023 17:01	Wanted Person	2023-00002842	BEET RD / MOJONNIER RD	ADAMS, ERIC	No	417	417
						412	412
						404	404
04/18/2023 18:23	Public Works	2023-00002851	962 NE SPITZENBURG ST	KELLY, CHRIS	No		
04/18/2023 18:41	Shoplifting	2023-00002843	1700 SE MEADOWBROOK BLVD	CPPD, 412	Yes	412	412
04/18/2023 18:53	Follow Up	2023-00002844	717 SE SCENIC VIEW DR	,	No	417	417
04/18/2023 19:08	Premises Check	2023-00002845	225 SE DATE AVE	,	No	417	417
04/18/2023 19:10	Premises Check	2023-00002846	801 SE LARCH AVE	,	No	417	417
04/18/2023 19:30	Premises Check	2023-00002847	1017 NE C ST	,	No	417	417
04/18/2023 19:34	Premises Check	2023-00002848	1100 NE C ST	,	No	417	417
04/18/2023 19:37	Traffic Stop	2023-00002849	NE DAMSON AVE / NE ROSE ST	CPPD, 417	No	417	417
04/18/2023 19:43	Premises Check	2023-00002850	463 SW HOMESTEAD AVE	,	No	417	417
04/18/2023 22:44	Premises Check	2023-00002852	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
						415	415
04/18/2023 23:55	Assist	2023-00002854	109 SW 9TH ST	HARDIN, ADRIA	No	415	415
Total Incidents for 04/18/2023 : 25							
04/19/2023 00:02	Alarm	2023-00002853	1117 S COLLEGE AVE	WW ELECTRIC,	No	419	419
						417	417
						404	404
04/19/2023 00:39	Traffic Stop	2023-00002855	SE COMMODORE PL / SE SENTRY DR	,	No		
04/19/2023 00:56	Traffic Stop	2023-00002856	1721 SE MEADOWBROOK BLVD	,	No	412	412
04/19/2023 01:25	Unwanted Person	2023-00002857	539 SW 6TH ST	KROGEN, SUNSHINE	No	419	419
						417	417
						415	415

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/19/2023 02:35	Citizen Contact	2023-00002858	SE 6TH ST / SE ELM AVE	,	No	419	419
						412	412
04/19/2023 03:19	Traffic Stop	2023-00002859	S HWY 125 / OLD MILTON HWY	,	No	419	419
04/19/2023 03:26	Domestic Problem	2023-00002860	415 SE 4TH ST	TRUJILLO, ALIZE	No	419	419
						415	415
04/19/2023 04:30	Warrant Service	2023-00002861	S COLLEGE AVE / SE SUNNY DR	,	Yes	419	419
						415	415
04/19/2023 04:43	Paper Service	2023-00002862	S COLLEGE AVE / SE SUNNY DR	,	No	415	415
04/19/2023 09:23	Premises Check	2023-00002863	225 SE DATE AVE	,	No	409	409
04/19/2023 09:25	Premises Check	2023-00002864	801 SE LARCH AVE	,	No	409	409
04/19/2023 09:43	Citizen Contact	2023-00002865	710 S COLLEGE AVE J	,	No	409	409
						403	403
04/19/2023 10:58	Suspicious Activity	2023-00002866	1869 SE LARCH AVE	ORELL, GLEN	No	409	409
						403	403
04/19/2023 11:21	Theft	2023-00002867	702 SE HERON DR	RUBOTTOM, TOM	Yes	409	409
04/19/2023 11:59	Animal Call	2023-00002868	1600 SE HICKORY CT BLK	SWANSON, JOE	No	448	448
04/19/2023 13:47	Unwanted Person	2023-00002869	1700 SE MEADOWBROOK BLVD	CC, TRACY	No	409	409
						403	403
04/19/2023 14:44	Suspicious Activity	2023-00002870	329 SE HIGHLAND PARK DR	DIXON, ROBERT	No	403	403
04/19/2023 16:04	Traffic Stop	2023-00002871	E WHITMAN DR / SE BIRCH AVE	,	No	417	417
04/19/2023 16:14	Premises Check	2023-00002872	801 SE LARCH AVE	,	No	417	417
04/19/2023 16:19	Premises Check	2023-00002873	1100 NE C ST	,	No	417	417
04/19/2023 16:35	Premises Check	2023-00002874	1017 NE C ST	,	No	417	417
04/19/2023 16:39	Traffic Stop	2023-00002875	SE GARRISON VILLAGE WAY / S MYRA RD	,	No	417	417
04/19/2023 16:55	Premises Check	2023-00002876	225 SE DATE AVE	,	No	417	417
04/19/2023 16:58	Shoplifting	2023-00002877	1700 SE MEADOWBROOK BLVD	,	Yes	417	417

CPPD

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/19/2023 20:21	Burglary	2023-00002878	205 SE 6TH ST	,	Yes	419	419
						417	417
04/19/2023 20:46	Assist	2023-00002879	SE MEADOWBROOK BLVD / S HWY 125	,	No		
04/19/2023 21:09	Premises Check	2023-00002880	463 SW HOMESTEAD AVE	,	No	417	417
04/19/2023 21:14	Parking Complaint	2023-00002881	120 SE ASH AVE	,	No	417	417
04/19/2023 22:12	Premises Check	2023-00002882	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
Total Incidents for 04/19/2023 : 29							
04/20/2023 02:51	Traffic Stop	2023-00002883	S HWY 125 / SE MEADOWBROOK BLVD	,	No	419	419
04/20/2023 04:55	Traffic Stop	2023-00002884	N COLLEGE AVE / NE C ST	,	No	419	419
04/20/2023 08:19	Man w/Gun	2023-00002885	NE ROSE ST / N COLLEGE AVE	CARIVEAU, BRYAN	No	409	409
						403	403
04/20/2023 09:03	Unwanted Person	2023-00002886	27 N COLLEGE AVE	BRYANT, COURTNEY	No	409	409
						403	403
04/20/2023 10:03	Unwanted Person	2023-00002887	511 NE DAMSON AVE	PEDIA, ALZVADO	Yes	409	409
						403	403
04/20/2023 11:04	CPS Intake	2023-00002888	311 NE CARGILL AVE	OREGON, DHS	No	403	403
04/20/2023 12:31	Accident Non Injury	2023-00002889	SW 3RD ST / SW DAVIS AVE	KIRKLAND, RILYN	No	409	409
04/20/2023 13:46	Citizen Contact	2023-00002890	710 S COLLEGE AVE	TEAFORD, CASEY	No	409	409
						403	403
04/20/2023 16:38	Animal Call	2023-00002891	SE 6TH ST / SE DATE AVE	MCNEAL, AMBER	No	417	417
						403	403
04/20/2023 17:05	Follow Up	2023-00002892	920 SE BIRCH AVE	,	No	417	417
04/20/2023 18:33	Premises Check	2023-00002893	1100 NE C ST	,	No	417	417
04/20/2023 18:50	Premises Check	2023-00002894	1700 SE MEADOWBROOK BLVD	,	No	417	417

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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/20/2023 19:03	Premises Check	2023-00002895	801 SE LARCH AVE	,	No	417	417
04/20/2023 19:08	Premises Check	2023-00002896	225 SE DATE AVE	,	No	417	417
04/20/2023 19:12	Premises Check	2023-00002897	1017 NE C ST	,	No	417	417
04/20/2023 19:21	Paper Service	2023-00002898	219 SE 3RD ST	,	No	417	417
04/20/2023 19:33	Parking Complaint	2023-00002899	130 SE ASH AVE	,	No	417	417
04/20/2023 21:11	Premises Check	2023-00002900	463 SW HOMESTEAD AVE	,	No	417	417
04/20/2023 21:25	Wanted Person	2023-00002901	SE 10TH ST / SE BIRCH AVE	,	No	419	419
						417	417
04/20/2023 21:28	Premises Check	2023-00002902	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/20/2023 22:03	Traffic Stop	2023-00002903	OLD MILTON HWY / PEPPERS BRIDGE RD	,	Yes	419	419
						417	417
04/20/2023 22:49	Domestic Problem	2023-00002904	54 N HUSSEY ST	PEREZ, HAILEY	Yes	419	419
						417	417
04/20/2023 23:13	Suspicious Activity	2023-00002905	409 N COLLEGE AVE	PROEFROCK,	No	419	419
						417	417
Total Incidents for 04/20/2023 : 23							
04/21/2023 09:21	Theft Motor Vehicle	2023-00002906	201 SW 1ST ST	YIP, KARLEN	Yes	409	409
04/21/2023 10:42	CPS Intake	2023-00002907	26 SE 6TH ST	5023505, CPS INTAKE	No	403	403
04/21/2023 13:25	Premises Check	2023-00002908	801 SE LARCH AVE	,	No	409	409
04/21/2023 13:29	Premises Check	2023-00002909	225 SE DATE AVE	,	No	409	409
04/21/2023 16:11	Traffic Stop	2023-00002910	NE ASH AVE / E WHITMAN DR	,	No	417	417
04/21/2023 16:20	Traffic Stop	2023-00002911	NE BIRCH AVE / E WHITMAN DR	,	No	417	417
04/21/2023 16:28	Premises Check	2023-00002912	225 SE DATE AVE	,	No	417	417
04/21/2023 16:32	Premises Check	2023-00002913	801 SE LARCH AVE	,	No	417	417
04/21/2023 16:36	Follow Up	2023-00002914	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/21/2023 17:17	Paper Service	2023-00002915	219 SE 3RD ST	,	No	417	417

Daily Incident Log



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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/21/2023 17:28	Paper Service	2023-00002916	231 NE BIRCH AVE	,	No	417	417
04/21/2023 17:37	Premises Check	2023-00002917	1017 NE C STREET, COLLEGE PLACE	,	No	417	417
04/21/2023 17:43	Juvenile Problem	2023-00002918	1100 NE C ST	LARUE, KENNETH	No	417	417
04/21/2023 20:34	Traffic Stop	2023-00002919	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
04/21/2023 21:01	Phone Message	2023-00002921	625 S COLLEGE AVE	PATTON, BRANDI	No	419	419
04/21/2023 21:02	Premises Check	2023-00002920	1100 NE C STREET, COLLEGE PLACE	,	No	417	417
04/21/2023 22:01	Citizen Contact	2023-00002922	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
04/21/2023 22:07	Traffic Stop	2023-00002924	1195 E WHITMAN DR	,	No		
04/21/2023 22:08	Traffic Stop	2023-00002923	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
04/21/2023 22:15	Premises Check	2023-00002925	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
Total Incidents for 04/21/2023 : 20							
04/22/2023 00:05	Suspicious Activity	2023-00002926	S 12TH AVE / W BIRCH ST	ADEL, ANNE	No	419	419
04/22/2023 00:40	Traffic Stop	2023-00002927	232 NE CEDAR AVE	,	No	419	419
						417	417
04/22/2023 01:04	Traffic Stop	2023-00002928	S COLLEGE AVE / SE 6TH ST	,	No	419	419
04/22/2023 02:21	Citizen Contact	2023-00002929	SE 6TH ST / SE ELM AVE	,	No	419	419
04/22/2023 04:43	Citizen Contact	2023-00002930	813 SE BIRCH AVE	,	No	419	419
04/22/2023 05:13	Accident Unknown Injury	2023-00002931	1474 PLAZA WAY	, BARRON	Yes	419	419
04/22/2023 06:50	Disturbance	2023-00002932	710 S COLLEGE AVE H	WEISEL, JANICE	No	416	416
04/22/2023 06:54	Fight	2023-00002933	813 SE BIRCH AVE	,	No	416	416
04/22/2023 07:56	Premises Check	2023-00002934	1017 NE C ST	,	No	416	416
04/22/2023 08:00	Premises Check	2023-00002935	801 SE LARCH AVE	,	No	416	416

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04/22/2023 09:44	Paper Service	2023-00002936	231 NE BIRCH AVE 9	,	No	416	416
04/22/2023 09:52	Citizen Contact	2023-00002937	NE C ST / NE LARCH AVE	,	No	416	416
04/22/2023 11:52	Unwanted Person	2023-00002938	232 NE CEDAR AVE A	GRIMALDI, PABLO	No	416	416
						404	404
04/22/2023 12:00	Disturbance	2023-00002939	529 SE DATE AVE	CARRILLO, JESUS	No	416	416
						404	404
04/22/2023 14:01	Premises Check	2023-00002940	1100 NE C ST	,	No	416	416
04/22/2023 14:06	Animal Lost	2023-00002943	112 SE 4TH ST	, JESSI	No	CPPD	
04/22/2023 14:15	Premises Check	2023-00002941	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/22/2023 14:24	Traffic Stop	2023-00002942	W WHITMAN DR / N COLLEGE AVE	,	No	416	416
04/22/2023 14:55	Traffic Call	2023-00002944	SE 12TH ST / SE LARCH AVE	USA, T-MOBILE	No	416	416
04/22/2023 16:40	Accident Non Injury	2023-00002945	43 SE 10TH ST	CC FEMALE,	No	404	404
04/22/2023 18:47	Domestic Problem	2023-00002946	222 NE CEDAR AVE	KNOWLES, ALVIN	No	415	415
						412	412
04/22/2023 19:33	Traffic Call	2023-00002947	S HWY 125 / S COLLEGE AVE	LANGLEY, CELESTE	No	412	412
04/22/2023 20:51	Suspicious Activity	2023-00002948	721 SE ELM AVE A	SHOEWALTER, MARIA	No	415	415
						412	412
04/22/2023 21:11	Follow Up	2023-00002949	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/22/2023 21:16	Suspicious Activity	2023-00002950	NE C ST / NE CEDAR AVE	DOBBINS, CODY	No	415	415
						412	412
04/22/2023 21:21	Extra Patrol	2023-00002952	232 NE CEDAR AVE	GRIMALDI, MARIA	No	415	415
04/22/2023 21:26	911 Call	2023-00002954	801 SE LARCH AVE	CC, M	No	415	415
						412	412
04/22/2023 21:27	Animal Found	2023-00002951	W WHITMAN DR / S CAMPBELL RD	HILL, ANTHONY	No	415	415
						412	412
04/22/2023 21:41	Traffic Stop	2023-00002953	E WHITMAN DR / SE ASH AVE	,	No	412	412

Daily Incident Log



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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/22/2023 22:10	Violation of Court Order	2023-00002955	1474 ARTESIA AVE	MICHAEL, KIRK	Yes	412	412
04/22/2023 22:45	Suspicious Activity	2023-00002956	300 SW ACADEMY WAY	LARSON, GERALD	No	415	415
						412	412
04/22/2023 23:08	Shoplifting	2023-00002957	1700 SE MEADOWBROOK BLVD	HALL, PRISCILLA	Yes	415	415
						412	412
Total Incidents for 04/22/2023 : 32							
04/23/2023 01:30	Suspicious Activity	2023-00002958	902 NE BELROY ST	ERDMAN, RONALD	No	415	415
						412	412
04/23/2023 04:53	Traffic Stop	2023-00002959	S HWY 125 / TAUMARSON RD	,	No		
04/23/2023 06:02	Premises Check	2023-00002960	1017 NE C ST	,	No	416	416
04/23/2023 06:10	Premises Check	2023-00002961	801 SE LARCH AVE	,	No	416	416
04/23/2023 06:27	Premises Check	2023-00002962	1240 SE COMMERCIAL DR	,	No	416	416
04/23/2023 07:29	Alarm	2023-00002963	729 S COLLEGE AVE	ADT SECURITY,	No	416	416
04/23/2023 07:49	Premises Check	2023-00002964	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/23/2023 10:07	Premises Check	2023-00002965	1100 NE C ST	,	No	416	416
04/23/2023 12:36	Phone Message	2023-00002966	710 S COLLEGE AVE N	PATTON, BRANDY	No	416	416
04/23/2023 13:49	Unwanted Person	2023-00002967	729 S COLLEGE AVE	MILLS, JEREMY	No	416	416
04/23/2023 14:12	Animal Call	2023-00002968	1010 SE BIRCH AVE	EICHHLRN, HEATHER	No	416	416
04/23/2023 16:47	Unwanted Person	2023-00002969	1700 SE MEADOWBROOK BLVD	BROOKS, CHRISTINE	No	412	412
						404	404
04/23/2023 18:49	Traffic Stop	2023-00002970	SE LARCH AVE / SE 12TH ST	,	No	412	412
04/23/2023 21:01	Traffic Call	2023-00002971	S HWY 125 / SE MEADOWBROOK BLVD	BONILLA, LENA	No	412	412
04/23/2023 21:35	Premises Check	2023-00002972	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/23/2023 21:51	Citizen Contact	2023-00002973	801 SE LARCH AVE	,	No	415	415
04/23/2023 22:05	Traffic Stop	2023-00002974	S COLLEGE AVE / SE 10TH ST	,	No	412	412
04/23/2023 22:22	Traffic Stop	2023-00002975	SE TAMARACK ST / SE LARCH AVE	,	No	412	412

Daily Incident Log



Print Date/Time: 05/04/2023 08:30
Login ID: mbarr
Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
Total Incidents for 04/23/2023 : 18							
04/24/2023 01:49	Disturbance	2023-00002976	NE ELDER PL / NE C ST	KJELDGAARD, ALEX	No	415	415
						412	412
04/24/2023 06:05	Premises Check	2023-00002977	1240 SE COMMERCIAL DR	,	No	416	416
04/24/2023 06:17	Premises Check	2023-00002978	801 SE LARCH AVE	,	No	416	416
04/24/2023 06:26	Traffic Stop	2023-00002979	1100 NE C ST	,	No	416	416
04/24/2023 06:31	Premises Check	2023-00002980	1017 NE C ST	,	No	416	416
04/24/2023 08:24	Follow Up	2023-00002981	1775 S COLLEGE AVE	,	No	416	416
04/24/2023 09:26	Fraud	2023-00002982	1700 SE MEADOWBROOK BLVD	CC, SUSAN	No	416	416
04/24/2023 09:40	Found Property	2023-00002983	1208 SE BROADWAY AVE	PATSKONI, PETER	No	416	416
04/24/2023 09:58	Animal Call	2023-00002984	312 SE 10TH ST	GREEN, TYLER	No	416	416
04/24/2023 10:29	Assist	2023-00002985	1755 S COLLEGE AVE	,	No	416	416
04/24/2023 14:36	Traffic Stop	2023-00002986	S COLLEGE AVE / S HWY 125	,	No	416	416
04/24/2023 18:23	Animal Call	2023-00002987	708 S COLLEGE AVE 101	MASON, TRICIA	No	412	412
04/24/2023 19:09	Traffic Stop	2023-00002988	1300 MOJONNIER RD BLK	,	No	412	412
04/24/2023 19:28	Trespass	2023-00002989	1700 SE MEADOWBROOK BLVD	BROOKES, CHRISTINE	Yes	415	415
						412	412
04/24/2023 22:54	Premises Check	2023-00002990	1700 SE MEADOWBROOK BLVD	,	No	415	415
Total Incidents for 04/24/2023 : 15							
04/25/2023 02:53	Suspicious Activity	2023-00002991	708 S COLLEGE AVE 101	PARTMAN, JAMES	No	415	415
04/25/2023 05:56	Theft Motor Vehicle	2023-00002992	164 NW DESTITO CT	HAIR, SHIELA	Yes	416	416
04/25/2023 07:55	Premises Check	2023-00002993	1755 S COLLEGE AVE	,	No	416	416
04/25/2023 09:04	Suspicious Activity	2023-00002994	SW BADE AVE / SW 4TH ST	CARLIN, ROGER	No	416	416
04/25/2023 09:56	Premises Check	2023-00002995	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/25/2023 10:59	Traffic Call	2023-00002996	S HWY 125 / TAUMARSON RD	GAMBONE, DIANE	No	416	416

Daily Incident Log



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Disposition: All

From Date: 04/01/2023 00:00
To Date: 04/30/2023 23:59

College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/25/2023 11:21	Animal Call	2023-00002999	409 SE DATE AVE	PETERS, CHUCK	No	416	416
						448	448
04/25/2023 11:22	Citizen Contact	2023-00002997	N MYRA RD / W ROSE ST	,	Yes	416	416
04/25/2023 11:23	Missing Person	2023-00002998	620 SE ELM AVE	GUZMAN, FRANCISCA	No	CPPD	
04/25/2023 12:07	Code Enforcement	2023-00003000	708 S COLLEGE AVE 101	PARTMAN, JAMES	No	416	416
						448	448
04/25/2023 13:50	Premises Check	2023-00003001	1100 NE C ST	,	No	416	416
04/25/2023 15:30	Domestic Problem	2023-00003002	600 SE ELM AVE BLK	, FRANCISCA	No	416	416
						403	403
04/25/2023 16:32	Disturbance	2023-00003003	1700 SE MEADOWBROOK BLVD	BARBEE, OLIVIA	No	416	416
04/25/2023 18:17	Traffic Stop	2023-00003005	S HWY 125 / S COLLEGE AVE	,	No		
04/25/2023 18:17	Parking Complaint	2023-00003004	412 SW 4TH ST	DELEON, TYRELL	No	415	415
04/25/2023 18:33	Welfare Check	2023-00003006	1857 SE BLISS LN	, EMMA	No	415	415
04/25/2023 22:32	Premises Check	2023-00003007	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/25/2023 23:02	Traffic Stop	2023-00003008	SE 12TH ST / SE LARCH AVE	,	No	415	415
Total Incidents for 04/25/2023 : 18							
04/26/2023 00:29	Disturbance	2023-00003009	1017 NE C ST	JACQUES, DEBBIE	No	415	415
04/26/2023 03:03	Burglary	2023-00003010	SE BIRCH AVE / SE 8TH ST	CC, M	No	415	415
04/26/2023 10:25	Paper Service	2023-00003013	214 SE 11TH ST	,	No		
04/26/2023 10:43	Premises Check	2023-00003011	225 SE DATE AVE	,	No	409	409
04/26/2023 10:45	Premises Check	2023-00003012	801 SE LARCH AVE	,	No	409	409
04/26/2023 10:51	Shots Fired	2023-00003015	608 E CHERRY ST	CC, ANONYMOUS	Yes	403	403
04/26/2023 11:02	Assist	2023-00003014	259 SE ROSEVILLE LN	BERDNIKOV, PAUL	No	409	409
04/26/2023 12:46	APS Referral	2023-00003016	20 SE LARCH AVE	270409, INTAKE ID	No	403	403
04/26/2023 13:35	Code Enforcement	2023-00003017	227 NW EVANS AVE	,	No	448	448
04/26/2023 13:37	Animal Call	2023-00003018	619 S COLLEGE AVE	,	No	448	448
04/26/2023 14:15	Alarm	2023-00003019	225 HELAMAN RD	RAPID RESPONSE,	No	409	409

Daily Incident Log



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College Place Police Dept
ORI Number: WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/26/2023 14:42	CPS Intake	2023-00003021	426 SE BIRCH AVE	5020413, INTAKE ID	No	411	411
						403	403
04/26/2023 15:03	Traffic Stop	2023-00003020	2089 TAUMARSON RD BLK	,	No		
04/26/2023 15:25	Animal Call	2023-00003022	1700 SE MEADOWBROOK BLVD	SMITH, JOEL	No	448	448
04/26/2023 19:11	Suspicious Activity	2023-00003023	221 SE 9TH ST	EVANS, CHRISTY	No	403	403
04/26/2023 19:13	Missing Person	2023-00003026	330 NE C ST D	ROBLES, CECELIA	No	403	403
04/26/2023 19:52	Assist	2023-00003024	S HWY 125 / STATELINE RD	,	No	419	419
						403	403
04/26/2023 20:19	Citizen Contact	2023-00003025	627 SE ELM AVE	,	No	419	419
04/26/2023 20:30	Missing Person	2023-00003027	204 SE 12TH ST 8	WHITMORE, TARA	No	419	419
						403	403
04/26/2023 20:44	Traffic Call	2023-00003028	SW BADE AVE / SW 6TH ST	SHIPPEY, ALEXANDRA	No	403	403
Total Incidents for 04/26/2023 : 20							
04/27/2023 07:00	Alarm	2023-00003029	1735 SE MEADOWBROOK BLVD	MARY, JOHNSON CONTROLS	No	409	409
						403	403
04/27/2023 08:52	Animal Call	2023-00003030	1010 SW PUFF LN	CPPD, 448	No	448	448
04/27/2023 09:34	Shoplifting	2023-00003031	1700 SE MEADOWBROOK BLVD	HALL, PRICILLA	Yes	409	409
						403	403
04/27/2023 10:06	Paper Service	2023-00003032	1700 SE MEADOWBROOK BLVD	,	No		
04/27/2023 10:27	Shoplifting	2023-00003033	1100 NE C ST	, CORY	Yes	409	409
						403	403
04/27/2023 10:49	Found Property	2023-00003034	619 S COLLEGE AVE	TEAFORD, CASEY	No	409	409
04/27/2023 14:05	Harassment	2023-00003035	300 SW ACADEMY WAY	LOFTHOUSE, TRISHA	No	409	409
04/27/2023 15:27	Suspicious Activity	2023-00003036	SE 12TH ST / SE CENTRAL AVE	CC, ANON	No	448	448
						403	403
04/27/2023 16:04	Traffic Call	2023-00003037	1600 W ROSE ST BLK	CC, NORA	No	417	417
04/27/2023 16:07	Follow Up	2023-00003038	300 W ALDER ST 1	,	No	403	403

Daily Incident Log



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From Date: 04/01/2023 00:00
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ORI Number: College Place Police Dept
 WA0360200

Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/27/2023 16:24	Traffic Stop	2023-00003039	W WHITMAN DR / S COLLEGE AVE	,	No	417	417
04/27/2023 16:31	Premises Check	2023-00003040	463 SW HOMESTEAD AVE	,	No	417	417
04/27/2023 16:35	Suicide Threats	2023-00003042	623 S COLLEGE AVE	PERKINS, TRACY	No	417	417
						403	403
04/27/2023 16:35	Traffic Stop	2023-00003041	200 SW ACADEMY WAY	,	No	417	417
04/27/2023 17:28	Paper Service	2023-00003043	707 SE LANDEN DR	,	No	417	417
04/27/2023 17:37	Premises Check	2023-00003044	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/27/2023 17:45	Premises Check	2023-00003045	801 SE LARCH AVE	,	No	417	417
04/27/2023 17:53	Traffic Call	2023-00003046	801 SE LARCH AVE	,	No	417	417
04/27/2023 17:57	Premises Check	2023-00003047	225 SE DATE AVE	,	No	417	417
04/27/2023 18:03	Premises Check	2023-00003048	1100 NE C STREET, COLLEGE PLACE	,	No	417	417
04/27/2023 18:15	Traffic Stop	2023-00003049	SE LARCH AVE / SE 12TH ST	,	No	417	417
04/27/2023 19:04	Fireworks	2023-00003050	1036 SW PUFF LN	JOHNSON, TAMMY	No	417	417
04/27/2023 20:20	Assist	2023-00003051	107 SW 6TH ST	,	No	419	419
						417	417
04/27/2023 21:16	Follow Up	2023-00003052	710 S COLLEGE AVE 10	PATTON, BRANDY	No	419	419
						417	417
04/27/2023 21:27	Premises Check	2023-00003053	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
04/27/2023 21:46	Premises Check	2023-00003054	1017 NE C ST	,	No	417	417
04/27/2023 22:06	Traffic Stop	2023-00003055	1755 S COLLEGE AVE	,	No	417	417
04/27/2023 22:09	Traffic Stop	2023-00003056	1700 SE MEADOWBROOK BLVD	,	No	419	419
						417	417
04/27/2023 22:14	Traffic Stop	2023-00003057	1605 SE MEADOWBROOK BLVD	,	No	417	417
04/27/2023 22:25	Traffic Call	2023-00003058	TAUMARSON RD / SE JUSTICE AVE	,	No	419	419
						417	417
04/27/2023 23:03	Citizen Contact	2023-00003059	801 SE LARCH AVE	,	No	417	417
04/27/2023 23:06	Traffic Stop	2023-00003060	SE 4TH ST / SE BIRCH AVE	,	No	419	419

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/27/2023 23:06	Traffic Stop	2023-00003060	SE 4TH ST / SE BIRCH AVE	,	No	417	417
04/27/2023 23:19	Attempt to Locate	2023-00003061	1205 S COLLEGE AVE	CALLAN, CATHY	No	419	419
						417	417
Total Incidents for 04/27/2023 : 33							
04/28/2023 01:57	Citizen Contact	2023-00003062	SE BIRCH AVE / SE 11TH ST	,	No	419	419
04/28/2023 02:30	Traffic Stop	2023-00003063	S HWY 125 / FARMLAND RD	,	No	419	419
04/28/2023 02:39	Suspicious Activity	2023-00003064	600 NE SPITZENBURG ST BLK	LIGHTFOOT, TUCKER	No	419	419
04/28/2023 04:40	Assist	2023-00003065	503 NW 8TH AVE 2	,	No	419	419
04/28/2023 07:54	Accident Non Injury	2023-00003066	W ROSE ST / AVERY ST	RYSTROM, EMILY	No	403	403
04/28/2023 10:19	Suspicious Activity	2023-00003067	600 NE SPITZENBURG ST BLK	CRUZ, MARTINA	No	409	409
04/28/2023 12:10	Animal Call	2023-00003068	312 SE 10TH ST	GREEN, TYLER	No	448	448
04/28/2023 12:29	Lewd Conduct	2023-00003069	200 SE 9TH ST BLK	HANNAFIN, KEN	No	409	409
04/28/2023 12:46	Suspicious Activity	2023-00003070	121 SE 3RD ST	JACOBS, DANA	No	409	409
04/28/2023 14:10	Animal Call	2023-00003071	1700 SE MEADOWBROOK BLVD	RUTHERFORD, HAILY	No	448	448
04/28/2023 14:16	Animal Call	2023-00003073	630 SE ELM AVE	SHOWALTER, MARIAH	No	448	448
04/28/2023 14:26	Accident Non Injury	2023-00003072	NE C ST / NE DECCIO RD	GARCIA, BEN	No	409	409
04/28/2023 14:44	Parking Complaint	2023-00003074	SW 9TH ST / SW BADE AVE	MCCUTCHEON, BRUCE	No	448	448
04/28/2023 15:01	Domestic Physical	2023-00003075	185 SW SILVERSTAR LN	SOTO, IVAN	No	417	417
						403	403
04/28/2023 15:03	Assist	2023-00003076	420 SE MYRA RD	MAUIRI, MIKE	Yes	403	403
04/28/2023 15:36	Accident Non Injury	2023-00003077	SE ASH AVE / E WHITMAN DR	SINCLAIR, BRIAN	Yes	417	417
						403	403
04/28/2023 16:12	Shoplifting	2023-00003078	1700 SE MEADOWBROOK BLVD	CC, PRICILLA	Yes	417	417
						409	409
04/28/2023 16:44	Fraud	2023-00003079	1451 SE OSPREY LN	FLORES, SUSIE	Yes	417	417
04/28/2023 18:25	Harassment	2023-00003080	1700 SE MEADOWBROOK BLVD	DELTH, OLIVE	No	417	417

Daily Incident Log



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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/28/2023 18:29	Traffic Stop	2023-00003081	SE LARCH AVE / SE 8TH ST	,	No	417	417
04/28/2023 18:32	Animal Call	2023-00003084	1660 SE HICKORY CT	SWANSON, JOE	No	419	419
						417	417
04/28/2023 19:13	Suicide Threats	2023-00003083	405 SE 8TH ST	, ANNA	Yes	419	419
						417	417
04/28/2023 19:19	Traffic Call	2023-00003082	S COLLEGE AVE / SE 12TH ST	HEWITT, MARIA	No	419	419
						417	417
04/28/2023 20:22	Citizen Contact	2023-00003085	625 S COLLEGE AVE	,	No	417	417
04/28/2023 20:33	Premises Check	2023-00003086	1700 SE MEADOWBROOK BLVD	,	No	417	417
04/28/2023 20:45	Premises Check	2023-00003087	801 SE LANDEN DR, COLLEGE PLACE	,	No	417	417
04/28/2023 20:48	Citizen Contact	2023-00003088	801 SE LARCH AVE	,	No	417	417
04/28/2023 20:53	Premises Check	2023-00003089	225 SE DATE AVE	,	No	417	417
04/28/2023 21:01	Traffic Call	2023-00003090	W WHITMAN DR / SW HOMESTEAD AVE	,	No	417	417
04/28/2023 21:10	Premises Check	2023-00003091	463 SW HOMESTEAD AVE	,	No	417	417
04/28/2023 21:32	Theft	2023-00003093	813 SE BIRCH AVE	HUMBERT, EDWARD	Yes	419	419
						417	417
						416	416
						412	412
04/28/2023 21:38	Traffic Stop	2023-00003092	S COLLEGE AVE / SE 12TH ST	,	No	417	417
04/28/2023 23:30	Traffic Stop	2023-00003094	STATELINE RD / BEET RD	,	No	419	419
04/28/2023 23:46	Traffic Stop	2023-00003095	SE 12TH ST / S COLLEGE AVE	,	No	419	419
Total Incidents for 04/28/2023 : 34							
04/29/2023 00:48	Traffic Stop	2023-00003096	SW BADE AVE / SW 6TH ST	,	No	417	417
04/29/2023 01:52	Fail to Yield	2023-00003097	S HWY 125 / STATELINE RD	,	No	419	419
						417	417
04/29/2023 02:16	Traffic Stop	2023-00003098	S HWY 125 / FARMLAND RD	,	No	419	419

Daily Incident Log



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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/29/2023 02:39	Citizen Contact	2023-00003099	1200 SE 12TH ST	,	No	419	419
04/29/2023 06:08	Premises Check	2023-00003100	1017 NE C ST	,	No	416	416
04/29/2023 06:15	Premises Check	2023-00003101	801 SE LARCH AVE	,	No	416	416
04/29/2023 07:22	Traffic Stop	2023-00003102	N COLLEGE AVE / NW B ST	,	No	416	416
04/29/2023 07:49	Premises Check	2023-00003103	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/29/2023 08:37	Paper Service	2023-00003104	461 SW HOMESTEAD AVE	,	No	431	431
04/29/2023 08:56	Vehicle Prowl	2023-00003106	1405 SE BROADWAY AVE	BENNETT, SHAWNA	Yes	416	416
						431	431
04/29/2023 08:58	Traffic Call	2023-00003105	E WHITMAN DR / SE MAPLE AVE	CCPD, 431	No	431	431
04/29/2023 09:15	Harassment	2023-00003107	227 SE ROSEVILLE LN F	CLARK, MATTHEW	No	431	431
04/29/2023 10:48	Traffic Stop	2023-00003108	SE 12TH ST / SE DEWEY DR	,	No	431	431
04/29/2023 10:48	Premises Check	2023-00003109	1100 NE C ST	,	No	416	416
04/29/2023 11:01	Traffic Stop	2023-00003110	1700 SE MEADOWBROOK BLVD	,	No	431	431
04/29/2023 11:08	Citizen Contact	2023-00003111	1700 SE MEADOWBROOK BLVD	,	No	416	416
						431	431
04/29/2023 11:41	Accident Hit and Run	2023-00003112	TAUMARSON RD / S HWY 125	LESKO, MOLLI	No	416	416
04/29/2023 12:55	Open Door/Window	2023-00003113	SW 8TH ST / SW DAVIS AVE	CPPD, 431	No	416	416
						431	431
04/29/2023 13:22	Trespass	2023-00003114	219 SE 9TH ST	HANAFIN, KEN	Yes	431	431
04/29/2023 14:56	Accident Non Injury	2023-00003115	S MYRA RD / S HWY 125	ROCHELLE, GWENN	No	416	416
						412	412
04/29/2023 17:51	Disturbance	2023-00003116	1036 SW PUFF LN 3	GREATER COLUMBIA CRISIS LINE,	No	412	412
04/29/2023 21:00	Animal Call	2023-00003117	1700 SE MEADOWBROOK BLVD	JOHNSON, NICK	No	415	415
04/29/2023 21:40	Disturbance	2023-00003118	ST JOHN ST / W MORTON ST	PENINGER, CLARA	No	415	415
04/29/2023 22:22	Premises Check	2023-00003119	1700 SE MEADOWBROOK BLVD	,	No	415	415

Total Incidents for 04/29/2023 : 24

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College Place Police Dept
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Call	Incident Type	Incident Number	Location (Venue)	Caller Name	Rpt Req	Unit	ID #
04/30/2023 06:04	Premises Check	2023-00003120	1017 NE C ST	,	No	416	416
04/30/2023 06:38	Premises Check	2023-00003121	801 SE LARCH AVE	,	No	416	416
04/30/2023 07:12	Animal Call	2023-00003122	SW 9TH ST / SW BADE AVE	BLACKBURN, JESSE	No	416	416
04/30/2023 09:17	911 Call	2023-00003123	840 MISSION RD	,	No	416	416
04/30/2023 09:45	Citizen Contact	2023-00003124	325 N COLLEGE AVE	,	No	404	404
04/30/2023 10:44	Premises Check	2023-00003125	1700 SE MEADOWBROOK BLVD	,	No	416	416
04/30/2023 11:15	Unwanted Person	2023-00003126	NE DECCIO RD / E WHITMAN DR	CC, DIANE	No	416	416
						404	404
04/30/2023 12:58	Bike Found	2023-00003127	339 NE MYRA RD	JACQUES, DEBBIE	No	412	412
04/30/2023 13:21	Threats	2023-00003128	606 SE 4TH ST	BROWNING, SEBASDIANA	No	416	416
						404	404
04/30/2023 18:29	Phone Message	2023-00003129	623 S COLLEGE AVE	POMPA, SERGIO	Yes	412	412
04/30/2023 20:15	Phone Message	2023-00003130	625 S COLLEGE AVE	MAURI, MIKE	No	412	412
04/30/2023 21:09	Traffic Stop	2023-00003131	S COLLEGE AVE / SE 8TH ST	,	No	412	412
04/30/2023 21:48	Traffic Stop	2023-00003132	1605 SE MEADOWBROOK BLVD	,	No	415	415
						412	412
04/30/2023 22:43	Premises Check	2023-00003133	1700 SE MEADOWBROOK BLVD	,	No	415	415
04/30/2023 23:00	Traffic Stop	2023-00003134	2376 TAUMARSON RD	, WSP764	Yes	415	415
04/30/2023 23:42	Premises Check	2023-00003135	1100 NE C ST	,	No	415	415
04/30/2023 23:45	Premises Check	2023-00003136	1017 NE C ST	,	No	415	415

Total Incidents for 04/30/2023 : 17

Incident Activity Report



Print Date/Time: 05/04/2023 08:31
 Login ID: mbarr
 Layer: All
 Areas: All

From Date: 04/01/2023 00:00
 To Date: 04/30/2023 23:59

College Place Police Dept
 ORI Number: WA0360200
 Incident Type: All

Hour	SUNDAY		MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		TOTAL	
	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%	INCIDENTS	%
24	2	0.3	2	0.3	2	0.3	4	0.6	1	0.1	1	0.1	6	0.8	18	2.5
1	2	0.3	1	0.1	0	0.0	5	0.7	0	0.0	3	0.4	5	0.7	16	2.3
2	1	0.1	1	0.1	2	0.3	2	0.3	2	0.3	3	0.4	8	1.1	19	2.7
3	0	0.0	2	0.3	0	0.0	3	0.4	0	0.0	0	0.0	6	0.8	11	1.6
4	2	0.3	0	0.0	0	0.0	2	0.3	1	0.1	2	0.3	2	0.3	9	1.3
5	0	0.0	0	0.0	1	0.1	1	0.1	0	0.0	1	0.1	2	0.3	5	0.7
6	13	1.8	11	1.6	1	0.1	1	0.1	5	0.7	3	0.4	12	1.7	46	6.5
7	3	0.4	2	0.3	4	0.6	2	0.3	1	0.1	1	0.1	5	0.7	18	2.5
8	3	0.4	2	0.3	2	0.3	1	0.1	4	0.6	0	0.0	5	0.7	17	2.4
9	4	0.6	6	0.8	5	0.7	3	0.4	4	0.6	4	0.6	5	0.7	31	4.4
10	3	0.4	4	0.6	4	0.6	6	0.8	6	0.8	6	0.8	8	1.1	37	5.2
11	4	0.6	6	0.8	9	1.3	5	0.7	1	0.1	3	0.4	13	1.8	41	5.8
12	6	0.8	4	0.6	5	0.7	6	0.8	2	0.3	3	0.4	5	0.7	31	4.4
13	3	0.4	5	0.7	4	0.6	5	0.7	3	0.4	2	0.3	7	1.0	29	4.1
14	4	0.6	3	0.4	2	0.3	3	0.4	2	0.3	4	0.6	9	1.3	27	3.8
15	6	0.8	1	0.1	4	0.6	3	0.4	2	0.3	4	0.6	2	0.3	22	3.1
16	3	0.4	2	0.3	10	1.4	13	1.8	11	1.6	7	1.0	5	0.7	51	7.2
17	4	0.6	3	0.4	4	0.6	7	1.0	9	1.3	7	1.0	6	0.8	40	5.7
18	4	0.6	2	0.3	10	1.4	4	0.6	8	1.1	6	0.8	7	1.0	41	5.8
19	4	0.6	6	0.8	8	1.1	6	0.8	10	1.4	6	0.8	2	0.3	42	5.9
20	7	1.0	6	0.8	0	0.0	8	1.1	3	0.4	13	1.8	6	0.8	43	6.1
21	10	1.4	2	0.3	1	0.1	6	0.8	10	1.4	11	1.6	9	1.3	49	6.9
22	7	1.0	6	0.8	3	0.4	2	0.3	8	1.1	9	1.3	5	0.7	40	5.7
23	5	0.7	3	0.4	2	0.3	4	0.6	4	0.6	2	0.3	4	0.6	24	3.4
Totals:	100	14.1	80	11.3	83	11.7	102	14.4	97	13.7	101	14.3	144	20.4	707	100.00



107 South Third Avenue | Walla Walla, WA 99362
ph (509) 876-8001 | fax (509) 876-8003

Walla Walla Valley Metropolitan Planning Organization/ Sub-Regional Transportation Planning Organization

May 5th, 2023

City of College Place
ATTN: Mike Rizzitiello
625 S. College Ave.
College Place, WA. 99324

RE: 2023 Call for Projects - Award for Surface Transportation Block Grant, Transportation Alternatives, and Carbon Reduction Program Funding

Dear Mr. Rizzitiello,

On May 3rd, the Policy Board of the Walla Walla Valley Metropolitan Planning Organization and Sub-Regional Transportation Planning Organization (WWVMPO/SRTPO) approved a list of prioritized projects, which were selected for funding through the Surface Transportation Block Grant (STBG), Transportation Alternatives (TA) and Carbon Reduction (CRP) programs.

I am pleased to advise you that the following projects within your jurisdiction was selected to receive federal funding:

Funding Source	Project Name	Program Year	2023-2026 Award
STBG	Mojonnier Road Reconstruction	2026	\$750,000
STBG - TA	SE 8th Street Sidewalk (College to Birch)	2025	\$224,224
CRP	Whitman Drive Multiuse Path Gap	2025	\$230,877

In order to comply with the federal requirement to remain fiscally constrained by year, the project will be programmed in the year indicated in the table above of the 2023-2028 Metropolitan and Regional Transportation Improvement Program (M/RTIP) and the 2023-2028 Statewide Transportation Improvement Program (STIP).

The funds must be matched with local funding and are limited to the amount shown above. If you have not already done so, please also amend your 6-year Comprehensive Transportation Plan to reflect the funds as secured.

After the new M/RTIP and STIP have been approved, your entity will be responsible for the obligation and close-out of the funds for this project; contact the WSDOT South Central Region Office - Local Programs staff, who will work closely with you to make sure that the project funds are spent as intended.

Please note that after project close-out, any remaining funds cannot be transferred to another project in your jurisdiction and will be returned to the WWVMPO/SRTPO appropriate funding pool to be distributed through the next call for projects.

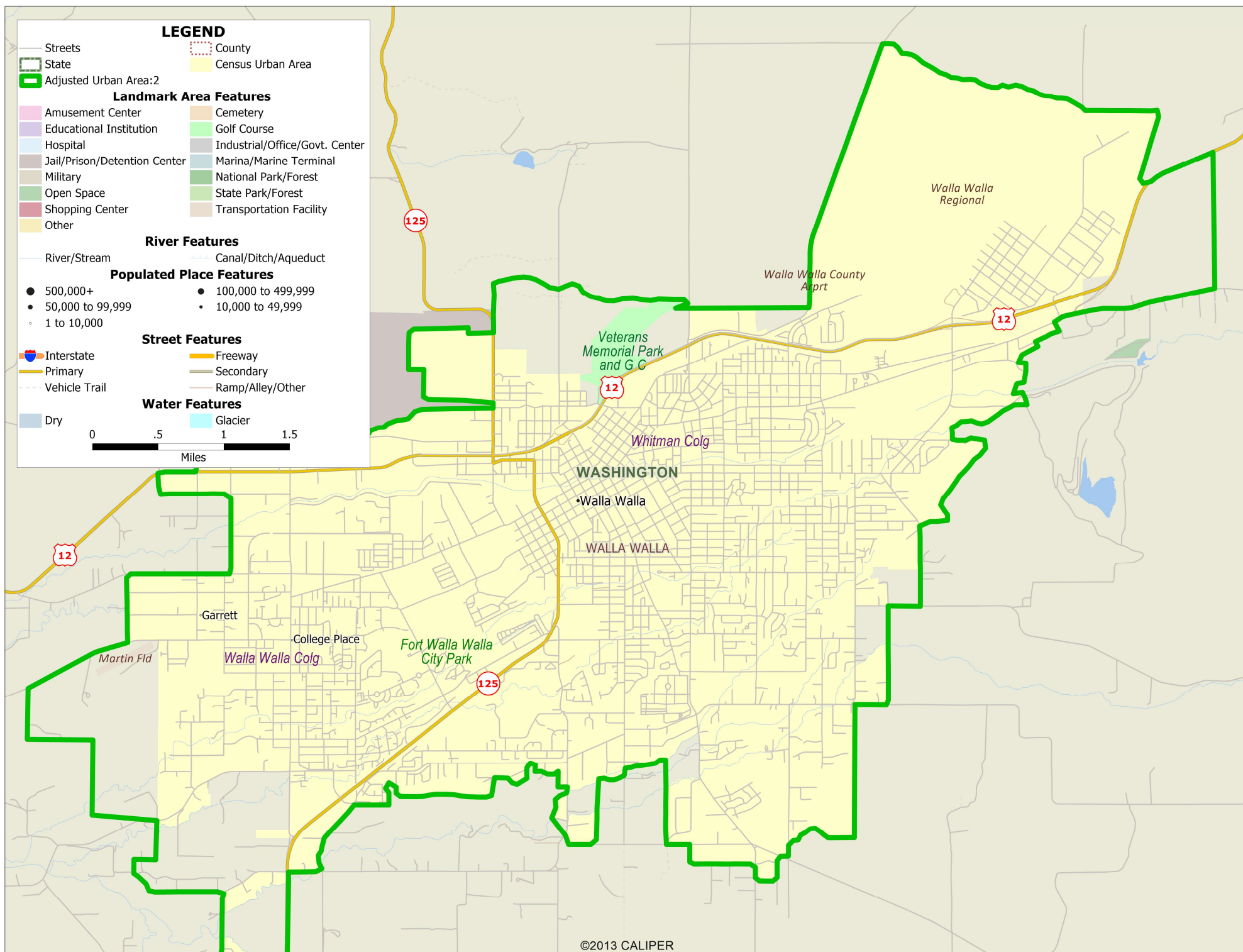
If you have any questions regarding the obligation and expenditure of the funds, please contact me at (509) 876-8002 or andy@wwvmppo.org. I look forward to working with you as this project is implemented.

Sincerely,

A handwritten signature in black ink that reads "Andres Gomez". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Andres Gomez
Executive Director

CC: Randy Giles, WSDOT Local Programs



[POLITICS](#)

Washington lawmakers make drug possession a gross misdemeanor

The Legislature needed an extra day to pass the new law after failing to come to an agreement at the end of the 2023 regular session.

by [Joseph O'Sullivan](#) / May 16, 2023



The Washington State Capitol in Olympia on Friday, April 21, 2023. (Amanda Snyder/Crosscut)

The Washington Legislature on Tuesday passed a new law to create a gross misdemeanor penalty for drug possession and to build out substance-use treatment programs, marking the end of a tortured two-year legislative journey to reshape how the state treats narcotics.

On the first day of a special legislative session called specifically to address the issue, lawmakers passed a new, compromise version of [Senate Bill 5536](#). By Tuesday evening, Gov. Jay Inslee [had signed the bill](#) into law, and the special session had adjourned.

The Legislature struggled to find a compromise law during this year's regularly scheduled legislative session. It ended late last month with lawmakers [failing to pass a proposal in the session's final hours](#), when the Democratic-controlled House couldn't find the votes needed to pass a proposed new law.

The deal passed on Tuesday creates a gross misdemeanor for knowing possession and knowing use in a public place, [according to a legislative analysis of the compromise](#). The compromise also gives prosecutors the right to deny pretrial diversion programs.

Next: [Washington Legislature unveils \\$69.2B two-year state budget](#)

In a Senate floor speech, Sen. June Robinson, D-Everett and sponsor of the bill, said the bill strikes a good balance between enforcement and treatment. And she called the compromise – which was sponsored as an amendment to the bill worked on all year – a step toward improving substance-abuse treatment.

“Over and over again we’ve heard that any solution we’ve proposed needs to put treatment options in front, I believe this ... amendment does that,” she said. The measure passed the Senate 43 to 6.

Later in the day, lawmakers in the Democratic-controlled House – who hadn’t been able to find the votes on the last night of session, [leading to a collapse of the bill on the floor](#) – likewise approved the new version.

Even Tuesday’s votes to send SB 5536 to Inslee’s desk revealed splits across the political landscape over the issue.

Next: [WA Legislature fails to pass new drug law; special session likely](#)

Rep. Gerry Pollet, D-Seattle, voted against the final deal after supporting previous versions. He criticized a part of the compromise that allows prosecutors to opt against using drug pretrial diversion programs for some individuals. Among other things, Pollet worried that the policy would impact people of color, and he vowed to closely monitor such provisions.

“Today, I rise and say, we will be watching you,” said Pollet. The House voted Tuesday for the new compromise 83-13.

Likewise, Sen. Mike Padden, R-Spokane Valley, called on the Senate floor for a return to a felony drug possession statute.

In February 2021, the Washington Supreme Court struck down the state’s felony drug possession statute. Known as the *Blake* decision, the court effectively invalidated half a century of criminal convictions, along with related aspects, like required restitution for crimes related to those causes. The ruling came as lawmakers and society began to rethink more broadly the war on drugs and look for ways to improve substance-use treatment.

As a temporary fix two years ago, legislators and Gov. Inslee [approved a measure](#) to make unlawful possession a misdemeanor crime only on the third violation, with law enforcement officers directed to offer treatment options in place of arrests for the first two violations. That law expires in July.

Next: [Rifle ban among gun-control bills advancing in the WA Legislature](#)

The struggle to tackle drug use comes as overdose deaths have steadily risen in Washington, even as lawmakers struggled to find consensus.

As part of their attempts this year to improve drug treatment, lawmakers and the governor have directed more than [\\$600 million in new funding for statewide treatment facilities](#) and behavioral health services in the new state budgets.

In a statement Tuesday, Marco Monteblando of the Washington Fraternal Order of Police said the final compromise “ensures a good balance of treatment, accountability and consequences for addressing substance-abuse disorders in our communities.”

“Raising drug possession from a misdemeanor to a gross misdemeanor will provide additional influence to get people off the streets and into treatment – the bill provides peace officers avenues to keep folks in need of treatment out of jail and our emergency rooms,” he added.

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About the Authors & Contributors



Joseph O'Sullivan

Joseph O’Sullivan is Crosscut's state politics reporter. You can find him on twitter at [@Olympiajoe](#) or reach him at joseph.osullivan@crosscut.com.



FINAL BILL REPORT

2E2SSB 5536

Synopsis as Enacted

Brief Description: Concerning controlled substances, counterfeit substances, and legend drug possession and treatment.

Sponsors: Senate Committee on Ways & Means (originally sponsored by Senators Robinson, Lovick, Rolfes, Mullet, Dhingra, Billig, Hasegawa, Keiser, Kuderer, Liias, Lovelett, Nobles, Randall, Stanford, Wellman and Wilson, C.).

Senate Committee on Law & Justice

Senate Committee on Ways & Means

House Committee on Community Safety, Justice, & Reentry

House Committee on Appropriations

Background: State v. Blake Decision. In 2021, the Washington State Supreme Court decided the case of *State v. Blake*, which struck down Washington's criminal statute prohibiting possession of a controlled substance. Prior to the *Blake* decision, possession was a class C felony. The court reasoned that the lack of a requirement to prove knowledge of possession did not force the state to prove criminal intent, violating the defendant's right to due process.

In response to the *State v. Blake* decision, the Legislature passed ESB 5476 which in part modified statutes prohibiting the possession of a controlled substance, counterfeit substance, legend drug, or 40 grams or less of cannabis, to require proof of knowing possession of the prohibited substances. These offenses are classified as misdemeanor crimes, punishable by up to 90 days in jail, a \$1,000 fine, or both. Prosecutors are encouraged to divert such cases for assessment, treatment, and other services. The modifications to these possession statutes are set to expire on July 1, 2023.

The legislation also provided that, in lieu of booking individuals arrested for simple possession in jail, prosecutors and law enforcement must offer the individual a referral to assessment and treatment for the individual's first two arrests and may, but are not required, to continue to offer a referral to assessment and treatment for any subsequent arrest for simple possession.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

The Substance Use Recovery Services Advisory Committee. ESB 5476 also created a Substance Use Recovery Services Advisory Committee (SURSAC). The 26 members appointed to SURSAC started meeting in December 2021, with the charge to develop a substance use recovery plan. The committee and its four subcommittees met a total of 65 times, and submitted a final plan with 16 recommendations to the Legislature in January 2023.

The Law Enforcement Assisted Diversion Program. The Law Enforcement Assisted Diversion program (LEAD program) is a national model program started in Seattle in which police officers exercise discretionary authority at point of contact to divert individuals to a community-based, harm-reduction intervention for law violations driven by unmet behavioral health needs. Washington State funds LEAD programs as a pilot program in which funds are provided subject to appropriation for two or more geographic areas in the state of Washington to receive technical assistance to develop a LEAD program with fidelity to the model.

Arrest and Jail Alternative Program. The Arrest and Jail Alternative Program is a grant program administered by the Washington Association of Sheriffs and Police Chiefs to support local initiatives to identify persons with SUDs and other behavioral health needs and engage them with therapeutic interventions and other services. Programs with a prebooking diversion focus are preferred.

Probation in Courts of Limited Jurisdiction. In courts of limited jurisdiction, the deferral of a criminal sentence, or suspension of execution of sentence may be revoked if the defendant violates or fails to carry out any of the conditions of the deferral or suspension. Upon revocation of the deferral or suspension, the court may impose the sentence previously suspended or any unexecuted portion thereof. In any event, the court may not impose a sentence greater than the original sentence, with credit given for time served and money paid on fines and fees. At any time before entering an order terminating probation, the court may revoke or modify its order suspending the imposition or execution of the sentence. The court may terminate the period of probation and discharge the defendant whenever the ends of justice will be served or when termination is warranted by the reformation of the defendant.

Summary: Possession of a Controlled Substance, Counterfeit Substance, Cannabis, or a Legend Drug. The statutes prohibiting simple possession of prohibited substances that take effect July 1, 2023, are amended to prohibit the knowing possession of the prohibited substances. The expiration date of the current possession statutes are amended to expire on the effective date of this act. Law enforcement officers are encouraged to offer any individual arrested for simple possession a referral to assessment, treatment, or other services, such as arrest and jail alternatives and law enforcement assisted diversion programs, in lieu of booking the individual in jail and referring the case for prosecution. Possession of a controlled substance and possession of a counterfeit substance are classified

as gross misdemeanor crimes and carry a potential maximum sentence of 364 days in jail, a \$5,000 fine, or both. Possession of a legend drug and possession of an ounce or more of cannabis, or possession of any amount of cannabis for individuals under 21 years of age, remain misdemeanor crimes and carry a maximum sentence of 90 days in jail, a \$1,000 fine, or both.

Testing of Suspected Drugs in Criminal Cases. The Washington State Patrol Bureau of Forensic Laboratory Services must aim to complete the necessary analysis of suspected drugs in simple possession cases within 45 days of receipt of the request for analysis. The Washington State Patrol Bureau of Forensic Laboratory Services' failure to meet the 45 day guideline does not constitute grounds for dismissal of a criminal charge.

Pretrial Diversion. A pretrial diversion program for individuals charged with simple possession is created. The program consists of the defendant agreeing to meaningfully engage in a substance use disorder (SUD) treatment program in exchange for the state dismissing the simple possession charge. At arraignment on a charge of simple possession, the judge must advise the individual of the availability and process of the pretrial diversion program, including informing the individual that under federal law it is unlawful for any person addicted to controlled substances to possess firearms. The creation of the pretrial diversion program does not preclude the defense or prosecution from seeking to resolve possession charges through available therapeutic courts or other alternatives to prosecution.

Upon the motion of the defendant, and an agreement to waive their right to a speedy trial, if granted pretrial diversion, the court may grant the motion, continue the hearing, and refer the defendant for a SUD evaluation from an approved SUD treatment program. The state must make resources available to assist the defendant in obtaining the SUD evaluation within seven days of the defendant's agreement to participate in the diversion program. The SUD evaluation must be provided at no expense to defendants who qualify for public defense services or who are found to be indigent by the court. The evaluation must be provided at a location that is accessible to the defendant, and the court must provide the defendant with transportation assistance if such assistance is necessary to make the evaluation accessible to the defendant, and the state must reimburse local courts associated with travel related to obtaining the SUD evaluation. The court may contract with a third party to provide SUD assessments and services, which may be collocated at the court or be provided at alternative locations. The treatment program must make a written report to the court, which must also be provided to the prosecutor and the defendant or the defendant's attorney, outlining its findings and treatment recommendations.

After receiving the treatment report, the court must hold a hearing to determine if the defendant consents to participating in pretrial diversion, and if the defendant should be granted diversion.

If granted pretrial diversion, the defendant must comply with the recommended treatment. If it appears to the prosecuting attorney that the defendant is not substantially complying with

the recommended treatment or services, the defendant is convicted of an offense that reflects the defendant's propensity for violence, the defendant is subsequently charged with possession, or the defendant is convicted of a felony, the prosecutor may make a motion to terminate pretrial diversion.

If the defendant successfully completes pretrial diversion, including meaningful engagement with treatment or services, the court must dismiss the charge or charges.

Sentencing for Simple Possession. In courts of limited jurisdiction, an individual convicted of a possession of a controlled substance or possession of a counterfeit substance who agrees as a condition of probation to submit to an SUD assessment and to comply with the recommended treatment must be sentenced to 364 days in jail, all of which must be suspended for a period not to exceed two years. An individual convicted of possession of a legend drug who agrees as a condition of probation to submit to an SUD assessment and to comply with the recommended treatment must be sentenced to 90 days in jail, all of which must be suspended for a period not to exceed one year.

If an individual is convicted of possession of a controlled substance, counterfeit substance, or a legend drug that is classified as a schedule II substance, substances that have a high potential for abuse, who refuse to submit to SUD treatment as a condition of probation must be sentenced to a term of confinement of no less than 21 days in jail.

Individuals who agree to SUD treatment as a condition of probation must obtain an SUD assessment by an SUD treatment program licensed or certified by the Department of Health (DOH). Once the SUD assessment is filed with the court, if the report indicates the individual has a SUD, the court must inform the individual that under federal law the individual may not possess firearms, and the court must then sign an order of ineligibility to possess firearms.

Once engaged in treatment, any agency that provides treatment must report to the court or the appropriate probation department where applicable, any noncompliance with the conditions of the individual's ordered treatment. If it appears to the prosecutor, or the court that the sentenced individual is performing unsatisfactorily in treatment the prosecutor, or the court must make a motion for a hearing to consider sanctions or revocation of the individual's suspended sentence is warranted. If it appears to the court that the individual has made reasonable efforts to comply but cannot comply either due to a lack of available treatment or a lack of funding for treatment for individuals found to be indigent, no sanction for a failure to comply with treatment may include jail. The court may not sanction an individual for failing to comply with the recommended treatment if the court finds the sentenced individual has made reasonable efforts to comply with treatment but cannot either due to a lack of available treatment, or, for sentenced individuals found to be indigent by the court, due to a lack of funding for treatment.

For a defendant's first instance of being sentenced under this act for possession of a

controlled substance or possession of a counterfeit substance who have agreed to treatment as a condition of probation, if at any point the court finds by a preponderance of the evidence that the individual has willfully abandoned treatment or demonstrated a consistent failure to comply with treatment, the court may use its discretion in determining the appropriate amount of time of the individual's suspended sentence to reinstate given the facts and circumstances of the particular case.

For a defendant's second instance of being sentenced under this act for possession of a controlled substance or possession of a counterfeit substance who have agreed to treatment as a condition of probation, if at any point the court finds by a preponderance of the evidence that the individual has willfully abandoned treatment or demonstrated a consistent failure to comply with treatment, the court must reinstate a term of imprisonment of no less than 21 days of the individual's suspended sentence to be served in total confinement.

For a defendant's third or subsequent instance of being sentenced under this act for possession of a controlled substance or possession of a counterfeit substance who have agreed to treatment as a condition of probation, if at any point the court finds by a preponderance of the evidence that the individual has willfully abandoned treatment or demonstrated a consistent failure to comply with treatment, the court must reinstate a term of imprisonment of no less than 45 days of the individual's suspended sentence to be served in total confinement.

When an individual successfully completes the required treatment as a condition of probation and files proof with the court, upon verifying the successful completion, the court must vacate the conviction.

Drug Paraphernalia. The prohibition against giving or permitting drug paraphernalia to be given is eliminated. Selling or permitting drug paraphernalia to be given remains a class I civil infraction. Drug testing and analyzing equipment is removed from the definition of drug paraphernalia. The prohibitions related to drug paraphernalia do not apply to distribution or use of public health supplies, including syringe equipment, smoking equipment, or testing equipment, through public health programs and community-based HIV prevention programs and pharmacies. Public health and syringe service program staff are exempt from arrest and prosecution for taking samples of substances and using drug testing equipment to analyze substances or detect substances.

Law Enforcement Assisted Diversion Program. The Law Enforcement Assisted Diversion Program (LEAD program) is a grant program instead of a pilot program. Geographical and numerical limitations on the LEAD program are removed. Sufficient funds must be allocated for the LEAD Program to provide technical assistance to all implementing jurisdictions.

Opioid Treatment Program Rural Access and Expansion. Opioid treatment programs (OTPs), mobile or fixed-site medication units within OTPs, recovery residences, and harm

reduction programs including syringe service programs, are recognized as essential public facilities for the purpose of local land-use regulations. Counties and cities may only impose such reasonable conditional use requirements as are similarly applied to other essential public facilities and health care settings. Cities and counties are prohibited from imposing a maximum capacity on OTPs.

Appropriations. Appropriations are made to the Health Care Authority (HCA) as follows:

- \$36.6 million from the state general fund to expand efforts to provide opioid use disorder (OUD) medication in city, county, regional, and tribal jails;
- \$7 million from the state general fund to provide support for new and established clubhouses throughout the state;
- \$3.2 million from the state general fund to establish and expand 23-hour crisis relief centers distributed to an equivalent number of crisis services providers in Western Washington and Eastern Washington;
- \$2.5 million from the state general fund—\$5 million total funds—to provide ongoing grants to LEAD programs; and
- \$1.8 million from the state general fund—\$3.6 million total funds—to provide ongoing grants for Arrest and Jail Alternative programs.

An appropriation of \$1.2 million is made from the state general fund to the Washington State Patrol to complete analysis for any evidence submitted for a suspected violation of the possession statutes within 45 days of receipt.

Providing Counsel for Parents Affected by Substance Use Disorders in Dependency and Child Custody Cases. A court may appoint counsel for a child's parent, guardian, or custodian if the court determines the parent, guardian, or custodian is affected by SUDs, mental health, or behavioral health concerns such that they are unable to represent their own interests or their parental rights may be restricted. If appropriate, counsel must have understanding of the Indian Child Welfare Act and knowledge about Tribal child welfare systems. The court may appoint counsel or a guardian ad litem for the child.

Establishing Health Engagement Hubs. HCA must develop payment structures by January 1, 2025, for health engagement hubs (hubs), defined as all-in-one locations where people who use drugs can access a range of medical, harm reduction, treatment, and social services. Hubs must be open to youth and adults, provide referrals or access to methadone and other medications for opioid addiction, and function as a patient-centered medical home by offering cost-effective patient-centered care including wound care, provide harm reduction services and supplies, and provide linkages to housing, transportation, and support services. Hubs may not provide supervised injection services. HCA must direct Medicaid managed care organizations to adopt a value-based bundled payment methodology in contracting with hubs and other opioid treatment programs, to the extent permitted by federal law.

HCA must make sufficient funding available to ensure that a hub is available within a two-hour drive for all communities, and that there is one health engagement hub available per

200,000 residents in Washington State.

Funding, Promotion, and Training for Recovery Residences. Real and personal property owned, rented, or leased by a nonprofit organization to maintaining a registered recovery residence is exempted from taxation if the charge for the housing does not exceed the actual cost of operation and maintenance.

The HCA must make sufficient funding available to establish an adequate and equitable stock of recovery residences in each region of the state, including by expanding the revolving fund program to make loans or grants available to recovery residence operators to use for necessary capital expenses, subject to funding. HCA must establish a voucher program to allow accredited recovery housing operators to hold bed space for individuals waiting for treatment or who have returned to substance use and need a place to stay while negotiating a return to stable housing. HCA must conduct outreach to underserved and rural areas to support the development of recovery housing, including adequate resources for women, LGBTQIA+ communities, and youth.

HCA must develop a training for housing providers by January 1, 2024, to assist them with providing appropriate services to LGBTQIA+ communities, including consideration of topics like harassment, antiracism, diversity, and gender affirming behavior, and to ensure that applicants for grants or loans related to recovery residences receive access to the training.

Training for Parents of Children with Substance Use Disorders and Caseworkers Within the Department of Children, Youth, and Families. HCA in consultation with the Department of Children, Youth, and Families (DCYF) must develop a training for parents of children and transition-age youth by June 20, 2024, providing education on SUDs, adaptive and functional communication strategies with a person with a SUD, self-care, and how to obtain and use opioid overdose reversal medication. HCA and DCYF must make the training available and DCYF must promote it to licensed foster parents and caregivers, including any tribally-licensed foster parents and Tribal caregivers.

DCYF must make opioid overdose reversal medication available to case workers and employees who may encounter individuals experiencing overdoses and make appropriate training available.

Data Support and Effectiveness Studies for Recovery Navigator Programs. HCA must develop a data integration platform by June 30, 2024, to serve as a common database for diversion efforts across the state, to serve as a data collection and management tool for practitioners, and to assist in standardizing definitions and practices.

HCA is to contract with the Washington State Institute for Public Policy (WSIPP) to conduct a study of the long-term effectiveness of the recovery navigator program over 15 years with reports due in 2028, 2033, and 2038.

HCA must establish an expedited pre-approval process by August 1, 2023, allowing requests for the use of data to be forwarded to the Washington State Institutional Review Board without delay when the request is made by WSIPP for the purpose of completing a study that has been directed by the Legislature.

Creating Education and Employment Pathways. HCA must establish a grant program for programs designed to provide persons recovering from SUDs with employment opportunities, with priority given to programs that engage with Black, Indigenous, persons of color, and other historically underserved communities.

Providing a Statewide Directory of Recovery Services. Subject to funding, HCA must collaborate with DOH and the Department of Social and Health Services to expand the Washington Recovery Helpline and the Recovery Readiness Access Tool to provide a dynamically updated, statewide behavioral health treatment and recovery support services mapping tool, including a robust resource database and referral system, to facilitate the connection between individuals and facilities which are currently accepting new referrals.

Streamlining Substance Use Disorder Treatment Intakes. HCA must convene a work group to recommend changes to intake, screening and assessment for SUD services by December 1, 2023, with goal of shortening the intake process and broadening the workforce capable of processing SUD intakes. HCA must include providers, payors, and people who use drugs in the work group, and other individuals recommended by HCA.

Miscellaneous. The statute requiring law enforcement and prosecutors to offer a referral to assessment and treatment for an individual's first two arrests for simple possession is repealed.

When a police officer takes an individual to available treatment and services in lieu of jail booking or referring a case for prosecution, if the individual subsequently violates the terms of the provided treatment or services, the behavioral health or service provider must inform the referring law enforcement agency of the violation if consistent with applicable law. The original charge may be filed or referred to the prosecutor, and the matter may proceed accordingly.

Votes on Final Passage:

2023 Regular Session

Senate 28 21

House 54 41 (House amended)

(Senate refuses to concur in House amendments. Asks House for conference thereon.)

Conference Committee

Senate

House 43 55 (Conference Committee report failed)

2023 1st Special Session

Senate 43 6

House 83 13

Effective: The bill contains several effective dates. Please refer to the bill.

Local Politics

The Seattle Times

WA raises penalties for drug possession, criminalizes public use of drugs

May 16, 2023 at 11:49 am | Updated May 16, 2023 at 3:01 pm



1 of 6 | Gov. Jay Inslee shakes hands with Majority Leader Sen. Andy Billig, D-Spokane, after signing Senate Bill 5536 to criminalize public drug use in the state, Tuesday in Olympia. In back are, from left, Rep. Roger Goodman, D-... (Karen Ducey / The Seattle Times) **More** ✓

By [Claire Withycombe](#) 

Seattle Times staff reporter

OLYMPIA — Gov. Jay Inslee signed a bill into law Tuesday afternoon that will raise the penalty for drug possession to a gross misdemeanor and criminalize public drug use.

Earlier in the day during a special legislative session, the House voted 83 to 13 to pass Senate Bill 5536, several hours after the Senate approved the policy 43 to 6. Most of the law's provisions take effect July 1, when the state's current drug possession law expires.

Its passage marks a key moment in the yearslong, thorny battle to figure out how the state's legal system should treat drug possession as the state wrestles with a substance-use crisis. Public drug use would also be a gross misdemeanor under the bill.

In 2021, after a state Supreme Court decision threw out Washington's felony drug possession statute, Washington passed a temporary misdemeanor law.

Inslee had called a special session after lawmakers couldn't find an agreement during the regular legislative session, which ended April 23.

Lawmakers had met in a series of what Rep. Roger Goodman, D-Kirkland, described as "intense" private negotiations.

"This bill represents a tough compromise on a tough issue," said Rep. David Hackney, D-Tukwila, a former prosecutor. "And as Neil Young has sung, I've seen the needle and the damage done."

In a concession to Republicans, the bill would allow cities and counties to make their own rules to regulate entities that provide harm-reduction services, including sterile drug-use supplies.

“I don’t think that it’s going to solve all our problems,” said Senate Republican Leader John Braun, of Centralia, in a speech on the Senate floor. “I think we’re going to have challenges ahead, but it’s a strong step in the right direction.”

Some Republicans urged going back to a felony penalty for drug possession, which had been state law until 2021, when the state Supreme Court overturned the state’s drug possession statute because someone could be prosecuted even if they didn’t know they had drugs.

Democrats also expressed reservations about criminalizing addiction.

“I think this bill is better, but we’ve got a long way to go,” said Sen. Yasmin Trudeau, D-Tacoma.

A gross misdemeanor falls in between a misdemeanor and a felony in state law, and typically comes with a penalty of up to 364 days in jail and an up to \$5,000 fine. However, under the new bill, a person would face a maximum of 180 days in jail for first and second convictions for drug possession. Upon the third conviction, a person would face the higher maximum of 364 days.

The bill would also require the state Department of Health to notify media outlets in the area when the agency is deciding whether to certify or license an opioid treatment program. That provision drew criticism from Rep. Lauren Davis, D-Shoreline, who argued on the House floor that it could be harder for such treatment programs to be established in communities that need them.

The proposal, which was unveiled late Monday, tacks on \$19.6 million more in spending than a prior version, for about \$62.9 million total. The additions include \$9 million toward the Office of Public Defense to provide public defenders in certain areas for people charged with possession or use in a public place.

After the bill passed the Senate, some senators embraced Sen. June Robinson, D-Everett, the main sponsor of the legislation.

This is a developing story and will be updated.

Claire Withycombe: 206-464-2578 or cwithycombe@seattletimes.com; on Twitter: [@kcwithycombe](https://twitter.com/kcwithycombe). Claire Withycombe is a Seattle Times staff reporter covering state

government.

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