

Tuesday, July 11, 2023
City Council Meeting - Hybrid (In-Person & Electronic)

7:00 P.M.

#2120 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/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items.

Subject :	1.01 Call To Order
Meeting :	Jul 11, 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 :	Jul 11, 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,

Melodie Williams,
Heather Schermann,
Monica Boyle

Administrator, Mike Rizzitiello;
City Attorney, Rea Culwell
Finance Director, Brian Carleton;
Public Works Director, Robert McAndrews;

Staff Police Chief, Troy Tomaras;
Fire Chief, David Winter;
Community Development Director, Jon Rickard;
HR Manager, Shawn Doering;
City Clerk, Sherri St. Clair

Subject : 1.03 Pledge of Allegiance
Meeting : Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category : 1. Opening Items.
Access : Public
Type : Procedural

Public Content

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

Subject : 1.04 Public Comment -
Meeting : Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category : 1. Opening Items.
Access : Public
Type : Information

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 23161 - Approve Agenda for July 11, 2023
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve the agenda for July 11, 2023.

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 23162 - Approve Council Workshop Minutes from June 6, 2023
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-

Person & Electronic)

Category :

2. Consent Agenda.

Access :

Public

Type :

Action (Consent), Minutes

Recommended Action :

Motion to approve the council workshop minutes from June 6, 2023.

Minutes :

[View Minutes](#) for Jun 6, 2023 - City Council Workshop - Hybrid (In-Person & Electr

File Attachments

[2023-6-6_Council_Workshop_Minutes_Draft_BoardDocs® Plus.pdf \(741 KB\)](#)

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 23163 - Approve Council Minutes from June 27, 2023

Meeting :

Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category :

2. Consent Agenda.

Access :

Public

Type :

Action (Consent), Minutes

Recommended Action :

Motion to approve the council minutes from June 27, 2023.

Minutes :

[View Minutes](#) for Jun 27, 2023 - City Council Meeting - Hybrid (In-Person & Electro

Public Content

Historical Perspective:

Information for Consideration:

File Attachments

[2023-6-27_Council_Minutes_Draft_BoardDocs® Plus.pdf \(787 KB\)](#)

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 :	2.04 AB 23164 - Cancellation of the August 1, 2023 Council Workshop and the August 8, 2023 Council Meeting
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to cancel the August 1, 2023 Council Workshop and the August 8, 2023 Council Meeting.

Public Content

Information for Consideration:

The City Clerk and/or City Administrator will be out-of-the office.

Consent

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Subject :	2.05 AB 23165 - Appointment of Norman Thiel to the Parks, Arbor, and Recreation Board
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to appoint Norman Thiel to Position #5 of the Parks, Arbor, and Recreation Board.

Public Content

Information for Consideration:

Alex Engels resigned from Position #5 of the Parks, Arbor, and Recreation Board.

Norman Thiel application answers:

Briefly describe your background experience:

Worked with the City on youth recreation programs for the past two summers.
Provided letters for support for the city for parks, arbor, and sidewalk grant opportunities.

Supported building community through the Blue Zones Project steering committee, and exercise and cooking programs.

Member of the Community Health Advisory Board for the Walla Walla County Department of Community Health.

I have enjoyed parks and open spaces in Washington, Oregon, California, plus the UK, and New Zealand. These are all sources of ideas and practices.

List any special training, skills or experiences you may have that are pertinent to the Board/Commission to which you are applying:

Worked as part of the Community Leadership Program as part of the 2020 cohort to create Perseverance Park in College Place.

Experienced the parks and recreation facilities of College Place with my children, friends, and extended family for small and large gatherings.

Discuss your motivation for serving on the Board/Commission to which you are applying:

Key values for SonBridge are bringing Hope and Wholeness. Parks, arbor, and recreation are vital supports of these values.

A key strategy for enhancing our community is understanding the needs and requirements. Our gathering spaces are often the place where these needs and requirements are expressed and summarized.

State your goals for the City:

Develop and nurture a community where we can live, work, worship, play, shop, study, volunteer and live happy and healthy lives.

Prepare for significant growth because others will see that we have such a great place to live.

Create a holistic vision of a community where all income and age levels consider our parks and recreation programs to be a shared resource.

Create a holistic vision that school properties are part of the shared community resource pool.

Create a network of parks and recreation spaces that are accessible without driving.

Administrative File Attachments

[NormanThiel_PARBoard_Application.pdf \(95 KB\)](#)

Consent

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Subject :	2.06 Excuse Absences of Council Members Espinoza and Schermann
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda.
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve the absences of Council Members Espinoza and Schermann.

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 :	2.07 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.
Meeting :	Jul 11, 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 - None

4. Public Hearings.

Subject :	4.01 Procedure for Public Testimony
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Procedural

Public Content

Hybrid Meeting Public Hearing Testimony Procedure:

When submitting testimony for a public hearing, include the following regardless of the manner you are using:

- Your Name
- Your Address

Public testimony for an item requiring testimony be received by the public can be provided in several ways:

Written:

- Testimony may be submitted in writing to the City Clerk at Clerk@cpwa.usno later than 4:00 PM on the Friday before the meeting date to be included in the meeting packet for inclusion in the record. *Be sure to put "public hearing testimony" in the subject line of your email.*

Verbal:

- Live, In-person testimony at the meeting location - provided at the beginning of each agenda.
- Live, Virtual testimony -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.
- Live, Telephone testimony - 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.

Subject :	4.02 AB 23166 - 2024 to 2029 Transportation Improvement Plan - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

Every year the Washington State Department of Transportation (WSDOT) and Federal Department of Highways (DOT) mandate that municipalities file a six-year Transportation Improvement Plan (TIP) with State. This is done through the online Secure Access Washington (SAW) system.

Information for Consideration:

The TIP is a wish list of road projects to be considered by WSDOT, DOT, and other agencies. This listing roughly ties out to the six-year Capital Facility Plan which was adopted by the City Council via Ordinance #22-019 on November 22nd, 2022. http://cms6.revize.com/revize/cityofcollegeplace/document_center/Finance/Budget%202023/Ordinance%2022-019_CFP_Summary.pdf The TIP has four elements: Street Projects, Chip Seal Projects, Pedestrian (Safewalk) Projects, and Road Resurfacing Program. Roadways that do not appear in this directory will not be eligible for State & Federal grant funding. The TIP Document is on our website located here: http://www.cpwa.us/residents/transportation_improvement_plan_.php

File Attachments

[2024to2029TIP_Resolution.pdf \(105 KB\)](#)

[2024to2029TIP.pdf \(364 KB\)](#)

[2024to2029TIP-Map_06302023.pdf \(2,812 KB\)](#)

[Notice_of_Public_Hearing_2024-2029_Transportation_Improvement_Plan_2023-7-11.pdf \(315 KB\)](#)

[Green_Public_Comment_TIP.png \(75 KB\)](#)

Subject :	4.03 AB 23167 - USDA-RD Grant/Loan Program Public Meeting: Lions Park Community Center Architectural Plans and Construction - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

Over the last couple of years the City has worked with the Park, Arbor, and Recreation Board on a concept for a structure to replace the outdated existing Community Center from the late 1960's.

Information for Consideration:

The United States Department of Agriculture - Rural Development has a Community Facilities grant and loan program that funds facilities, infrastructure, and equipment needed for city

operations. Grant proportions for this program range from 0 to 75% of project cost depending on several variables and the amount of funds remaining in each state's USDA-RD allocation. In our existing case Senator Cantwell is sponsoring a Congressional Directed Spending request (grant) for \$2.5 million for the proposed structure. The estimated cost of the Community Center replacement is around \$5,000,000. The City is working feverishly to assemble complete project financing so we can get this project going around 2025 as a Phase 2 to follow the Lions Park renovation.

File Attachments

[Building Rendering.pdf \(674 KB\)](#)
[GrantManagement_PublicWorks_2020_USDA_Wastewater_Intenttoapply2020.pdf \(121 KB\)](#)
[LionsParkCommunityCenter_Flier.pdf \(344 KB\)](#)
[Notice_of_Public_Hearing_USDA-RD_Application_Lions_Park_Community_Center_2023-7-11.pdf \(315 KB\)](#)

Subject :	4.04 AB 23168 - Martin Airport Annexation - Mr. Rickard
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Discussion, Information

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. and 1827 W Whitman Dr.

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.

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

In accordance with RCW 35A.14.120 the Council met with the initiating party on May 23, 2023 and:

- 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.

Public notice was mailed out to 95 property owners on June 23, 2023 and published in the Union Bulletin on June 25, 2023.

File Attachments

- [Application.Martin.Airport.LLC.pdf \(1,750 KB\)](#)
- [Public.Notice.&.Map.pdf \(469 KB\)](#)
- [MARTIN AIRFIELD ANNEX MAP 7 6 23.pdf \(609 KB\)](#)
- [2023_7_5_CP Public Schools_Public_Comment.pdf \(863 KB\)](#)
- [2023_7_6_Lumen_Public_Comment.pdf \(10,653 KB\)](#)
- [2023_7_9_Hinshaw_Public_Comment.pdf \(103 KB\)](#)
- [2023_7_9_Johnston_Public_Comment.pdf \(125 KB\)](#)

Subject :	4.05 AB 23169 - Martin Airport Zoning - Mr. Rickard
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Discussion, Information

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:

The City of College Place has received an annexation petition from the owner representing more than 60% of the assessed value of approximately 234 acres located within the College Place Urban Growth Area in the immediate vicinity of Martin Airfield. The City Council has met with the owners proposing the annexation of this property and has agreed to proceed with the processing of the entire 234 acres within the UGA in this area.

The proposed annexation area is designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map.

Historically, approximately 216 acres of this area has been designated as Commercial/Light Industrial Mix on the City's Comprehensive Plan Future Land Use Map but currently a Future Land Use Designation is not assigned to this area.

Approximately 18 acres of this area has been designated as Single Family Residential on the City's Comprehensive Plan Future Land Use Map. It is the intent of the City to assign a Light Industrial zoning designation within the proposed annexation area which is consistent with the historical designations by the City and the County. However, an analysis conducted by the City in 2017 concluded that in addition to the 18 acres designated by the City for single family residential development in this area, there is an additional 68 acres south of the Martin Airfield runway and Doan Creek that is not suitable for airport related or light industrial uses. As a result, it is the intent of the City to zone a total of 91 acres as Single Family Residential and reduce the area to be zoned Light Industrial from 234 acres to 143 acres. The split between the two zoning categories generally falls along the boundary of Doan Creek.

Because all of the property was not rezoned in the City's Comprehensive Plan, two separate public hearings are required to be held regarding the zoning. The second public hearing on the zoning will likely happen in September. A second public notice will be mailed and published when the hearing date is established.

An Environmental Checklist for this proposed action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act and it is anticipated that the City will issue a Determination of Non-Significance (DNS).

Public Notice was mailed to 95 property owners on June 23, 2023, posted on the property boundaries in four locations, and published in the Walla Walla Union Bulletin on June 25, 2023.

On June 20, 2023 the College Place Planning Commission Reviewed the proposed zoning recommending City Council assign Light Industrial zoning to the Martin Airport LLC property actively used as an airport for property general located north of Doan Creek and Single Family Residential to property with residential uses and property generally located south of Doan Creek.

File Attachments

[Annexation and Zoning SEPA Checklist 06-23-23.pdf \(424 KB\)](#)

[DNS Martin Airport Annex and Zoning 2023.06.23.pdf \(215 KB\)](#)

[Land Use Map - 20180711.pdf \(1,956 KB\)](#)

[Official Zoning Map - Proposed Revisions - 6-21-2023 - 24x36.pdf \(6.012 KB\)](#)

[Public Notice & Map.pdf \(469 KB\)](#)

[2023.07.6.Lumen.pdf \(10.653 KB\)](#)

[2023.07.09.Hinshaw.pdf \(103 KB\)](#)

[CHAPTER_14.50___ZONING.pdf \(195 KB\)](#)

Subject :	4.06 AB 23170 - Rowe Annexation - Mr. Rickard
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	4. Public Hearings.
Access :	Public
Type :	Discussion, Information

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 Ave. and 835 NE Spitzenburg St.

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.

The Council at the May 23rd meeting required

- 1) The simultaneous adoption of zoning regulations;
- 2) 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.

Public notice of the application and hearing was advertised in the Union Bulletin on June 25th and mailing of the notice were sent out on June 23rd to 30 surrounding property owners within 300ft of the annexation sites.

File Attachments

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

[Exhibit A ROWE ANNEX MAP 6 23 23.pdf \(950 KB\)](#)

[Public Notice.Rowe.Annexation.pdf \(577 KB\)](#)

5. Action Items.

Subject :	5.01 AB 23171 - 2024 to 2029 Transportation Improvement Plan - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person

	& Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Recommended Action :	Motion to adopt Resolution No. 23-039 which authorizes the FY 2024 to 2029 Transportation Improvement Plan.

Public Content

Historical Perspective:

Every year the Washington State Department of Transportation (WSDOT) and Federal Department of Highways (DOT) mandate that municipalities file a six-year Transportation Improvement Plan (TIP) with State. This is done through the online Secure Access Washington (SAW) system.

Information for Consideration:

The TIP is a wish list of road projects to be considered by WSDOT, DOT, and other agencies. This listing roughly ties out to the six-year Capital Facility Plan which was adopted by the City Council via Ordinance #22-019 on November 22nd, 2022. http://cms6.revize.com/revize/cityofcollegeplace/document_center/Finance/Budget%202023/Ordinance%2022-019_CFP_Summary.pdf The TIP has four elements: Street Projects, Chip Seal Projects, Pedestrian (Safewalk) Projects, and Road Resurfacing Program. Roadways that do not appear in this directory will not be eligible for State & Federal grant funding. The TIP Document is on our website located here: http://www.cpwa.us/residents/transportation_improvement_plan_.php

File Attachments

[Res_No_23-039_2024_to_2029_Transportation_Improvement_Plan_2023-7-11.pdf \(104 KB\)](#)

[2024to2029TIP.pdf \(335 KB\)](#)

[2024to2029TIP-Map_06302023.pdf \(2.812 KB\)](#)

[Notice_of_Public_Hearing_2024-2029_Transportation_Improvement_Plan_2023-7-11.pdf \(315 KB\)](#)

Subject :	5.02 AB 23172 - USDA-RD Grant/Loan Program Public Meeting: Lions Park Community Center Architectural Plans and Construction - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$5,000,000.00
Budget Source :	Combination of Proposed Federal Congressional Directed Spending through USDA, State Commerce, State Appropriation, and Local Funds.
Recommended Action :	Motion to adopt Resolution #23-040 which supports

Public Content

Historical Perspective:

Over the last couple of years the City has worked with the Park, Arbor, and Recreation Board on a concept for a structure to replace the outdated existing Community Center from the late 1960's.

Information for Consideration:

The United States Department of Agriculture - Rural Development has a Community Facilities grant and loan program that funds facilities, infrastructure, and equipment needed for city operations. Grant proportions for this program range from 0 to 75% of project cost depending on several variables and the amount of funds remaining in each state's USDA-RD allocation. In our existing case Senator Cantwell is sponsoring a Congressional Directed Spending request (grant) for \$2.5 million for the proposed structure. The estimated cost of the Community Center replacement is around \$5,000,000. The City is working feverishly to assemble complete project financing so we can get this project going around 2025 as a Phase 2 to follow the Lions Park renovation.

File Attachments

[Res_No_23-040_USDA_Grant_Loan_Lions_Park_Community_Center_2023-7-11.pdf \(159 KB\)](#)
[Building Rendering.pdf \(674 KB\)](#)
[GrantManagement_PublicWorks_2020_USDA_Wastewater_Intenttoapply2020.pdf \(121 KB\)](#)
[LionsParkCommunityCenter_Flier.pdf \(344 KB\)](#)
[Notice_of_Public_Hearing_USDA-RD_Application_Lions_Park_Community_Center_2023-7-11.pdf \(315 KB\)](#)

Subject :	5.03 AB 23173 - Rowe Annexation - Mr. Rickard
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Recommended Action :	Motion to approve Ordinance No. 23-008 Annexing 414 NE Lambert Ave, 421 NE Lambert Ave, and 835 NE Spitzenburg St into the municipal boundaries of the City of College Place.

Public Content

Historical Perspective:

414 & 421 NE Lambert and 835 NE Spitzenburg 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.

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- The Council at the May 23rd meeting required
- 1) The simultaneous adoption of zoning regulations;
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- [Public Notice.Rowe.Annexation.pdf \(577 KB\)](#)
- [Ord_No_23-008_Rowe_Annexation_2023-7-11.pdf \(145 KB\)](#)
- [Exhibit A ROWE ANNEX MAP 6 23 23.pdf \(950 KB\)](#)

Subject :	5.04 AB 23174 - CERB Martin Airfield Area Planning Study- Resolution of Support - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$63,000.00
Budget Source :	80% State CERB Grant, 20% Local Match
Recommended Action :	Motion to approve Resolution No. 23-041 authorizing and supporting Community Economic Revitalization Board (CERB) application for the Martin Airfield Area Conceptual Planning & Site Readiness Study.

Public Content

Historical Perspective:

The Community Economic Revitalization Board (CERB) has a grant program to allow for planning of infrastructure.

Information for Consideration:

The City is submitting a grant request to conduct planning and site infrastructure readiness activities around the Martin Airfield area. The primary property owner of the area - Martin Airfield LLC/Tarragon is annexing the site into the City. This study will help identify full infrastructure and planning needs within the area. The grant will cover 80% of costs.

File Attachments

[GrantManagement_CommunityDevelopment_CERB_MartinAirfield_PlanningArea.pdf \(972 KB\)](#)
[Res_No_23-041_State_CERB_Grant_Martin_Airfield_2023-7-11.pdf \(145 KB\)](#)

Subject :	5.05 AB 23175 - Resolution of Support for Federal Department of Transportation PROTECT Grants related to Reconstruction of SW Mojonier Rd & SE 12th Street - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$22,368,840.00
Budget Source :	80% Federal Protect Grant, 20% TIF, MPO, Congressionally Directed Spending, Local Funding
Recommended Action :	Motion to approve Resolution #23-042 which supports pursuing and accepting Federal Department of Transportation PROTECT grant funds for reconstruction of SW Mojonier Rd (College Ave to Bluvue) and SE 12th Street (College Ave to Myra Rd) - College Place East-West Connector Project.

Public Content

Historical Perspective:

As part of the FY 2023 Federal Budget the PROTECT Grant Program was reconstituted with additional grant funds from the Federal Infrastructure Bill with a specific carve out for rural projects. The website is here: <https://www.fhwa.dot.gov/environment/protect/discretionary/>

Information for Consideration:

The Federal Department of Transportation is doing a call for projects through the PROTECT Program. This program is geared toward reconstruction of Federal designated evacuation routes. SW Mojonier and SE 12th are such routes. Estimated engineering and construction of SE 12th (College to Myra) is \$13,054,000. The SW Mojonier segment is \$9,314,840 with about \$750,000 worth of engineering in process.

File Attachments

[Larch12th_ConstructionConcept.pdf \(8.155 KB\)](#)

[Res_No_22-040_Fed_Infrastructure_Grant_Support_Mojonnier&12th_2022-04-12.pdf \(155 KB\)](#)

[SE 12TH CROSS SECTION.pdf \(247 KB\)](#)

[SW MOJO CROSS SECTION.pdf \(133 KB\)](#)

[Transportation_Mojonnier_Flier.pdf \(592 KB\)](#)

[Transportation_SE12thFlier.pdf \(646 KB\)](#)

[Res_No_23-042_Federal_PROTECT_Grant_Mojonnier_&_12th_2023-7-11.pdf \(155 KB\)](#)

Subject : 5.06 AB 23176 - FY 2023 Federal Legislative Agenda Revision - Mr. Rizzitiello

Meeting : Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 5. Action Items.

Access : Public

Type : Action

Recommended Action : Motion to approve Resolution #23-043 which adopts 2023 Federal Legislative Priority Revision for the City of College Place.

Public Content

Historical Perspective:

The Federal Legislative Agenda was last adopted as part of Resolution #22-078 which went through City Council on October 25th, 2022.

Information for Consideration:

The revised Federal Agenda includes language for the western College Place Water System improvements, Community Center at Lions Park, and a Replacement for the Police Department. Also, programmatic language additions for provision of childcare services, CDBG programming, and mental health support. This will be helpful for a future Washington DC trip to advocate for such resources.

File Attachments

[Legislative_2023_FederalAgenda.pdf \(332 KB\)](#)

[Res_No_23-043_Federal_Legislative_Agenda_2023-7-11.pdf \(125 KB\)](#)

Subject : 5.07 AB 23177 - Contract Amendment with JUB Engineers for 6th St Water Main Replacement - Mr. Rizzitiello

Meeting : Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)

Category : 5. Action Items.

Access : Public

Type : Action

Preferred Date : Jul 11, 2023

Absolute Date :	Jul 11, 2023
Fiscal Impact :	Yes
Dollar Amount :	\$37,500.00
Budgeted :	Yes
Recommended Action :	Motion to authorize City Administrator to sign contract amendment increasing the 6th Street Water Main Replacement contract with JUB engineers by \$37,500.

Public Content

Historical Perspective:

The City has an existing agreement for professional services with JUB Engineers to design the 6th Street Water Main Replacement project.

This project was approved in the 2023-2028 Capital Facilities Plan for \$450,000.

Information for Consideration:

The City and JUB have realized that there is a portion of sanitary sewer main along SE Birch Ave between SE 6th and SE 4th St. It is best to tackle this work at the same time that the roads will be under construction anyway.

JUB has proposed an additional \$37,500 to provide design phase services and bid/award phase services for the replacement of this portion of sewer main. This will increase the contract from \$64,500 to \$102,000.

File Attachments

[JUB Contract Amendment.pdf \(416 KB\)](#)

Subject :	5.08 AB 23178 - Resolution of Support for US Department of Energy Solar Energy Improvements in Rural or Remote Areas Community Solar Project - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$2,100,000.00
Recommended Action :	Motion to adopt Resolution No. 23-044 which support's the City's grant application into the US Department of Energy Solar Energy Improvements in Rural or Remote Areas Community Solar Project.

Public Content

Historical Perspective:

This grant program is one time grant funding through the Federal Bipartisan Infrastructure Bill. It requires no local match.

Information for Consideration:

The proposal would entail installing rooftop solar arrays at the following locations:

Replacement Lions Park Community Center - 801 SE Larch (\$500,000)

College Place Fire Station - 629 S. College (\$600,000)

Also, installation of 100 KW array on the grounds of the College Place Wastewater Treatment Plant (430 SW Owens Rd). (\$1,000,000)

File Attachments

[NREL_GrantAnnouncement_Website.pdf \(1.226 KB\)](#)

[Res_No_23-044_Energy_Projects_in_Rural_and_Remote_Areas_2023-7-11.pdf \(147 KB\)](#)

Subject :	5.09 AB 23179 - Resolution of Support for State Recreation Conservation Office Local Park Maintenance Grants - Autumn Meadows Park - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$100,000.00
Recommended Action :	Motion to adopt Resolution No. 23-045 which support's the City's grant application into the State RCO Local Parks Maintenance Program for Autumn Meadows Park Rehabilitation Activities.

Public Content

Historical Perspective:

The College Place City Council adopted Ordinance #22-019 Capital Facility Plan during the November 22nd, 2022 City Council meeting.

Information for Consideration:

The City acquired the property from the Autumn Meadows HOA last year. The City needs to conduct maintenance activities such as new playground equipment, repair the retaining wall, and other minor repair activities. This is a one time grant program.

File Attachments

[RCO Maintenance Grant - Webpage.pdf \(190 KB\)](#)

[Map.JPG \(131 KB\)](#)

[Res_No_23-045_State_RCO_Local_Park_Maintenance_Grant_Autumn_Meadows_Park_2023-7-11.pdf \(147 KB\)](#)

Subject :	5.10 AB 23180 - Resolution of Support for TIB Arterial Preservation Program - SE 12th Street (College to Sky Avenue) - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$784,000.00
Budget Source :	TIB Active Transportation Program (90%), Street Fund (10%) - FY 2023
Recommended Action :	Motion to adopt Resolution No. 23-046 which support's the City's SE 12th Street (College to Sky) Project application into the TIB Arterial Preservation Grant Program.

Public Content

Historical Perspective:

The College Place City Council adopted Ordinance #22-019 Capital Facility Plan during the November 22nd, 2022 City Council meeting.

Information for Consideration:

SE 12th Street is starting to show signs of wear and tear between College and Sky Avenues. With the SW Mojonier project needing to commence soon it will be a bit before we can dedicate resources to completely rebuild SE 12th without substantial grant funds. This will keep the condition acceptable for another decade if awarded.

File Attachments

[2022 APP criteria.pdf \(164 KB\)](#)

[Overlay Map.JPG \(186 KB\)](#)

[Res_No_23-046_TIB_Arterial_Preservation_Program_SE_12th_2023-7-11.pdf \(148 KB\)](#)

Subject :	5.11 AB 23181 - Resolution of Support for TIB Active Transportation Program - SE 8th Street (Birch to Larch) - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action

Dollar Amount :	\$810,000.00
Budget Source :	TIB Active Transportation Program (90%), Street Fund (10%) - FY 2023
Recommended Action :	Motion to adopt Resolution No. 23-047 which support's the City's SE 8th Street (Birch to Larch) Active Transportation Project application into the TIB Active Transportation Grant Program.

Public Content

Historical Perspective:

The College Place City Council adopted Ordinance #22-019 Capital Facility Plan during the November 22nd, 2022 City Council meeting. The City recently got SE 8th Street Federally classified so it is eligible for grants.

Information for Consideration:

SE 8th Street was recently Federally Classified from Larch to College in 2022. Now it is eligible for grants. The proposal is to install sidewalk on the south side of the roadway in areas where it is missing between Birch and Larch. Also, install a rapid flashing beacon at the intersection of 8th & Larch to provide safe access to Lions Park. This project will also overlay the road, install ADA sidewalk ramps where missing, and put in sharrows.

This project will adjoin two other projects in process. The City is utilizing Community Development Block Grant funds to construct sidewalk on SW 8th from College to Bade. The City was recently awarded Federal Surface Transportation Block Grant funds to engineer and install a sidewalk on SE 8th from College to Birch.

File Attachments

[2022 AT criteria.pdf \(128 KB\)](#)

[DraftCostEstimate_8th.pdf \(76 KB\)](#)

[SE 8th_Birch_to_Larch_Cost_Estimates.pdf \(42 KB\)](#)

[SE 8th_Map.JPG \(234 KB\)](#)

[Res_No_23-047_TIB_Active_Transportation_Program_8th_2023-7-11.pdf \(148 KB\)](#)

Subject :	5.12 AB 23182 - Resolution of Support for TIB Urban Arterial Grant Program - SW Mojonner Rd (College to Bluvue) Reconstruction - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	5. Action Items.
Access :	Public
Type :	Action
Dollar Amount :	\$8,692,937.00
Budget Source :	College Place TIF - 49.4%, Federal MPO Grant - 8.6%, Federal Congressional Directed Spending - 28.8%, State Transportation Improvement Board UAP - 13.2%

Recommended Action :

Motion to adopt Resolution No. 23-048 which support's the City's SW Mojonnier Rd (College to Bluvue) Reconstruction Project into the TIB Urban Arterial Grant Program.

Public Content

Historical Perspective:

The College Place City Council adopted #22-019 Capital Facility Plan during the November 22nd, 2022 City Council meeting. The City is currently wrapping up engineering and is starting right-of-way acquisition. The plan is to go to construction later Summer 2024.

Information for Consideration:

This project would entail reconstructing SW Mojonnier Rd from College Avenue to Bluvue Lane. The resulting road would have 12' travel lanes, curb and gutter, sidewalks, bike lanes, lighting at key intersections, and new water/sewer.

File Attachments

[MojonnierRoad_PreliminaryDesignStripMap.pdf \(14,360 KB\)](#)

[May 2 2023 - February 1 2023 COLLEGE PLACE Final Project Analysis_Appendix_1.pdf \(12,857 KB\)](#)

[2022 UAP criteria.pdf \(187 KB\)](#)

[Res_No_23-048_TIB_Urban_Arterial_Grant_SW_Mojonnier_Rd_2023-7-11.pdf \(150 KB\)](#)

6. Administrative Reports.

Subject :	6.01 AB 23183 - Draft Cybersecurity Plan - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	6. Administrative Reports.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

The Federal government is issuing out unprecedented amounts of grant money through states for cybersecurity hardening.

Information for Consideration:

The only way you can qualify for this grant funding is to have a cybersecurity plan following a template from the Federal government. The draft is attached.

File Attachments

[FY22 State and Local Cybersecurity Grant Program Fact Sheet _ CISA.pdf \(154 KB\)](#)
[IT_CybersecurityPlan.pdf \(1.062 KB\)](#)
[Ordinance_22-021_ITSummary.pdf \(638 KB\)](#)
[Resolution.pdf \(146 KB\)](#)

Subject :	6.02 AB23184 - City Local Road Street Tree Urban Forestry Management Plan - Mr. Rizzitiello
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	6. Administrative Reports.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

The City obtained a State Department of Natural Resources grant for over \$25,000 in 2022 to conduct a geospatial tree inventory of ones in city local roads rights-of-way.

Information for Consideration:

This project was broken up in two stages. First was a geospatial inventory of our city park and urban arterial street trees. Next, a Urban Forestry Management Plan was developed for those areas. The City Park, Arbor, and Recreation Board ushered this plan along through the entire year long development period. The plan has baseline conditions, survey, swot analysis, public input workshops, and then a operation and management plan. A key takeaway of this plan is the need to bolster our tree maintenance/pruning capability and then also when we do tree plantings to diversify the the types of trees we plant. Tree maintenance is an allowable funding activity within the Stormwater Utility as it is part of passive stormwater treatment.

File Attachments

[College Place UFMP 060123.pdf \(7,198 KB\)](#)
[College Place WA .pdf \(7,685 KB\)](#)
[Resolution.pdf \(146 KB\)](#)

7. Informational Reports.

Subject :	7.01 AB 23185 - WSDOT Pedestrian & Bike Post Office Crosswalk
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	7. Informational Reports.
Access :	Public
Type :	Information

File Attachments

[2023 Ped Bike Safety Letter College Place.pdf \(313 KB\)](#)

Subject :	7.02 AB 23186 - FEMA Water Tower Retrofit Project
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	7. Informational Reports.
Access :	Public
Type :	Information

File Attachments

[CPL 2020 WT Seismic - Preliminary Grant Cost Estimate_20220609.pdf \(61 KB\)](#)
[Water Tower Schedule - 20220609.pdf \(14 KB\)](#)

Subject :	7.03 AB 23187 - Recognition - Yard of the month recipients for June 2023 - 512 Whitman
Meeting :	Jul 11, 2023 - City Council Meeting - Hybrid (In-Person & Electronic)
Category :	7. Informational Reports.
Access :	Public
Type :	Information

Public Content

Historical Perspective:

The City of College Place adopted a "Yard of the Month Program" to be awarded during the months of June, July, August and September. An additional award will be presented in the month of December for seasonal decorations.

Information for Consideration:

The June Yard of the Month recipients are the Folwer family. They have lived in College Place since 1992. Gayle's father originally owned the home and had it built in 1949.

File Attachments

[512 Whitman YOM photo.jpg \(2.773 KB\)](#)

8. Executive Session - None

9. Closing Items.

Subject :	9.01 Good of the Order?
Meeting :	Jul 11, 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 :	Jul 11, 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 Workshop - Hybrid (In-Person & Electronic) (Tuesday, June 6, 2023)

Generated by Sherri St Clair on Tuesday, June 6, 2023

1. Opening Items.

Procedural: 1.01 Call To Order

Mayor Hernández called the workshop to order at 7:31 PM.

Procedural: 1.02 Roll Call

PRESENT:

Mayor - Norma L. Hernández

Council Members – Paul Jessup, Michael Cleveland, Tito Espinoza Jr., Loren Peterson, Melodie Williams, Heather Schermann, Monica Boyle

Staff- City Administrator, Michael Rizzitiello; City Attorney, Rea Culwell; City Clerk, Sherri St. Clair

Also Present:

Rachel Elfenein - Common Roots Housing

Nancy Riggle - Common Roots Housing

Miles Nowlin - Executive Director at Common Roots Housing

Joy Smith - Board Member at Common Roots Housing

Patricia Wilder - Common Roots Housing

MEMBERS EXCUSED:

MEMBERS ABSENT:

Procedural: 1.03 Pledge of Allegiance

Information: 1.04 Public Comment - None

2. Workshop Topics.

Discussion, Information: 2.01 Common Roots Land Trust -

Ms. Riggle introduced the Common Roots Housing Trust (Common Roots) board members and staff that were present at the meeting. Ms. Riggle and Mr. Nowlin gave a presentation on Common Roots outlining what Common Roots is, how it works, the affordability of homes in the area.

Discussion ensued.

Discussion, Information: 2.02 Regulating Bee Hives -

Ms. Culwell informed the Council that the City received a complaint from a property owner in Walla Walla County that their neighbor, who is a College Place resident, has bee hives and the bees are coming onto the complainants property to get water from a pond. Currently, the College Place resident with the bee hives does not meet the City's municipal code. Ms. Culwell requested input from the Council regarding the situation.

Discussion ensued.

Discussion, Information: 2.03 Blake Fix -

Ms. Culwell informed the Council that in 2021 the Washington Supreme Court ruled that the felony drug possession law was unconstitutional, therefore the City enacted it's own code prohibiting drug possession of federally classified controlled substances and making it a gross misdemeanor. Then Washington State passed the "Blake Fix" which made drug possession a gross misdemeanor and required three treatment referrals before the suspect could be arrested and or charged for possession. However, there was no way to track the referrals. This "Blake Fix" expires in July 1, 2023, however, the State has passed a second "Blake Fix" that makes drug use a gross misdemeanor, it will be illegal to use drugs in public, and prosecutors are encouraged to agree to diversion. The second "Blake Fix" goes into effect August 14, 2023, therefore, the City will be following the City code between July 1st and August 13th 2023 that allows the College Place Police to arrest and charge a suspect for drug possession.

Discussion ensued.

3. Closing Items.Discussion, Information: 3.01 Good of the Order

Council Member Peterson inquired as to the progress of the motor repair on Well #3. Mr. Rizzitiello informed the Council that they were testing it on 6-6-2023 and it should be up and running on 6-7-2023.

Discussion ensued.

Mayor Hernández made an announcement that the College Place Farmers Market is open on Thursdays from 4:00 PM to 7:00 PM at the municipal campus parking lot and that the Korean War Memorial is on June 25, 2023 at 1:00 PM at Veterans Park.

Mr. Rizzitiello informed the Council that College Place Creative District meeting is Wednesday June 7, 2023 at 6:30 PM at the Lions Club building in College Place.

Procedural: 3.02 Conclusion

Mayor Hernández concluded the workshop at 7:10 PM.

Approved:

Norma L. Hernández – Mayor

Attest:

Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the City Council workshop that occurred June 6, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.

City Council Meeting - Hybrid (In-Person & Electronic) (Tuesday, June 27, 2023)*Generated by Sherri St Clair on Tuesday, June 27, 2023***1. Opening Items.**Procedural: 1.01 Call To Order**Mayor Hernández called the meeting to order at 7:00 PM.**Procedural: 1.02 Roll Call**PRESENT:**

Mayor - Norma L. Hernández

Council Members – Paul Jessup, Michael Cleveland, Loren Peterson, Melodie Williams, Heather Schermann, Monica Boyle

Staff- City Attorney, Rea Culwell; Finance Director, Brian Carleton; Robert McAndrews, Public Works Director; Community Development Director; Jon Rickard; City Clerk, Sherri St. Clair

Also Present - Brian Hansen - Anderson Perry & Associates
Jay Peninger - Anderson Perry & Associates

MEMBERS EXCUSED: Tito Espinoza Jr.

MEMBERS ABSENT:

Procedural: 1.03 Pledge of AllegianceInformation: 1.04 Public Comment - None**2. Consent Agenda.**Action (Consent): 2.01 AB 23144 - Approve Agenda for June 27, 2023Action (Consent), Minutes: 2.02 AB 23145 - Approve Council Minutes from May 23, 2023Action (Consent): 2.03 AB 23147 - SW Sewer Project AcceptanceAction (Consent): 2.04 AB 23148 - Bid Award For the Purchase of New Ram 2500 Pro Master Van with Sewer Camera SystemAction (Consent): 2.05 AB 23149 - Appointment of Claudia Santellano to Utilities & Transportation CommissionAction (Consent): 2.06 AB 23150 - Cancellation of the July 4, 2023 Council WorkshopAction (Consent): 2.07 - Excuse Absence of Council Member EspinozaAction (Consent): 2.07 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.

The Council Workshop Minutes from June 6, 2023 were not voiced with the other consent agenda items prior to the vote. Therefore, these minutes will be added to the July 11, 2023 Council Meeting Consent Agenda for approval.

Council Member Schermann made a motion to approve the consent agenda. Second by Member Boyle and the motion passed 6-0.

3. Presentations - None

4. Public Hearings - None

5. Action Items.

Action: 5.01 AB 23151 - Lift Station 5 Replacement Design Fee Amendment -

Mr. McAndrews informed the Council that the additional scope of work to complete the road and sidewalk improvements on SW 1 St near Lift Station Number requires additional costs for engineering.

Council Member Jessup made a motion to allow Public Works Director to sign Contract Amendment for the Lift Station No. 5 Replacement Project increasing the amount authorized for design services to \$387,880. Second by Member Peterson and the motion passed 6-0.

Action: 5.02 AB 23152 - Award of NE Damson Avenue Reconstruction Design -

Mr. McAndrews informed the Council that NE Damson between Cargill Avenue and Rose Street is incomplete. During the C Street reconstruction PBS Engineering had previously started on designing the Damson project but it was halted due to lack of funding. Funding is now available through the Washington State Department of Transportation and the City would like to have PBS Engineering complete the design.

Council Member Cleveland made a motion to authorize City Administrator to sign agreement for PBS Engineering to complete design for the NE Damson Ave Reconstruction project from NE Cargill Ave to NE Rose Street. Second by Member Schermann and the motion passed 6-0.

Action: 5.03 AB 23153 - Federal Classification of: SW Homestead (Whitman to End of Road), SW 4th (Homestead to West City Limit), and Proposed East-West Rd (Murray Blvd) (College to Teal) -

Mr. McAndrews informed the Council that federally classifying roads offers more opportunities for grant funding for maintenance. The City would like to request federal classification for SW Homestead, SW 4th, and proposed East-West Road.

Council Member Schermann made a motion to adopt Resolution No. 23-038 which add the following to Federal Classifications in the City: SW Homestead Avenue (Whitman to south City Limit): Minor Collector, SW 4th Street (Homestead to west City Limit): Minor Collector, Proposed East-West Rd (College to Teal): Major Collector. Second by Member Boyle and the motion passed 6-0.

Action: 5.04 AB 23154 - Resolution to accept State Department of Ecology Water Quality Combined Financial Assistance Agreement for Enhanced Maintenance Plan and Implementation -

Mr. McAndrews informed the Council that within the 2023-2028 Capital Facility Plan, the Decant Facility design and the purchase of a new vacuum truck were originally two separate projects. However, the Department of Ecology combined the projects giving the City approval for both and combining them into one grant agreement.

Discussion ensued.

Council Member Boyle made a motion to adopt Resolution No. 23-037 which authorizes Public Works Director to sign the grant agreement with the State Department Of Ecology Water Quality Combined Financial Assistance Program for Enhanced Maintenance Plan and Implementation. Second by Member Peterson and the motion passed 6-0.

Action: 5.05 AB 23155 - City Hall Addition - Survey & Geotechnical Reporting -

Mr. Rickard informed the Council that the City is under contract with Meirer Architecture and Engineering for the design and expansion of the City Hall addition. However, the contract did not include site surveying or geotechnical reporting. Therefore, the City is requesting to enter into contract with PBS Engineering to complete the survey and geotechnical reporting.

Discussion ensued.

Council Member Peterson made a motion to authorize the City Administrator to accept the Agreement with PBS Engineering and Environmental in an amount not to exceed \$33,990.00. Second by Member Cleveland and the motion passed 6-0.

6. Administrative Reports.

Discussion, Information: 6.01 AB 23156 - Lions Park Project Update -

Mr. Rickard introduced the engineering lead, Brian Hansen, on the Lions Park project and informed the Council that the project is on hold. Mr. Hansen informed the Council that there are about eight permits needed for the park project. There has been a hold on the completion of some permits as other permits need to be processed first. In addition, work on the pond and creek work must be completed with a certain time frame which is not achievable for the current year due to permit issues. Therefore, it is anticipated that work on the Lions Park project will begin next year.

Discussion ensued.

Discussion, Information: 6.02 AB 23157 - Council Room Naming -

Mr. Rickard informed the Council that the City would like to name the newly remodeled Council Chambers after former Council Member Marge Nyhagen. Mr. Rickard informed the Council that Ms. Nyhagen served on the College Place City Council for 27 years and made many contributions to the City.

Discussion ensued.

7. Informational Reports.

Information: 7.01 AB 23158 - CPPD Monthly Report

Information: 7.02 AB 23159 - BAT Broadband Action Plan

Information: 7.03 AB 23160 - Community Development Monthly Report

8. Executive Session - None

9. Closing Items.

Discussion, Information: 9.01 Good of the Order?

It was requested that Mr. McAndrews provide an update on the City's wells and the water emergency. Mr. McAndrews informed the Council that the City is still under a water emergency. However, the Well #3 motor has been rewound and is working. Well #6 is still waiting for a master switch board and the variable

frequency drive is supposed to ship on Friday June 30, 2023.

Discussion ensued.

Action: 9.02 Conclusion - Motion to Conclude the Meeting.

Council Member Williams made a motion to conclude the meeting at 7:57 PM. Second by Member Boyle 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 June 27, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.



BOARD AND COMMISSION APPLICATION CITY OF COLLEGE PLACE

625 South College Avenue
College Place, WA 99324
509-529-1200

Date: **6 July 2023**

Please Indicate the Board or Commission Applying for: Parks, Arbor, and Recreation Board

Name: ☒ Ms. ☐ Mrs. ☐ Mr. Norman Thiel	Employer SonBridge Center for Better Living	Position & Years Executive Director, 7 years	
Physical Address 1200 SE 12th Street		City College Place	Zip 99324
Home Phone	Cell Phone 509-529-5848	Business Phone 509-529-3100 x1006	
Mailing Address ☒ Same as Physical Address	City		Zip
Email Address norman.thiel@sonbridge.org			
How did you hear of the opening? referred by Mike Rizzitiello			
Do you live in the City? If yes, how long have you lived in the City? I have worked in the city for 16 years.		May we keep your name on a list if not appointed at this time? Yes	
Briefly describe your background and experience: Worked with the City on youth recreation programs for the past two summers. Provided letters for support for the city for parks, arbor, and sidewalk grant opportunities. Supported building community through the Blue Zones Project steering committee, and exercise and cooking programs. Member of the Community Health Advisory Board for the Walla Walla County Department of Community Health. I have enjoyed parks and open spaces in Washington, Oregon, California, plus the UK, and New Zealand. These are all sources of ideas and practices.			

List any special training, skills or experiences you may have that are pertinent to the Board/Commission to which you are applying:

Worked as part of the Community Leadership Program as part of the 2020 cohort to create Perseverance Park in College Place.

Experienced the parks and recreation facilities of College Place with my children, friends, and extended family for small and large gatherings.

Discuss your motivation for serving on the Board/Commission to which you are applying:

Key values for SonBridge are bringing Hope and Wholeness. Parks, arbor, and recreation are vital supports of these values.

A key strategy for enhancing our community is understanding the needs and requirements. Our gathering spaces are often the place where these needs and requirements are expressed and summarized.

State your goals for the City:

Develop and nurture a community where we can live, work, worship, play, shop, study, volunteer and live happy and healthy lives.

Prepare for significant growth because others will see that we have such a great place to live.

Create a holistic vision of a community where all income and age levels consider our parks and recreation programs to be a shared resource.

Create a holistic vision that school properties are part of the shared community resource pool.

Create a network of parks and recreation spaces that are accessible without driving.

Return application to: City Clerk, City of College Place
625 S College Ave.
College Place WA 99324

Or email to: LNeissl@cpwa.us

City of College Place
RESOLUTION NO. 23-xxx

A RESOLUTION ADOPTING THE 2024 TO 2029 TRANSPORTATION IMPROVEMENT PLAN FOR CONSTRUCTION AND REPAIR OF ARTERIAL AND COLLECTOR STREETS IN THE CITY OF COLLEGE PLACE, WASHINGTON, ALL IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, a public hearing was held by the College Place City Council on July 11th, 2023, relating to a six-year transportation improvement plan for the City of College Place, pursuant to the laws of the State of Washington, pertaining to the construction and maintenance of certain arterial and collector streets; and

WHEREAS, notice of said hearing having been given as required by law; and

WHEREAS, the proposed plan would result in needed and essential construction work on certain arterial, collector and local streets, all as set forth in the proposed plan which is attached to this resolution and made a part hereof as fully set forth in this plan; and

WHEREAS, the City Council having heard the statements and having obtained complete information from the College Place Public Works Department:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of College Place, Washington, that the six-year street plan for the development and construction of arterial, collector and local streets, under provision of the laws of the State of Washington, and as attached hereto and made a part hereof shall be and the same is hereby fully adopted; and

BE IT FURTHER RESOLVED, that certified copies of this resolution and said six-year transportation improvement plan be immediately forwarded to the State of Washington that control and manages said arterial and collector street plans.

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 AND APPROVED by the College Place City Council this 11th day of July, 2023.

APPROVED:

ATTEST:

Norma Hernandez– Mayor

Sherri St. Clair – City Clerk

2024-2029 SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP)

June 30, 2023



MAP #	Year	Street Segment Description	Federal Classification	Scheduled Project Type
1	2024	Post Office Crossing	Principal Arterial	Crossing Improvements
2	2024	College/Southside Development Intersection #1	Principal Arterial	Signalized Intersection
3	2024	SE Birch (4th-6th)	Local	Full Section/Stormwater
4	2024	Southside Development East-West Corridor	Major Collector	Corridor Reconstruction
5	2024	Mojonnier Road (College to Bluvue-Ln)	Minor Arterial	Corridor Reconstruction
6	2025	SE 9 th Reconstruction (College to Dead End)	Local	Corridor Reconstruction
7	2025	SE 11th (Birch to Date)	Local	Grind and 2-1/2" Overlay
8	2026	NE Cedar Ave (A to C)	Local	Corridor Reconstruction
9	2028	SE 12th St & SE Larch Avenue Intersection	Minor Arterial	Intersection Improvement
10	2024	SW 10 th Street (College to west dead end)	Local	Full Section/Stormwater
11	2025	NE Rose Street Lighting Project (Ash to Carey Ct)	Principal Arterial	Lighting Project
12	2026	SW Davis/SE Ash Lighting Project (Whitman to 4 th)	Major Collector	Lighting Project
13	2026	Whitman Drive Pedestrian/Lighting (Adams to Academy)	Major Collector	Pedestrian/Bicycle Improvements
14	2027	W Whitman Dr -north half (Doans to City Limits)	Major Collector	Corridor Reconstruction
15	2029	SE 12th St (Larch to Myra)	Minor Arterial	Corridor Reconstruction
16	2029	Whitman Drive & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
17	2029	SE Dewey Dr	Local	Grind and 2-1/2" Overlay
	Ten-year Plan	Southside Development South (Clarence?) Extension	Major Collector	Corridor Reconstruction
18	Ten-Year Plan	College Ave/SR125/Intersection	Principal Arterial	Signalized Intersection
19	Ten-year Plan	Myra Road & Garrison Village Way Intersection	Minor Arterial	Signalized Intersection
20	Ten-year Plan	SW Davis Extension (6th to 8th)	Major Collector	Corridor Reconstruction
21	Ten-year Plan	SW Davis Extension (8th to 12th)	Minor Collector	Corridor Reconstruction
22	Ten-year Plan	Lambert (Rose to "C" St)	Major Collector	Corridor Reconstruction
23	Ten-year Plan	NE Birch Ave (Whitman to C)	Local	Corridor Reconstruction

24	Long-term Plan	"C" Street & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
25	Long-term Plan	Peppers Bridge (McMinn Rd to Old Milton Hwy)	Local	Corridor Reconstruction
26	Long-term Plan	SW 4th (Academy to Hayden Home Ownership)	Minor Collector	Corridor Reconstruction
27	Long-term Plan	Taumarson/Peppers Bridge Intersection	Minor Arterial	Signalized Intersection
	Long-term Plan	SW Doans/Clarence Ave (south City Limits to Mojonnier)	Minor Collector	Corridor Reconstruction

City of College Place

2024-2029 SAFEWALK SIDEWALKS IMPROVEMENT PROGRAM

June 30, 2023



MAP #	Year	Street Segment Description
28	2024	SW 1 st Street (Davis Avenue to Academy Way)
29	2025	Whitman Drive Multiuse Path Completion (Evans to Davis Area) – South Side
30	2025	SW 2nd Street (Davis Avenue to Academy Way) – South Side
31	2025	NW B Street (College Avenue to Evans Avenue) – South Side
32	2025	SE 8 th Street (Birch Avenue to Larch Avenue) – South Side
33	2025	SE 8 th Street (College Avenue to Birch Avenue)
34	2025	SE Birch Avenue (2 nd to 4 th Street) – East Side
35	2025	SE Birch Avenue (4 th to 12 th Street) – West Side
36	2026	NE Ash Street (A Street to Whitman Drive) – West Side
37	2027-2029	SE Central Avenue (12 th Street to Valley Way)
38	2027-2029	SE Broadway Avenue (12 th Street to Sunny Drive) – West Side
39	2027-2029	SE 2 nd Street (Ash Avenue to Date Avenue) – South Side
40	2027-2029	SW 13 th Street (Bade Avenue to College Avenue) – South Side
41	2027-2029	SW Bade Avenue (12 th Street to 13 th Street) – West Side
42	2027-2029	SW 3 rd Street (Davis Avenue to Academy Way) – South Side
43	2027-2029	SE 11 th Street (Birch Avenue to Date Avenue) – South Side
44	2027-2029	NE A Street (Ash Avenue to Tremont Avenue) – South Side
45	2027-2029	NE Tremont Avenue (A Street to Whitman Drive) – West Side
46	2027-2029	SE Mountainview Drive (Sky Avenue to Central Avenue) – South Side
47	Ten-year Plan	SE Sky Ave (12th to Scenic)

NOTES:

1. Ten-year Transportation Improvement Plan projects and Long-term Transportation Improvement Plan projects are Six-year Plan candidates that will be included on the Six-year Transportation Improvement Plan Projects list as need and funding dictate throughout the six-year cycle.
2. Projects listed in the Six-year, the Ten-year and the Long-term Transportation Improvement Plan Projects include a pedestrian facility (sidewalks and street-side amenities) component to be constructed as funds allow.
3. The City's chip seal program is a part of the Six-year Transportation Improvement Plan.
4. The City's Safewalk Sidewalk Program is a part of the Six-year Transportation Improvement Plan.

2024-2029 BLOCK RESURFACING PROGRAM

June 30, 2023



MAP #	Year	Street Segment Description
48	2024	NE Damson Ave ("C" to Rose)
49	2024	Autumn Meadows Subdivision
50	2024	SE Cotter Place
51	2024	SE 10 th (Birch to Date)
52	2024	NE Pinewood (A St to Dead end north)
53	2024	SE Birch (11 th to 12 th)
54	2024	SW Oakwood (6th to cul de sac south)
55	2024	SW 8 th Street (College to Bade), (Davis to Evans)
56	2024	SE 12th St (College to Larch)
57	2025	SE Broadway (SE Scenic View to SE Mountain View)
58	2025	SE Roseville (Birch to parking lot east)
59	2025	SE Birch (4th to 3rd)
60	2025	SE 8th St (315' W/of Larch to Larch)
61	2026	SE Mockingbird Drive
62	2027	Country Estates Subdivision
63	2028	NW Evans (105' S. of Earl to B St)
64	2028	Sunset Villa
65	2029	SW Davis (6th to 4th)
66	2030	Highland Park Addition
67	Ten-Year Plan	SW 5 th Street (Bade to Dead End)
68	Ten-Year Plan	SE 5th St (Hillcrest Dr to Larch)
69	Ten-Year Plan	SE Vista (12th St to cul de sac east)
70	Ten-Year Plan	SE 6th St (College to Larch)
71	Ten-Year Plan	SE Hillcrest (dead end S of 5th to 4th)
72	Ten-Year Plan	SE Brentwood (Larch to Cul de Sac west)
73	Ten-Year Plan	Wallula Ave (Rose to city limits)

NOTES: This program is funded by REET 1 Funds and entails simple pavement resurfacing of a street. No other items included.

~~1. This program is funded by REET 1 Funds and entails simple pavement resurfacing of a street. No other~~

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City of College Place

2024-2029 CHIP SEAL PROGRAM

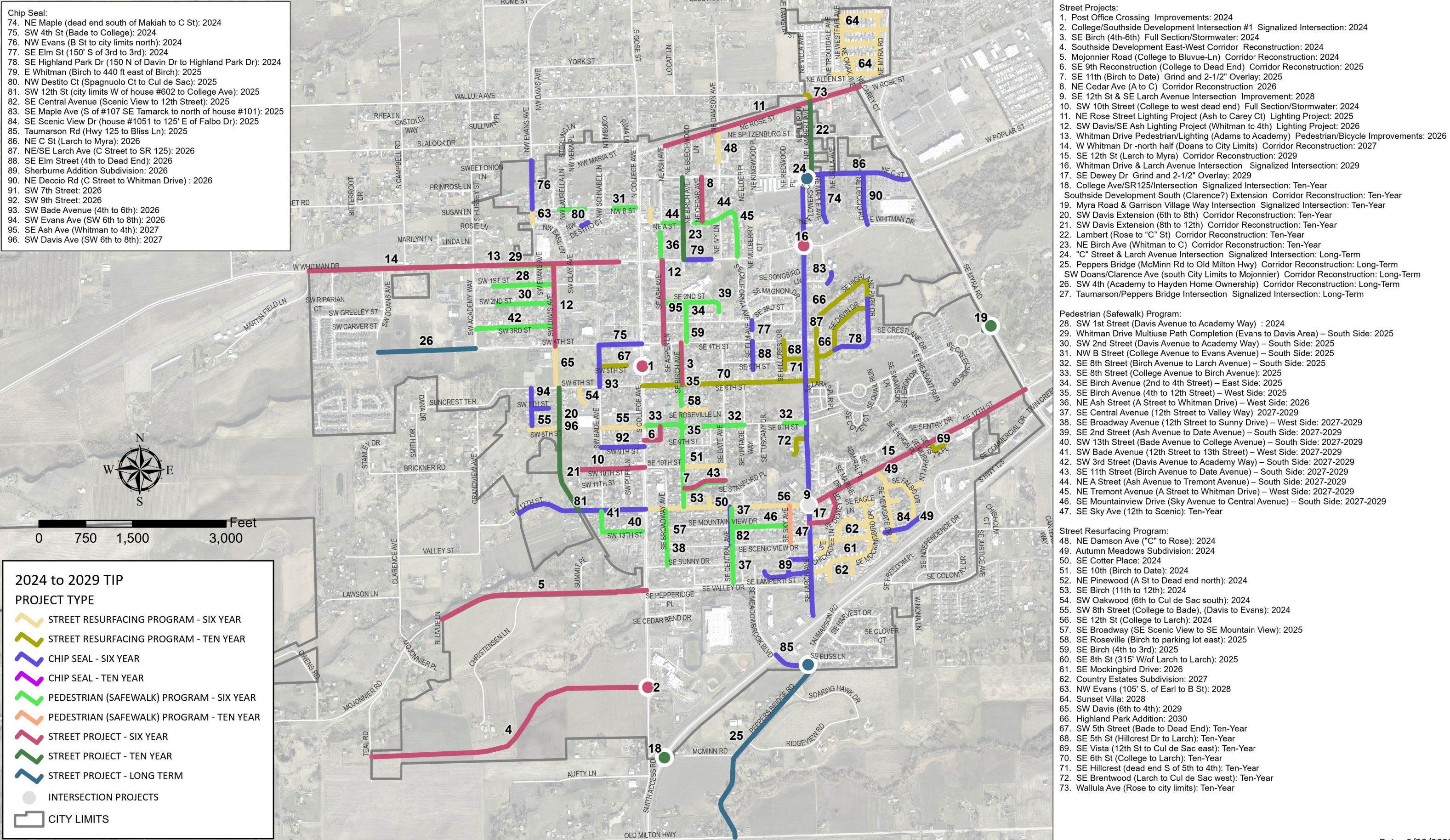
June 30, 2023



MAP #	Year	Street Segment Description
74	2024	NE Maple (dead end south of Makiah to C St)
75	2024	SW 4th St (Bade to College)
76	2024	NW Evans (B St to city limits north)
77	2024	SE Elm St (150' S of 3rd to 3rd)
78	2024	SE Highland Park Dr (150 N of Davin Dr to Highland Park Dr)
79	2025	E Whitman (Birch to 440 ft east of Birch)
80	2025	NW Destito Ct (Spagnuolo Ct to cul de sac)
81	2025	SW 12th St (city limits W of house #602 to College Ave)
82	2025	SE Central Avenue (Scenic View to 12th Street)
83	2025	SE Maple Ave (S of #107 SE Tamarck to north of house #101)
84	2025	SE Scenic View Dr (house #1051 to 125' E of Falbo Dr)
85	2025	Taumarson Rd (Hwy 125 to Bliss Ln)
86	2026	NE C St (Larch to Myra)
87	2026	NE/SE Larch Ave (C Street to SR 125)
88	2026	SE Elm Street (4 th to Dead End)
89	2026	Sherburne Addition Subdivision
90	2026	NE Deccio Rd (C Street to Whitman Drive)
91	2026	SW 7 th Street
92	2026	SW 9 th Street
93	2026	SW Bade Avenue (4 th to 6 th)
94	2026	SW Evans Ave (SW 6 th to 8 th)
95	2027	SE Ash Ave (Whitman to 4th)
96	2027	SW Davis Ave (SW 6 th to 8 th)



2024 - 2029 TRANSPORTATION IMPROVEMENT PLAN





CITY of COLLEGE PLACE

NOTICE OF PUBLIC HEARING

Contacts: Michael Rizzitiello, City Administrator
509-529-1200 / mrizzitiello@cpwa.us

Robert McAndrews, Public Works Director
509-394-8526 / rmcandrews@cpwa.us

Sherri St. Clair, City Clerk
509-394-8569 / [sstclair@cpwa.us](mailto:ssclair@cpwa.us)

PUBLIC HEARING

Fiscal Year 2024-2029 Transportation Improvement Plan

NOTICE IS HEREBY GIVEN the College Place City Council will hold a public hearing on Tuesday, July 11, 2023 at 7:00 p.m. to consider resident input regarding the Fiscal Year 2024-2029 Transportation Improvement Plan. This public hearing will follow a presentation of the Fiscal Year 2024-2029 Transportation Improvement Plan to the City Council.

The hearing will be held in hybrid format, 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 (attendee link: <https://us06web.zoom.us/j/87657677672>). The hearing will be live streamed on the City YouTube page at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured or you can call to listen at 1-669-900-9128 ID# 876 5767 7672.

If you would like to testify by either phone or virtual meeting, you can contact the clerk at [sstclair@cpwa.us](mailto:ssclair@cpwa.us) or by phone at 509-394-8569 no later than 3:00 PM on Friday July 7, 2023. The Fiscal Year 2024-2029 Transportation Improvement Plan will be available to view on July 5, 2023 on the City's website at https://www.cpwa.us/residents/transportation_improvement_plan.php or you may request a copy from the Public Works Department located at College Place City Hall at 625 S. College Ave, College Place, WA. 99324.

From: S.A. Green <greest@yahoo.com>

Sent: Tuesday, July 11, 2023 2:31 PM

To: Norma Hernandez <NHernandez@cpwa.us>; Michael Rizzitiello <MRizzitiello@cpwa.us>; Jon Rickard <JRickard@cpwa.us>; Robert McAndrews <RMcAndrews@cpwa.us>

Subject: comments on City of College Place Transportation Improvement Program (TIP)

Please add these comments to the record on the City of College Place TIP currently found at:

https://www.cpwa.us/residents/transportation_improvement_plan_.php

I am concerned that the description of Project 17 on the map, at the Taumarson/Peppers Bridge Intersection, is listed as Project Type: Signalized Intersection.

The area along Taumarson Road between SR 125 and Larch Ave. (and beyond) contains numerous deficiencies, including:

A deficiency of safe active-transportation crossings for public streets and the unnamed private street which serves the small commercial district south of SR 125.

A lack of sidewalks, which forces residents from neighborhoods fronting Taumarson to have to make multiple street crossings. For example, a Bliss Lane resident who wants to walk to Walmart must cross Taumarson Rd., then again cross Meadowbrook Dr. (a de facto continuation of the Taumarson arterial) rather than be able to stay on that side of the arterial.

The long, continuous "bicycle lanes" on the Taumarson/Prospect/Reser corridor narrow down to a shameful 18 inches or thereabouts in the vicinity of Bliss Lane. This is similar to narrowing a motor vehicle lane to 2 feet wide.

All of these issues, and the need for ADA-compliant internal active-transportation circulation within the growing commercial district south of SR 125, need to be addressed before the city can perform a reasonable alternatives analysis to determine if a traffic signal, a roundabout, or some other form of traffic (ALL modes of traffic, not just motor vehicles) control would be appropriate in that vicinity.

I am pleased to see the city continue plans to fill in gaps in the sidewalk network. There are many neighborhoods where residential streets are wider than necessary to handle local traffic. For example, when installing a sidewalk on Tremont or on A St., the city should consider placing the sidewalk in the area now devoted to asphalt. The street would still be wide enough for parking on both sides and passage of emergency vehicles. In the rare cases where a motorist might encounter an approaching vehicle, one driver might need to pull towards a driveway for a few seconds, but we should not encourage fast through traffic on these streets nor do we need to increase the acreage of impervious surfaces in our community.

Stanley Green

P.O. Box 95

College Place, WA 99324



COLLEGE PLACE COMMUNITY CENTER
CONCEPT IMAGES



NOTICE OF INTENT TO FILE APPLICATION WITH USDA RURAL DEVELOPMENT

The City of College Place, Washington intends to file an application for federal financial assistance with the U. S. Department of Agriculture, Rural Development, Rural Utilities Service. The project entails construction of a 12" to 18" diameter wastewater trunk line and lift station to serve the portions of the City south of 12th Street. The anticipated cost of this project is \$7,000,000. The City is filing an application for funding through the USDA Rural Development Rural Utility Service program for \$7,000,000 to include grant and loan funds.

A public meeting for comments on the project will be held on Tuesday, April 28th, 2020 at 7:00 PM online due to the COVID-19 Pandemic Emergency Declarations filed by Washington State Governor Jay Inslee and via Resolution 20-009 by the College Place City Council. The Public Meeting will be held on the City's Youtube Channel:
https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g?view_as=subscriber Call in information will be posted to www.cpwa.us. Public comments can be forwarded to City Clerk Lisa Neissl at ph: 509-394-8511 / em: lneissl@cpwa.us.

If any additional information is needed, contact:
Mike Rizzitiello, City Administrator
625 S. College Avenue
College Place, WA, 99324
Ph: 509-394-8506 . Em: mrizzitiello@cpwa.us



Lions Park Community Center

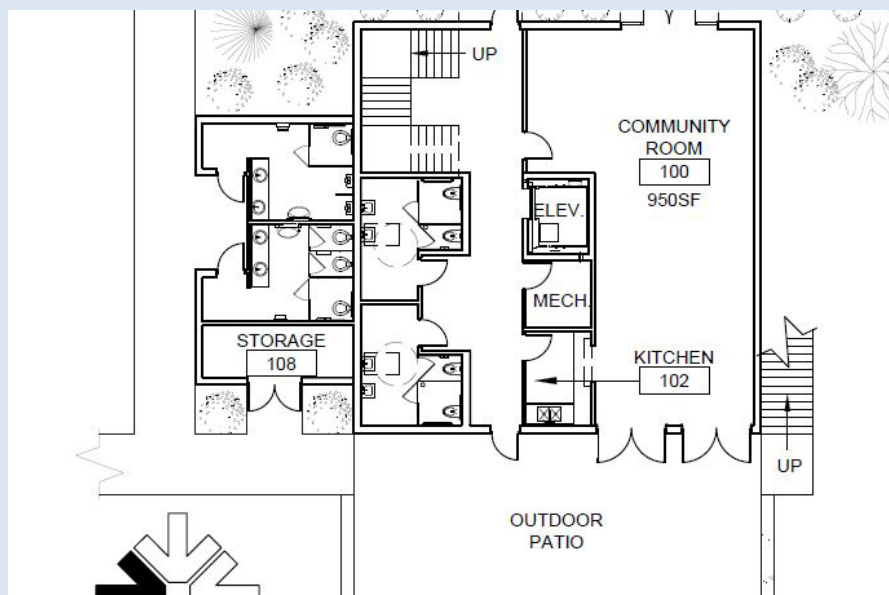
This proposed project entails demolition and replacement of the existing Lions Park Community Center building. It would be replaced with a two story structure within the footprint of the existing facility. This partnership would represent a potential partnership between the City and the Walla Walla County Rural Library District. The proposed new building would have 2,600 square feet on the first floor and 2,300 square feet above. The first floor would feature an outdoor patio to open up the community room for better opportunities to connect the structure with the newly remodeled park. The building replacement is expected to cost \$5 million dollars with the majority of construction funding coming from grants. This project will occur after the park renovation is complete. Likely 2025.

- Replaces existing community center:
 - Constructed in late 1960's
 - Outdated facilities
 - Aged roof and foundation
 - Not aesthetically pleasing (no windows, cinder block structure)
- Proposed Project Includes:
 - Two-story structure with windows.
 - First Floor (2,600 square feet)
 - Community Room (950 Sq Ft)
 - Commercial Kitchen
 - Storage
 - Restrooms
 - Outdoor Patio
 - Second Floor (2,300 square feet)
 - Library facility (1000 Sq ft)
 - Restrooms
 - Support rooms
 - Classrooms for childcare
- Financing
 - Estimated construction cost of around \$5 million dollars.
 - Paid for by a combination of:
 - Federal Congressional Directed Spending grant \$2.5 million
 - Pursue State Earmark and Department of Commerce Grants
 - Local Funds
- Project Schedule
 - Final Architectural Plans wrap up in 2024.
 - Construction in 2025 and 2026

Proposed Building Schematic



Proposed Floor Plan



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us



CITY of COLLEGE PLACE

NOTICE OF PUBLIC HEARING

Contacts: Michael Rizzitiello, City Administrator
509-529-1200 / mrizzitiello@cpwa.us

Sherri St. Clair, City Clerk
509-394-8569 / [sstclair@cpwa.us](mailto:ssclair@cpwa.us)

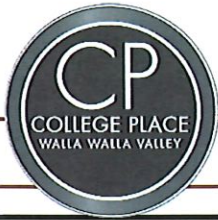
PUBLIC HEARING

USDA-RD Application for Lions Park Community Center

NOTICE IS HEREBY GIVEN the College Place City Council will hold a public hearing on Tuesday, July 11, 2023 at 7:00 p.m. to consider resident input regarding the USDA-RD Application for Lions Park Community Center. This public hearing will follow a presentation of the USDA-RD Application for Lions Park Community Center to the City Council.

The hearing will be held in hybrid format, 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 (attendee link: <https://us06web.zoom.us/j/87657677672>). The hearing will be live streamed on the City YouTube page at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured or you can call to listen at 1-669-900-9128 ID# 876 5767 7672.

If you would like to testify by either phone or virtual meeting, you can contact the clerk at [sstclair@cpwa.us](mailto:ssclair@cpwa.us) or by phone at 509-394-8569 no later than 3:00 PM on Friday July 7, 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

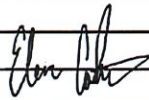
We, the undersigned, who are owners of property totaling not less than a majority (50+%) of the acreage proposed for annexation, wish to inform the Honorable Mayor and College Place City Council that we intend to commence the procedures for annexation to the City of College Place. By signing this petition, 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
			#	
			#	
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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.

**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.

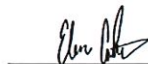
Address: 5 W. Alder St, Suite 400

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.



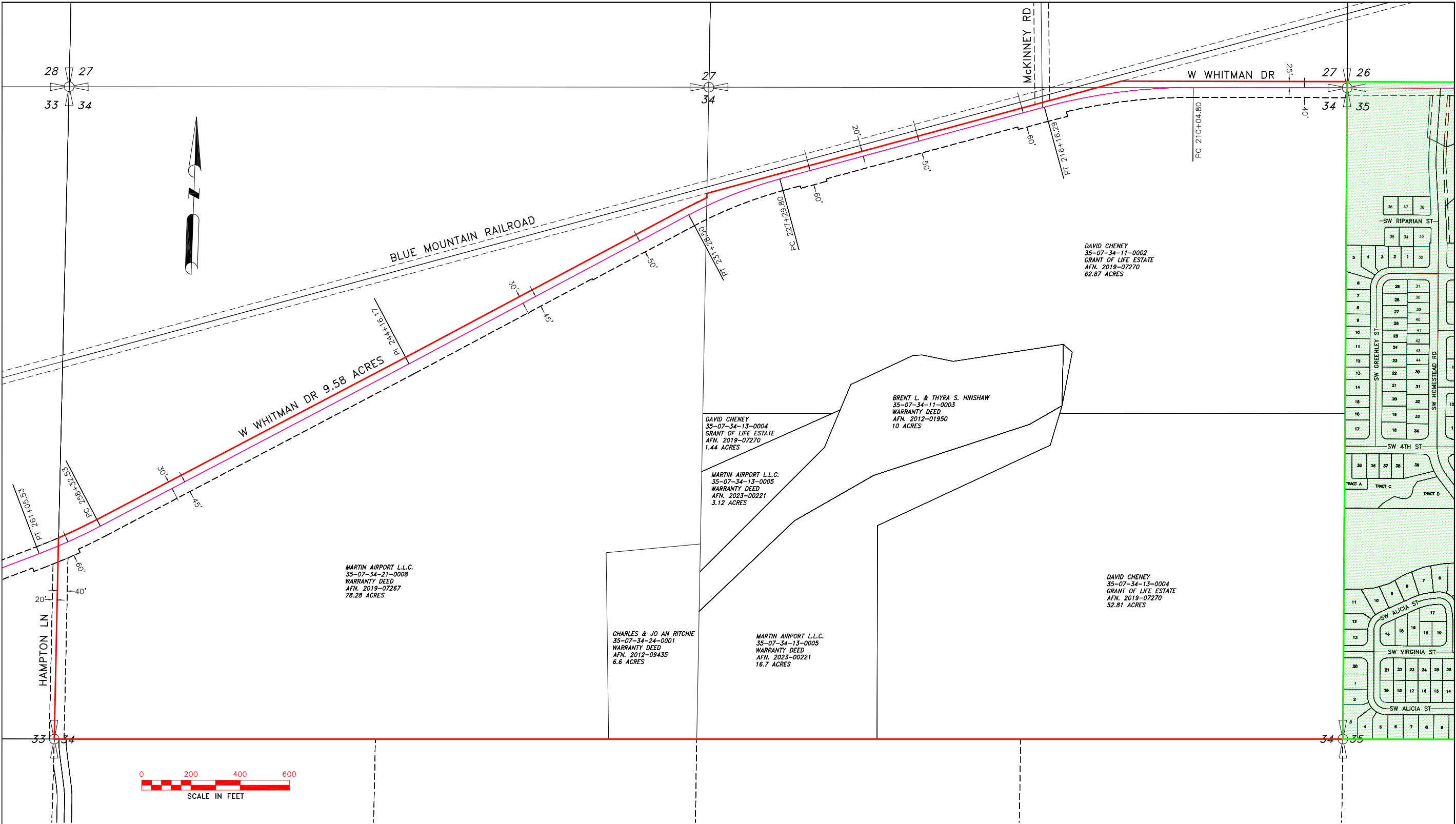
Signature

Eben Corfiss

Printed Name

4/27/2023

Date



LEGAL DESCRIPTION

ALL OF THAT PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF WEST WHITMAN DRIVE AS DEPICTED AND DESCRIBED ON THE OFFICIAL RIGHT OF WAY PLANS THEREOF ON FILE AT THE WALLA WALLA COUNTY PUBLIC WORKS OFFICE, UNDER PLAN FILE NO. 5-D-637, IN WALLA WALLA COUNTY, WASHINGTON.

AND

THAT PORTION OF SAID WEST WHITMAN DRIVE RIGHT OF WAY LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., ACCORDING TO THE SAID OFFICIAL RIGHT OF WAY PLANS THEREOF.

CONTAINING 241.4 ACRES, MORE OR LESS

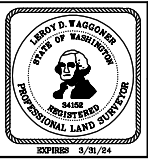
LEGEND

- CURRENT CITY LIMITS
- NEW CITY LIMITS AREA = 241.4 ACRES

SURVEYOR'S CERTIFICATION

I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PARCELS DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

LEROY D. WAGGONER, P.L.S. 34152 DATE



**CITY OF COLLEGE PLACE
PROPOSED ANNEXATION**

NOTICE OF APPLICATION
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING
SEPA THRESHOLD DETERMINATION

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 234 acres within the College Place Urban Growth Area in the immediate vicinity of the Martin Airport. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include:

1. There are six parcels proposed to be annexed into the City including the Martin Airport and adjoining properties south of W Whitman Drive:
 - a. Parcel ID 4013, 62.6 acres.
 - b. Parcel ID 4014, 54.58 acres.
 - c. Parcel ID 4015, 19.82 acres.
 - d. Parcel ID 5921, 79.83 acres.
 - e. Parcel ID 33143, 10 acres.
 - f. Parcel ID 26303, 6.61 acres.
2. These parcels are within the College Place Urban Growth Area and have been designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map and have been zoned Light Industrial by the County.
3. It is proposed that upon annexation that approximately 143 acres that includes the Martin Airfield and the adjoining properties generally north of Doan Creek will be zoned by the City as Light Industrial. It is proposed that approximately 91 acres south of Doan Creek will be zoned by the City as Single Family Residential. A map highlighting the proposed annexation and zoning can be viewed on the City's website.

An Environmental Checklist for this proposed action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act and it is anticipated that the City will issue a Determination of Non-Significance (DNS). As a result, an integrated public review and comment period is being provided to receive comments on the proposed annexation, the proposed City zoning, and the likely SEPA Threshold Determination. This may be the only opportunity to comment on the environmental impacts of this proposed action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm

Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner: Martin Airport LLC
c/o Investco LLC
1302 Puyallup Ste A
Sumner WA 98390

Applicant: Tarragon NW LLC
5 W. Alder St, Suite 400
Walla Walla WA 99362

Date of Application: May 1, 2023

Current Use of the Property: Light Industrial and Residential

Proposed Zoning: Light Industrial and Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation, the proposed City zoning designations, and/or the likely SEPA Threshold Determination must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

MARTIN AIRPORT ANNEXATION

May 19, 2023





COLLEGE PLACE PUBLIC SCHOOLS

1755 S. College Avenue
College Place, WA 99324

509.525.4827
Fax 509.525.3741
Cpps.org

City Of College Place

JUL 05 2023

Received by: 

June 26, 2023

Mr. John Rickard, City of College Place Planning Director
625 S. College Avenue
College Place, WA 99324

Subject: Public Comment - Martin Airport Annexation and Impact on College Place Public Schools

Mr. Rickard,

On behalf of College Place Public Schools, I am writing to share our public comment on the proposed Martin Airport Annexation and its potential impact on our district's educational facilities and ability to serve the children in College Place. While we wholeheartedly support the City's goal of growth and development, we are compelled to raise our concerns regarding the implications for our schools, specifically in relation to our growing enrollment and capacity constraints.

First and foremost, we acknowledge the importance of fostering the growth and prosperity of our community. We understand the value that residential development brings to College Place, attracting families and contributing to the vibrancy of our city. However, with this growth, we must also anticipate the potential strain it may place on our public-school system.

As you are aware, College Place Public Schools has been experiencing a steady increase in student enrollment over the past several years. Our schools are currently operating near full capacity, which has resulted in challenges related to overcrowding and limited resources. While we have made commendable efforts to accommodate this growth in student numbers, including the implementation of portable classrooms, it is becoming increasingly evident that a more comprehensive approach is necessary to ensure a quality education for all our students for the long term. It is important that these developers share in these costs on behalf of our taxpayers who fund our schools.

Considering the proposed Martin Airport Annexation and the associated residential development, it is imperative that the City anticipates the potential impact on our school district. Furthermore, review under the State Environmental Policy Act requires the consideration of a proposal's impacts on elements of the environment, including public services like schools. The potential annexation looks to be an incredible asset to our community and with it the City should anticipate our need to secure school mitigation to support the growth in our public schools. We look forward to continuing our collaborative partnership when that time comes. By proactively working together, we can develop strategies that ensure our schools remain conducive learning environments and that our students have access to the necessary resources for their education.

We greatly appreciate your attention to this matter and your consideration of our concerns and needs. We are confident that, through open communication and joint planning, we can arrive at a mutually beneficial outcome that safeguards the interests of both the City of College Place and College Place Public Schools.

Thank you for your time, and we look forward to the opportunity to discuss this matter further.

Sincerely,



Jim Fry
College Place Public Schools Superintendent
(509) 540-7467--Cell
jfry@cpps.org

From: [Martin, Philip P](#)
To: [Jon Rickard](#)
Subject: WLWLWA01 Return to Requestor: Martin Airport Annexation and Zoning
Date: Thursday, July 6, 2023 7:10:59 AM
Attachments: [image002.png](#)
[Utility Map 1.pdf](#)
[Utility Map 2.pdf](#)
[Utility Map 3.pdf](#)
[Utility Map 4.pdf](#)
[DNS Martin Airport Annex and Zoning 2023.06.23.pdf](#)
[2023.06.25.Notice Annexation Martin Airport LLC.pdf](#)
[Annexation and Zoning SEPA Checklist 06-23-23.pdf](#)
[Official Zoning Map - Proposed Revisions - 6-21-2023 - 24x36.pdf](#)

STOP and VERIFY - This message came from **outside** of the City of College Place.

Date: 6/23/2023

Attn: Jon Rickard

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-457362 WA** | Martin Airport Annexation and Zoning ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.**

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact relocations@lumen.com regarding the above-mentioned project if you should have any questions. Please reference the file number **P-457362 WA** with any future communications.

Important Notice - For the States listed below, please add relocations@brightspeed.com to your distribution list for inquiries and updates regarding local facilities.

(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!

LUMEN®

Philip Martin
Business Analyst
Tulsa, OK
Philip.P.Martin@lumen.com

From: Jon Rickard <JRickard@cpwa.us>

Sent: Friday, June 23, 2023 5:46 PM

To: Angie Peters (angie@valleytransit.com) <angie@valleytransit.com>; Ashley Morton (AshleyMorton@ctuir.org) <AshleyMorton@ctuir.org>; Barb McKinney (bmckinney@wwcountyyroads.com) <bmckinney@wwcountyyroads.com>; Bob Hubenthal (hubenbj@dshs.wa.gov) <hubenbj@dshs.wa.gov>; Bryan Maas (bmaas@columbiarea.coop) <bmaas@columbiarea.coop>; Carl Merkle (CarlMerkle@ctuir.org) <CarlMerkle@ctuir.org>; Catherine Dickson (catherinedickson@ctuir.org) <catherinedickson@ctuir.org>; relocations <relocations@centurylink.com>; Chris Walker (cwalker@noanet.net) <cwalker@noanet.net>; DAHP SEPA (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dave Karl (david.karl@dfw.wa.gov) <david.karl@dfw.wa.gov>; Dept of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; DOH SEPA Review Team (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Don Gibbard (dgibbard@pocketinet.com) <dgibbard@pocketinet.com>; Don Sims (dsims@co.walla-walla.wa.us) <dsims@co.walla-walla.wa.us>; Doug Case <dcase@columbiarea.coop>; Elizabeth Brochu (siskroad@msn.com) <siskroad@msn.com>; Elizabeth Chamberlain (echamberlain@wallawallawa.gov) <echamberlain@wallawallawa.gov>; Emergency Management Dept (emd@co.walla-walla.wa.us) <emd@co.walla-walla.wa.us>; George Bennett (george.bennett@wallawalla.edu) <george.bennett@wallawalla.edu>; Grant Glaus (gglaus@columbiarea.com) <gglaus@columbiarea.com>; Green Tank Water Dist. # 11 (glmccracken@hotmail.com) <glmccracken@hotmail.com>; Hallie Ladd (hlad461@ecy.wa.gov) <hlad461@ecy.wa.gov>; Jacob Prilucik (PrilucJ@wsdot.wa.gov) <PrilucJ@wsdot.wa.gov>; James Fry (jfry@cpps.org) <jfry@cpps.org>; James Payne (james@fwwm.org) <james@fwwm.org>; Jennifer Ballard (jballard@co.walla-walla.wa.us) <jballard@co.walla-walla.wa.us>; John Boose <JBoose@cpwa.us>; Jonathan D. Maland (jmaland@wallawallawa.gov) <jmaland@wallawallawa.gov>; kbealey@ci.walla-walla.wa.us; Kelly Cooper (Kelly.Cooper@DOH.WA.GOV) <Kelly.Cooper@DOH.WA.GOV>; Kenneth Hutchinson (khutchinson@bpa.gov) <khutchinson@bpa.gov>; Kristi Scherger <KScherger@cpwa.us>; 'kyle.wright@pacificorp.com' <kyle.wright@pacificorp.com>; Lauren Prentice (lprentice@co.walla-walla.wa.us) <lprentice@co.walla-walla.wa.us>; Lisa Wasson-Seilo <lwasson-seilo@wallawallawa.gov>; Mark Eberlein (mark.eberlein@dhs.gov) <mark.eberlein@dhs.gov>; Michael Rizzitiello <MRizzitiello@cpwa.us>; Mike Jackson (mjack5051@gmail.com) <mjack5051@gmail.com>; Pat Reay (pr@portwallawalla.com) <pr@portwallawalla.com>; Paul Gonseth (Gonsetp@wsdot.wa.gov) <Gonsetp@wsdot.wa.gov>; Phil Barber (philip.barber@cngc.com) <philip.barber@cngc.com>; Preston Frederickson (pfred@wallawallawa.gov) <pfred@wallawallawa.gov>; Randy Kline (randy.kline@parks.wa.gov) <randy.kline@parks.wa.gov>; 'Randy.Swearingin@pacificorp.com' <Randy.Swearingin@pacificorp.com>; Reviewteam (reviewteam@cted.wa.gov) <reviewteam@cted.wa.gov>; Rob Whitlam (Rob.Whitlam@dahp.wa.gov) <Rob.Whitlam@dahp.wa.gov>; Robert McAndrews <RMcAndrews@cpwa.us>; ron.coffell@cngc.com; Sandy L Shelin (Sandy.L.Shelin@usace.army.mil) <Sandy.L.Shelin@usace.army.mil>; Scott Hall <SHall@cpwa.us>; Sepaunit (sepaunit@ecy.wa.gov)

<sepaunit@ecy.wa.gov>; Tim Erkel (Tim.R.Erkel@usace.army.mil) <Tim.R.Erkel@usace.army.mil>; Timothy J. Barrett <tbarrett@wwvmpo.org>; Todd Brandenburg (todd@PocketiNet.com) <todd@PocketiNet.com>; Tom Schirm (Thomas.Schirm@dfw.wa.gov) <Thomas.Schirm@dfw.wa.gov>; Walla Walla County Department of Community Health (health@co.walla-walla.wa.us) <health@co.walla-walla.wa.us>; William Bloom (William.bloom@cngc.com) <William.bloom@cngc.com>; WSDOT Project Notice (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>

Subject: Martin Airport Annexation and Zoning

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 234 acres within the College Place Urban Growth Area in the immediate vicinity of the Martin Airport. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include:

1. There are six parcels proposed to be annexed into the City including the Martin Airport and adjoining properties south of W Whitman Drive:
 - a. Parcel ID 4013, 62.6 acres.
 - b. Parcel ID 4014, 54.58 acres.
 - c. Parcel ID 4015, 19.82 acres.
 - d. Parcel ID 5921, 79.83 acres.
 - e. Parcel ID 33143, 10 acres.
 - f. Parcel ID 26303, 6.61 acres.
2. These parcels are within the College Place Urban Growth Area and have been designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map and have been zoned Light Industrial by the County.
3. It is proposed that upon annexation that approximately 143 acres that includes the Martin Airfield and the adjoining properties generally north of Doan Creek will be zoned by the City as Light Industrial. It is proposed that approximately 91 acres south of Doan Creek will be zoned by the City as Single Family Residential. A map highlighting the proposed annexation and zoning can be viewed on the City's website.

An Environmental Checklist for this proposed action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act and it is anticipated that the City will issue a Determination of Non-Significance (DNS). As a result, an integrated public review and comment period is being provided to receive comments on the proposed annexation, the proposed City zoning, and the likely SEPA Threshold Determination. This may be the only opportunity to comment on the environmental impacts of this proposed action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner: Martin Airport LLC
c/o Investco LLC
1302 Puyallup Ste A
Sumner WA 98390

Applicant: Tarragon NW LLC
5 W. Alder St, Suite 400
Walla Walla WA 99362

Date of Application: May 1, 2023

Current Use of the Property: Light Industrial and Residential

Proposed Zoning: Light Industrial and Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation, the proposed City zoning designations, and/or the likely SEPA Threshold Determination must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

Jon Rickard
Community Development Director
City of College Place
509-394-8524



* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: [Thyra Hinshaw](#)
To: [Jon Rickard](#)
Subject: Please use this as official comment letter rather than the one Brent sent earlier
Date: Sunday, July 9, 2023 10:03:19 PM

Dear Mr. Rickard,

Thank you for meeting with my wife last week to further clarify the proposed annexation of the Martin Field urban growth area into College Place city limits.

As we have noted to you in the past, we would like to go on record as opposed to the annexation and zoning changes.

Our property at 397 Martin Field Lane is a 10-acre parcel set up for commercial agricultural use. We have 18 stalls in our barns and 5 large cross-fenced paddock areas. We run/have run a number of commercial operations at our facility including horse boarding, lessons/training, short-term pet boarding, and summer horse camps.

While we primarily offer equine services, the property itself is livestock friendly, and would readily accommodate a wide variety of other types of small and large livestock.

Removing our farm from the county into the College Place city limits will create a barrier to the long-term success of this property as a working farm and ultimately will negatively impact the value of our land and our potential income-producing ability on the farm.

We appreciate your assurance that the City of College Place would not mandate that we connect to city water/sewer, as that would create an undue burden in our ongoing farm operations.

As single-family housing developments encroach, we are concerned that the natural noises, smells, chemicals, livestock breeding, and daily farm activities would be viewed as a “nuisance” by many families unaccustomed to farm life.

For this reason, we request that the City of College Place require buffering as part of any urban growth plans in the Martin Field annexation area. Buffering is a best practices zoning tool that helps reduce conflicts between dissimilar land uses. It helps to address the transitions between areas of varying intensity, such as where rural lands border more developed areas. In many communities commercial or industrial land use will be required to provide a buffer on that property when it is adjacent to a less intense land use.

Regarding the proposed zoning change, it is clear that our farm does not squarely fit in either of the currently proposed zoning designations (light industrial or single-family residential). We would like to propose that the most appropriate zoning for our parcel would be agricultural. While we are aware that this is not currently a zoning designation used within the city of CP, we would argue that this may be the most appropriate time to consider adding it as a zoning designation. There is no denying, College Place is growing — our farm will not be the only area an agricultural designation would be appropriate.

In lieu of that option, we would request that our parcel be dually zoned with both the light-industrial and single-family residence designation, as you suggested last week.

Sincerely,
Brent & Thyra Hinshaw

From: [Patricia Johnston](#)
To: [Jon Rickard](#)
Subject: Application/proposal for annexation of six parcels including Martin Airport
Date: Sunday, July 9, 2023 8:02:05 PM

In April 2015, I purchased a new home in Homestead Village adjacent to the farmland that also bordered Martin Airport. We chose this home specifically because of its position next to the farmland. I grew up on a farm and appreciated watching this land being cared for and interacting from time to time with the farmer until his untimely death.

We have watched with some concern for what would happen to this land as it changed ownership and as houses have seemed to sprout everywhere there is a bit of open land. While realizing it seemed inevitable for this to happen across our fence, we nonetheless care for how it will happen.

I urge that every and all environmental and ecological concerns be addressed thoroughly, including water issues and preservation of wildlife habitat. We enjoy seeing deer, pheasants, quail, owls, and many other bird species from and in our yard. Unless their habitat is protected in some way they will disappear and we will all lose because of their loss.

Thank you for addressing these concerns as part of the Community Development process.

Sincerely,

Patricia Johnston, DrPH, MS, MPH

--

*Patricia Johnston, DrPH, MS, MPH
1410 SW Greeley St
College Place, WA 99324*

CITY OF COLLEGE PLACE, WASHINGTON
PROPOSED ANNEXATION AND INTENT TO DESIGNATE CITY ZONING
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Proposed Martin Airfield Annexation and Zoning Designation.

2. Name of applicant:

City of College Place, WA.

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

*Jon Rickard, Community Development Director
City of College Place
625 S College Avenue
College Place, WA 99324
509-394-8524*

4. Date checklist prepared:

June 20, 2023.

5. Agency requesting checklist:

City of College Place, WA

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

The City of College Place has received an annexation petition from the owners representing more than 60% of the assessed value of approximately 234 acres located within the College Place Urban Growth Area in the immediate vicinity of Martin Airfield. The review of this annexation request will include the designation of City Zoning to be applied to these properties in accordance with the provisions of the College Place Comprehensive Plan and the Unified Development Code. On May 19, 2023 the College Place City Council met with the initiating parties and voted to accept the annexation proposal for the entire 234 acres within the College Place Urban Growth Area in the vicinity of Martin Airfield for review. The schedule for this review includes the following:

- a. A public hearing on the proposed annexation on July 11, 2023.*
- b. A public hearing on the proposed City zoning designation on July 11, 2023.*
- c. Upon annexation, designation of City zoning.*

*City of College Place, Washington
Proposed Annexation and Intent to Designate City Zoning
Environmental Checklist
June 21, 2023*

d. Review of subsequent project specific development proposals at time of application (TBD).

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

Yes. It is anticipated that upon annexation that one or more owners of property will be submitting plans to the City for a mixed use, master planned development in accordance with the provisions of CPMC Chapter 14.100. This plan may include the continued operation of Martin Airfield, as well as airfield related light industrial uses, and residential uses that are compatible with airfield operations. These plans will be subject to a Type 3 review which includes an opportunity for public review and comment on the application, a consistency review by the City's Development Review Team, and a public hearing conducted by the City's Hearing Examiner. The decision to approve, deny, or approve subject to conditions, a proposed master planned development is made by the City Hearing Examiner and may be appealed to Walla Walla County Superior Court.

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

Project specific reviews will be prepared for specific development proposals submitted subsequent to the annexation and formal amendment to the Official Zoning Map.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

In 2019 Walla Walla County started the review of a draft airport safety zone for Martin Airfield. However, this review only included the areas within unincorporated Walla Walla County and was not completed. It is anticipated that the City and the County will initiate a joint review and adoption of an airport safety zone in accordance with federal, state, and local standards.

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

The area proposed to be annexed is within the College Place Urban Growth Area and no amendments to the City or County Comprehensive Plan are required at this time. Upon annexation, the Official City Zoning Map will be amended to incorporate the zoning designated for the properties.

- 11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

*City of College Place, Washington
Proposed Annexation and Intent to Designate City Zoning
Environmental Checklist
June 21, 2023*

The City of College Place has received an annexation petition from the owner representing more than 60% of the assessed value of approximately 234 acres located within the College Place Urban Growth Area in the immediate vicinity of Martin Airfield. The City Council has met with the owners proposing the annexation of this property and has agreed to proceed with the processing of the entire 234 acres within the UGA in this area. The proposed annexation area is designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map. Historically, approximately 216 acres of this area has been designated as Commercial/Light Industrial Mix on the City's Comprehensive Plan Future Land Use Map but currently a Future Land Use Designation is not assigned to this area. Approximately 18 acres of this area has been designated as Single Family Residential on the City's Comprehensive Plan Future Land Use Map. It is the intent of the City to assign a Light Industrial zoning designation within the proposed annexation area which is consistent with the historical designations by the City and the County. However, an analysis conducted by the City in 2017 concluded that in addition to the 18 acres designated by the City for single family residential development in this area, there is an additional 68 acres south of the Martin Airfield runway and Doan Creek that is not suitable for airport related or light industrial uses. As a result, it is the intent of the City to zone a total of 91 acres as Single Family Residential and reduce the area to be zoned Light Industrial from 234 acres to 143 acres.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The proposed annexation area is in the immediate vicinity of the Martin Airfield and includes the following parcels:

Parcel ID 4013, 62.6 acres, Martin Airport LLC.

Parcel ID 4014, 54.58 acres, Martin Airport LLC

Parcel ID 4015, 19.82 acres, Martin Airport LLC.

Parcel ID 5921, 79.83 acres, Martin Airport LLC.

Parcel ID 33143, 10 acres, Brent Hinshaw.

Parcel ID 26303, 6.61 acres, Charles and Jo-An Ritchie/E. Gonzalez.

Please see the attached map that highlights the proposed annexation area and the zoning to be assigned upon annexation.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

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The proposed annexation area is generally flat although there is approximately 18 acres in the southeast corner of the site that is on a bench at a higher elevation than the airfield. A topographical map of the City can be viewed on the Walla Walla County website.

- b. What is the steepest slope on the site (approximate percent slope)?

There is a steep slope of approximately 82% that separates the bench in the southeast corner of the proposed annexation area from the rest of the site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site contains Tc—Terrace escarpment and WIB—Walla Walla silt loam, lacustrine substratum, 0 to 8 percent slopes. {This is area 1B, what about 1A?} The proposed annexation area does not include agricultural lands of long-term commercial significance and there are no plans to remove agricultural soils at this time.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None planned at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

No. The City's Development Regulations include standards that govern future land clearing and development activities to prevent erosion from occurring. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None planned at this time.

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

None required at this time. The City's Development Regulations include standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None required at this time. The existing Development Regulations include environmental review procedures that will protect air quality. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe the type and provide names. If appropriate, state what stream or river it flows into.

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Doan Creek meanders through the proposed annexation area, generally south of the airfield runway. Doan Creek flows into Mill Creek and then into the Walla Walla River several miles to the west of the site.

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

None planned at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None planned at this time.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None expected.

- 5) Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

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None proposed at this time. The annexed areas would be served by the City of College Place sanitary sewer system. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

No. The City's Development Regulations include standards that govern the management of storm water and prevent erosion from occurring. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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- 4) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None required at this time. The existing Development Regulations include environmental review procedures that will protect surface and ground water. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act. The existing Development Regulations also contain provisions to protect Critical Aquifer Recharge Areas as well as environmental review procedures to protect water quality.

4. Plants

- a. List the types of vegetation found on the site:

- *Deciduous trees: cotton wood other*
- *Shrubs*
- *Grasses*
- *Pasture*
- *Crop or grain*
- *Wet soil plants along creek*
- *Other types of vegetation*

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

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None known.

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

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

- e. List all noxious weeds and invasive species known to be on or near the site.
Yellow starthistle, puncturevine, leafy spurge, scotch thistle,

5. Animals

- a. List any birds and animals which have been observed on or near the site or are known to be on or near the site:

- *Red tailed hawk, songbirds, turkey, pheasant*
- *Deer, fox, other*

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

The U.S. Fish and Wildlife Service lists the following threatened and endangered species as potentially being present in Walla Walla County:

Western U.S. distinct population segment (DPS) yellow-billed cuckoo (Coccyzus americanus). Threatened. The preferred habitat of this species is dense riparian forests, which are not present in the project area.

Columbia River DPS bull trout (Salvelinus confluentus). Threatened.

The National Marine Fisheries Service lists several anadromous salmonid species as occurring in Walla Walla County, which is part of the Interior Columbia Domain; these include Snake River Sockeye (Endangered), Snake River Fall-Run Chinook (Threatened), Snake River Spring/Summer-Run Chinook (Threatened), Snake River Steelhead (Threatened), Upper Columbia River Spring-Run Chinook (Endangered), Upper Columbia River Steelhead (Threatened), and Middle Columbia River Steelhead (Threatened)

The Washington State Department of Fish and Wildlife Priority Habitats and Species website identifies records of federally listed species known to occur in the area. In this location they listed one species Ferruginous Hawk which is listed at the state level as Threatened.

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

The City is within the Pacific Flyway for migratory birds. The proposed annexation and the assignment of zoning are not anticipated to impact migratory birds.

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

The City's Development Regulations include Environmental Review procedures and standards to protect Critical Areas and wildlife habitat. Subsequent project specific

development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The energy needs will be determined as project specific development proposals emerge. It is anticipated that most needs will be met by electricity and natural gas, although solar may be an option in some instances.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed at this time. Energy conservation features and measures to reduce or control energy impacts will be identified as project specific development proposals emerge.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None anticipated.

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

None known. A complete analysis will be conducted in conjunction with the preparation and review of project specific development plans.

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- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known. A complete analysis will be conducted in conjunction with the preparation and review of project specific development plans.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None planned at this time.

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

None anticipated at this time.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None are proposed at this time. The City's Development Regulations include Environmental Review procedures and standards to reduce or control environmental health hazards. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is noise generated by airplanes using Martin Airfield.

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

None planned at this time.

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

None are proposed at this time. The City's Development Regulations include Environmental Review procedures and standards to reduce or control noise impacts. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental

*review by the City in accordance with the provisions of the Washington State
Environmental Policy Act.*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Martin Airfield, a privately owned and operated airport, is the primary land use in the proposed annexation area. There is also a limited number of single-family residences and some limited agricultural activity in this area. There is a residential subdivision to the east of the airfield that was developed while the airfield was in full operation. The proposed annexation area has been designated by Walla County for Industrial Development, but the zoning proposed by the City includes designating approximately 91 acres as Single Family Residential which is more compatible with the neighboring residential properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

There are areas around the Martin Airfield runway that are being used as working farms. The proposed annexation area does not include farmlands or forest lands of long-term commercial significance. There are approximately 78 acres in the proposed annexation area being taxed as farmlands under the current use taxation program. Most of this land is at the western approach to the runway and is not suitable for conversion to nonfarm uses.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The areas being used for farming are intended to protect the airfield from incompatible uses.

- c. Describe any structures on the site.

In the proposed annexation area there are hangars, maintenance buildings, airport operations facilities, and administrative buildings associated with the operations of Martin Airfield. There are also two single family residences and associated accessory buildings south of the airfield operations.

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

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There are no plans to do so at this time.

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

The proposed annexation area is zoned Light Industrial by Walla Walla County.

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

The future land use designation of the proposed annexation area is Industrial in the Walla Walla County Comprehensive Plan Future Land Use Map. Approximately 18 acres has been designated in the College Place Comprehensive Plan as residential. The balance of the proposed annexation area has historically been designated by the City as Commercial/Light Industrial Mix on the City of College Place Comprehensive Plan Future Land Use Map, but is currently undesignated.

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

There are no jurisdictional shorelines in the City of College Place.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

There are steep slopes and wetlands in the proposed annexation area.

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

There are no project specific development plans at this time.

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

None planned at this time.

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

None proposed at this time.

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

Upon annexation development activities in the area will be subject to the City's Development Standards for properties zoned Single Family Residential and Light Industrial. In addition, the City has adopted standards for master planned mixed use developments. It is expected that future development activities in the areas proposed to be zoned Single Family Residential by the City will be more compatible with

neighboring uses than the light industrial uses that would be permitted in this area under the existing County zoning.

9. Housing

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

There are no project specific development plans for the proposed annexation area at this time.

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

There are no project specific development plans for the proposed annexation area at this time.

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

The City's intent to zone a portion of the proposed annexation area as Single Family Residential will promote more compatible land uses.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

There are no project specific development plans for the proposed annexation area at this time.

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

There are no project specific development plans for the proposed annexation area at this time.

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

The City's intent to zone a portion of the proposed annexation area as Single Family Residential will promote more compatible land uses.

11. Light and Glare

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

There are no project specific development plans for the proposed annexation area at this time.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No. The City's Development Regulations include Environmental Review procedures and standards to reduce or control light and glare. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None known.

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

The City's Development Regulations include Environmental Review procedures and standards to reduce or control light and glare. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

12. Recreation

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

Veterans Park at Homestead a 1.67-acre neighborhood park in the Homestead residential subdivision to the east of the proposed annexation area. There are also playgrounds at the nearby Rogers Elementary School and the Walla Walla Valley Academy. In addition, there is an east-west bike route along Whitman Drive that forms the northern boundary of the annexation area and a pathway that connects the Homestead Subdivision with the Whitman Monument.

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

None expected.

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

The City's Development regulations include standards for the development of new parks and recreation areas. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an

environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known, but the City of College Place is a Certified Local Government and upon annexation of any portion of the Urban Growth Area will work with property owners to identify and protect historic properties and structures.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The City has adopted regulations to protect historical and cultural resources including protocols for inadvertent discoveries. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

The primary means of access to the proposed annexation area is W Whitman Drive.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is 0.5 miles away at the Whitman Drive and Academy Way intersection.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None are proposed at this time. It is anticipated that subsequent project specific development proposals may include improvements to existing roads and possibly the development of additional access routes.

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

The proposed annexation area includes the privately owned and operated Martin Airfield. There are no project specific development plans for this area at this time. It is anticipated that future development proposals will include the continued operation of the airfield and land uses that are compatible with airport operations.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None proposed at this time.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

It is not anticipated, but all subsequent development proposals will be subject to an environmental review and will be required to mitigate potential adverse impacts.

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

None proposed at this time. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an

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environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, others)? If so, generally describe.

To be determined. Subsequent project specific development proposals must comply with applicable City development regulations and shall be subject to an environmental review by the City in accordance with the provisions of the Washington State Environmental Policy Act.

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

None proposed at this time. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to mitigate impacts on public services will be identified at that time and shall be conditions of approval.

16. Utilities

- a. List utilities currently available at the site:

The proposed annexation area has access to electricity and telephone service and is served by private wells and septic systems. Upon annexation, the proposed annexation area will have access to the full range of municipal services available through the City of College place which are complemented by two electrical service providers, private telephone, cable and internet service providers, and private natural gas providers.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

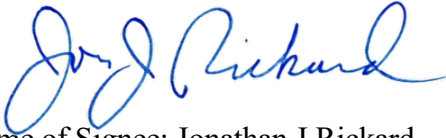
None proposed at this time. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to mitigate adverse impacts on public services and to maintain Level of Service Standards will be identified at that time and shall be conditions of approval.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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Signature:



Name of Signee: Jonathan J Rickard

Position: Community Development Director, City of College Place, WA

Date Submitted: June 23, 2023

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

No significant increases are anticipated as a result of the proposed annexation and the adoption of City zoning. The City's Development Regulations include environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

- a. Proposed measures to avoid or reduce such increases are:

None proposed at this time. The City's Development Regulations include environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

No significant increases are anticipated as a result of the proposed annexation and the adoption of City zoning. The City's Development Regulations includes environmental review procedures and development standards to protect plants, animals, and fish and their habitats. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

None proposed at this time. The City's Development Regulations includes environmental review procedures and development standards to protect plants, animals, and fish and their habitats. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations.

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Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

No significant increases are anticipated as a result of the proposed annexation and the adoption of City zoning. The City's Development Regulations include standards and procedures to protect natural resource lands and to conserve energy resources. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

None proposed at this time. The City's Development Regulations include standards and procedures to protect natural resource lands and to conserve energy resources. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

No significant impacts are anticipated as a result of the proposed annexation and the adoption of City zoning. The City's Development Regulations were specifically designed to protect environmentally sensitive areas, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, and parks. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

None proposed at this time. The City's Development Regulations were specifically designed to protect environmentally sensitive areas, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, and parks. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City

*City of College Place, Washington
Proposed Annexation and Intent to Designate City Zoning
Environmental Checklist
June 21, 2023*

development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

There are no jurisdictional shorelines in the City of College Place.

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

N/A.

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

No significant increases are anticipated as a result of the proposed annexation and the adoption of City zoning. City zoning controls, development standards, and concurrency requirements should reduce the demands on transportation, public services, and utilities. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

None proposed at this time. All subsequent project specific development proposals will be subject to review in accordance with the provisions of the Washington State Environmental Policy Act and the applicable City development regulations. Measures necessary to avoid, minimize, and/or mitigate potential impacts will be identified at that time and shall be conditions of approval.

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

No conflicts are anticipated as a result of the proposed annexation and the adoption of City zoning. These actions implement the County and City Comprehensive Plans.

WAC 197-11-970 DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: *The City of College Place has received an annexation petition from the owner representing more than 60% of the assessed value of approximately 234 acres located within the College Place Urban Growth Area in the immediate vicinity of Martin Airfield. The City Council has met with the owners proposing the annexation of this property and has agreed to proceed with the processing of the entire 234 acres within the UGA in this area. The proposed annexation area is designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map. Historically, approximately 216 acres of this area has been designated as Commercial/Light Industrial Mix on the City's Comprehensive Plan Future Land Use Map but currently a Future Land Use Designation is not assigned to this area. Approximately 18 acres of this area has been designated as Single Family Residential on the City's Comprehensive Plan Future Land Use Map. It is the intent of the City to assign a Light Industrial zoning designation within the proposed annexation area which is consistent with the historical designations by the City and the County. However, an analysis conducted by the City in 2017 concluded that in addition to the 18 acres designated by the City for single family residential development in this area, there is an additional 68 acres south of the Martin Airfield runway and Doan Creek that is not suitable for airport related or light industrial uses. As a result, it is the intent of the City to zone a total of 91 acres as Single Family Residential and reduce the area to be zoned Light Industrial from 234 acres to 143 acres.*

Proponent: City of College Place
Community Development Department
625 S College Ave
College Place, WA 99324

Location of Proposal: The City of College Place

Lead Agency: City of College Place
625 S. College Ave.
College Place, WA 99324

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file

with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC [197-11-355](#). There is no further comment period on the DNS.

☒ This DNS is issued under WAC [197-11-340](#) (2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: July 11, 2023

Responsible official: Jonathan J Rickard

Position/title: Community Development Director

Phone: 509-394-8524

Address: 625 S College Ave, College Place WA 99324

June 23, 2023
Date


Signature

Official Zoning Map Public Review Draft



CITY OF COLLEGE PLACE WASHINGTON

Approved: October 9, 2018 (Ordinance 18-023).
Amended November 24, 2020 (Ordinance No. 20-021).
Amended November 23, 2021 (Ordinance No. 21-017).
Amended December 13, 2022 (Ordinance 22-024).
Proposed Zoning Designations Under City Review June 21, 2023.

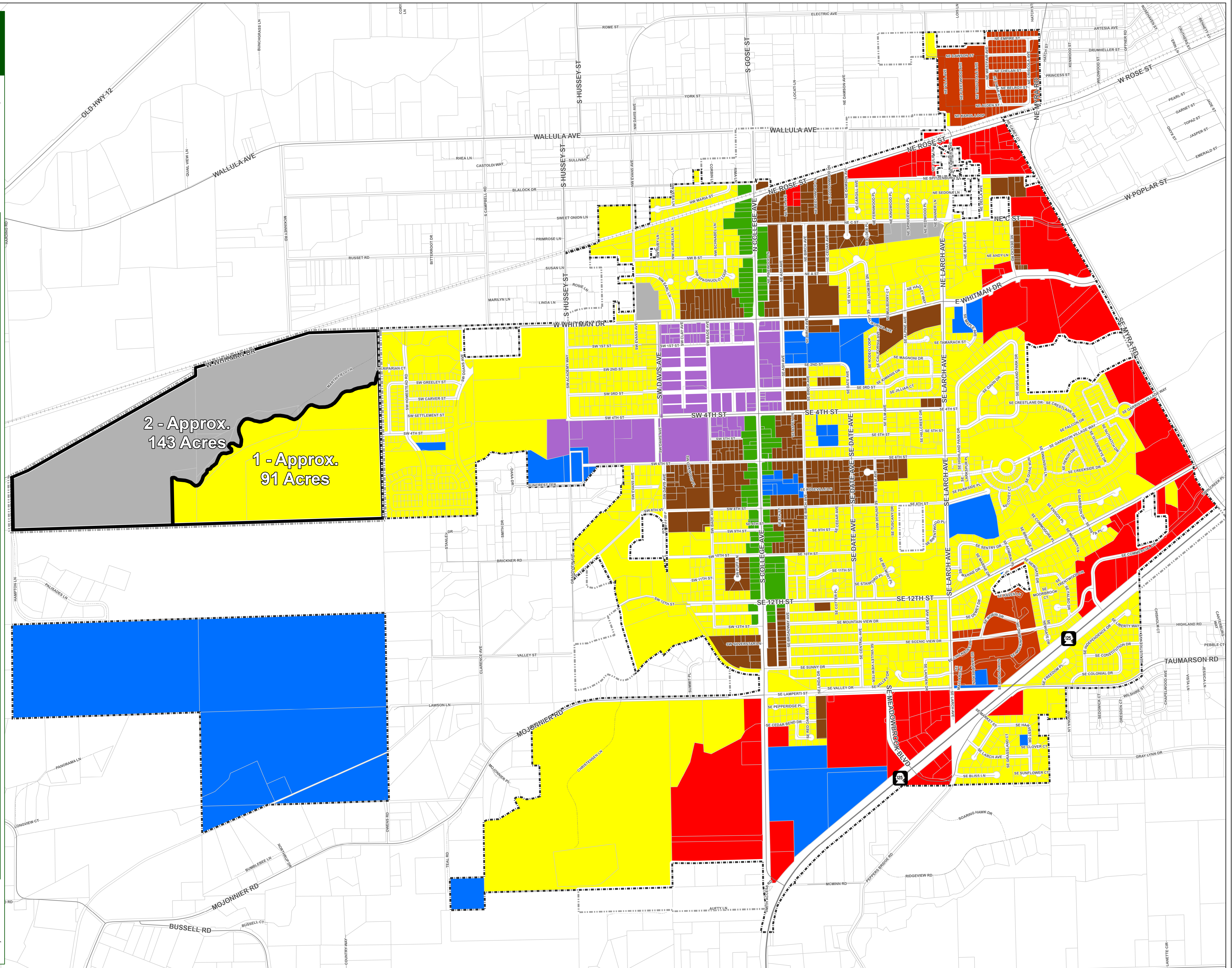
LEGEND

Zoning Designations

- Downtown Mixed Use (DMU)
- General Commercial (GC)
- Light Industrial (LI)
- Multi-Family Residential (MFR)
- Manufactured Home Park (MHP)
- Public Use (PU)
- Single Family Residential (SFR)
- University District (UD)
- Proposed Revision
- City Limits
- UGA
- Tax Parcels

Proposed Zoning Designations Under Review

1. Single Family Residential (SFR)
2. Light Industrial (LI)



NOTICE OF APPLICATION
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING
SEPA THRESHOLD DETERMINATION

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 234 acres within the College Place Urban Growth Area in the immediate vicinity of the Martin Airport. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include:

1. There are six parcels proposed to be annexed into the City including the Martin Airport and adjoining properties south of W Whitman Drive:
 - a. Parcel ID 4013, 62.6 acres.
 - b. Parcel ID 4014, 54.58 acres.
 - c. Parcel ID 4015, 19.82 acres.
 - d. Parcel ID 5921, 79.83 acres.
 - e. Parcel ID 33143, 10 acres.
 - f. Parcel ID 26303, 6.61 acres.
2. These parcels are within the College Place Urban Growth Area and have been designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map and have been zoned Light Industrial by the County.
3. It is proposed that upon annexation that approximately 143 acres that includes the Martin Airfield and the adjoining properties generally north of Doan Creek will be zoned by the City as Light Industrial. It is proposed that approximately 91 acres south of Doan Creek will be zoned by the City as Single Family Residential. A map highlighting the proposed annexation and zoning can be viewed on the City's website.

An Environmental Checklist for this proposed action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act and it is anticipated that the City will issue a Determination of Non-Significance (DNS). As a result, an integrated public review and comment period is being provided to receive comments on the proposed annexation, the proposed City zoning, and the likely SEPA Threshold Determination. This may be the only opportunity to comment on the environmental impacts of this proposed action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm

Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner: Martin Airport LLC
c/o Investco LLC
1302 Puyallup Ste A
Sumner WA 98390

Applicant: Tarragon NW LLC
5 W. Alder St, Suite 400
Walla Walla WA 99362

Date of Application: May 1, 2023

Current Use of the Property: Light Industrial and Residential

Proposed Zoning: Light Industrial and Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation, the proposed City zoning designations, and/or the likely SEPA Threshold Determination must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

MARTIN AIRPORT ANNEXATION

May 19, 2023



Proposed Future Land Use Map



CITY OF COLLEGE PLACE WASHINGTON

July 2018

LEGEND

Future Land Use Designations

- College Ave District
- Commercial
- Light Industrial
- Multiple Family Residential
- PROS - Parks, Recreation, and Open Space
- Single Family Residential
- University District
- Proposed/Potential Revision

- City Limits
- Proposed UGA Boundary
- Parcel

Potential Revisions Under City Review

- 1- College Avenue District to Single Family Residential.
- 2- College Avenue District to Multiple Family Residential.
- 3- Commercial/Light Industrial to Commercial.
- 4- Light Industrial to Multiple Family Residential.
- 5- Multiple Family Residential to Commercial.
- 6- Multiple Family Residential to Single Family Residential.
- 7- Multiple Family Residential to University District.
- 8- Single Family Residential to Commercial.
- 9- Single Family Residential to Multiple Family Residential.
- 10- Public Reserve to College Avenue District.
- 11- Public Reserve to Single Family Residential.
- 12- Public Reserve to Multiple Family Residential.
- 13- Public Reserve to University District.
- 14- Commercial to Parks, Recreation, and Open Space (PROS).
- 15- Single Family Residential to Parks, Recreation, and Open Space (PROS).

Potential Revisions Under County Review

- Area 1A: Industrial to Rural Airport
Area 1B: Industrial to Single Family Residential
Area 2A: Rural Residential 5 to Commercial
Area 2B: Rural Residential 5 to Single Family Residential
Area 2C: Rural Residential 5 to Single Family Residential

Technical Adjustments

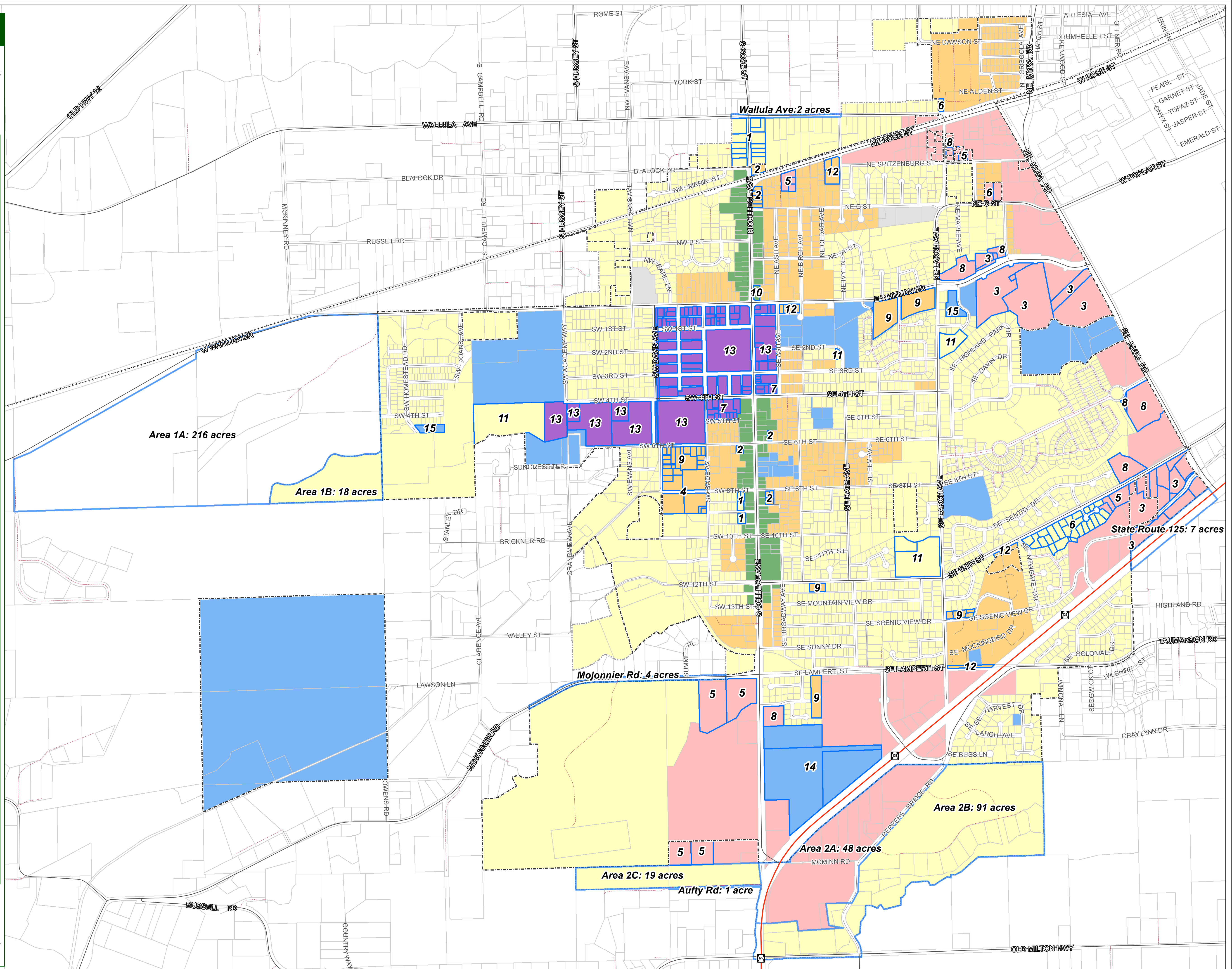
- Wallula Avenue: Single Family Residential 2 acres
Mojonnier Road: Single Family Residential 4 acres
Auffy Road: Single Family Residential 1 acre
State Route 125: 7 acres



0 0.25 0.5 Miles



Disclaimer: The information on this map is intended for general reference use only. The City of College Place and those operating on their behalf, cannot guarantee the accuracy or usefulness of the information shown. The user of this map assumes all responsibility for inappropriate use of the information provided herein.



From: [Martin, Philip P](#)
To: [Jon Rickard](#)
Subject: WLWLWA01 Return to Requestor: Martin Airport Annexation and Zoning
Date: Thursday, July 6, 2023 7:10:59 AM
Attachments: [image002.png](#)
[Utility Map 1.pdf](#)
[Utility Map 2.pdf](#)
[Utility Map 3.pdf](#)
[Utility Map 4.pdf](#)
[DNS Martin Airport Annex and Zoning 2023.06.23.pdf](#)
[2023.06.25.Notice Annexation Martin Airport LLC.pdf](#)
[Annexation and Zoning SEPA Checklist 06-23-23.pdf](#)
[Official Zoning Map - Proposed Revisions - 6-21-2023 - 24x36.pdf](#)

STOP and VERIFY - This message came from **outside** of the City of College Place.

Date: 6/23/2023

Attn: Jon Rickard

Thank you for your project notification. LUMEN has reviewed your utility notice regarding **P-457362 WA** | Martin Airport Annexation and Zoning ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the project limits.

- **LUMEN has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.**

Please contact your [State One Call](#) prior to construction.

Any changes or additions to the project plans or parameters should be submitted to relocations@lumen.com. Note: the location(s) of facilities shown on drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact relocations@lumen.com regarding the above-mentioned project if you should have any questions. Please reference the file number **P-457362 WA** with any future communications.

Important Notice - For the States listed below, please add relocations@brightspeed.com to your distribution list for inquiries and updates regarding local facilities.

(AL, AR, GA, IL, IN, KS, LA, MI, MO, MS, NC, NJ, OH, OK, PA, SC, TN, TX, VA, WI)

Thank you for your cooperation!

LUMEN®

Philip Martin
Business Analyst
Tulsa, OK
Philip.P.Martin@lumen.com

From: Jon Rickard <JRickard@cpwa.us>

Sent: Friday, June 23, 2023 5:46 PM

To: Angie Peters (angie@valleytransit.com) <angie@valleytransit.com>; Ashley Morton (AshleyMorton@ctuir.org) <AshleyMorton@ctuir.org>; Barb McKinney (bmckinney@wwcountyyroads.com) <bmckinney@wwcountyyroads.com>; Bob Hubenthal (hubenbj@dshs.wa.gov) <hubenbj@dshs.wa.gov>; Bryan Maas (bmaas@columbiarea.coop) <bmaas@columbiarea.coop>; Carl Merkle (CarlMerkle@ctuir.org) <CarlMerkle@ctuir.org>; Catherine Dickson (catherinedickson@ctuir.org) <catherinedickson@ctuir.org>; relocations <relocations@centurylink.com>; Chris Walker (cwalker@noanet.net) <cwalker@noanet.net>; DAHP SEPA (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dave Karl (david.karl@dfw.wa.gov) <david.karl@dfw.wa.gov>; Dept of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; DOH SEPA Review Team (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Don Gibbard (dgibbard@pocketinet.com) <dgibbard@pocketinet.com>; Don Sims (dsims@co.walla-walla.wa.us) <dsims@co.walla-walla.wa.us>; Doug Case <dcase@columbiarea.coop>; Elizabeth Brochu (siskroad@msn.com) <siskroad@msn.com>; Elizabeth Chamberlain (echamberlain@wallawallawa.gov) <echamberlain@wallawallawa.gov>; Emergency Management Dept (emd@co.walla-walla.wa.us) <emd@co.walla-walla.wa.us>; George Bennett (george.bennett@wallawalla.edu) <george.bennett@wallawalla.edu>; Grant Glaus (gglaus@columbiarea.com) <gglaus@columbiarea.com>; Green Tank Water Dist. # 11 (glmccracken@hotmail.com) <glmccracken@hotmail.com>; Hallie Ladd (hlad461@ecy.wa.gov) <hlad461@ecy.wa.gov>; Jacob Prilucik (PrilucJ@wsdot.wa.gov) <PrilucJ@wsdot.wa.gov>; James Fry (jfry@cpps.org) <jfry@cpps.org>; James Payne (james@fwwm.org) <james@fwwm.org>; Jennifer Ballard (jballard@co.walla-walla.wa.us) <jballard@co.walla-walla.wa.us>; John Boose <JBoose@cpwa.us>; Jonathan D. Maland (jmaland@wallawallawa.gov) <jmaland@wallawallawa.gov>; kbealey@ci.walla-walla.wa.us; Kelly Cooper (Kelly.Cooper@DOH.WA.GOV) <Kelly.Cooper@DOH.WA.GOV>; Kenneth Hutchinson (khutchinson@bpa.gov) <khutchinson@bpa.gov>; Kristi Scherger <KScherger@cpwa.us>; 'kyle.wright@pacificorp.com' <kyle.wright@pacificorp.com>; Lauren Prentice (lprentice@co.walla-walla.wa.us) <lprentice@co.walla-walla.wa.us>; Lisa Wasson-Seilo <lwasson-seilo@wallawallawa.gov>; Mark Eberlein (mark.eberlein@dhs.gov) <mark.eberlein@dhs.gov>; Michael Rizzitiello <MRizzitiello@cpwa.us>; Mike Jackson (mjack5051@gmail.com) <mjack5051@gmail.com>; Pat Reay (pr@portwallawalla.com) <pr@portwallawalla.com>; Paul Gonseth (Gonsetp@wsdot.wa.gov) <Gonsetp@wsdot.wa.gov>; Phil Barber (philip.barber@cngc.com) <philip.barber@cngc.com>; Preston Frederickson (pfred@wallawallawa.gov) <pfred@wallawallawa.gov>; Randy Kline (randy.kline@parks.wa.gov) <randy.kline@parks.wa.gov>; 'Randy.Swearingin@pacificorp.com' <Randy.Swearingin@pacificorp.com>; Reviewteam (reviewteam@cted.wa.gov) <reviewteam@cted.wa.gov>; Rob Whitlam (Rob.Whitlam@dahp.wa.gov) <Rob.Whitlam@dahp.wa.gov>; Robert McAndrews <RMcAndrews@cpwa.us>; ron.coffell@cngc.com; Sandy L Shelin (Sandy.L.Shelin@usace.army.mil) <Sandy.L.Shelin@usace.army.mil>; Scott Hall <SHall@cpwa.us>; Sepaunit (sepaunit@ecy.wa.gov)

<sepaunit@ecy.wa.gov>; Tim Erkel (Tim.R.Erkel@usace.army.mil) <Tim.R.Erkel@usace.army.mil>; Timothy J. Barrett <tbarrett@wwvmpo.org>; Todd Brandenburg (todd@PocketiNet.com) <todd@PocketiNet.com>; Tom Schirm (Thomas.Schirm@dfw.wa.gov) <Thomas.Schirm@dfw.wa.gov>; Walla Walla County Department of Community Health (health@co.walla-walla.wa.us) <health@co.walla-walla.wa.us>; William Bloom (William.bloom@cngc.com) <William.bloom@cngc.com>; WSDOT Project Notice (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>

Subject: Martin Airport Annexation and Zoning

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 234 acres within the College Place Urban Growth Area in the immediate vicinity of the Martin Airport. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include:

1. There are six parcels proposed to be annexed into the City including the Martin Airport and adjoining properties south of W Whitman Drive:
 - a. Parcel ID 4013, 62.6 acres.
 - b. Parcel ID 4014, 54.58 acres.
 - c. Parcel ID 4015, 19.82 acres.
 - d. Parcel ID 5921, 79.83 acres.
 - e. Parcel ID 33143, 10 acres.
 - f. Parcel ID 26303, 6.61 acres.
2. These parcels are within the College Place Urban Growth Area and have been designated as Industrial on the Walla Walla County Comprehensive Plan Future Land Use Map and have been zoned Light Industrial by the County.
3. It is proposed that upon annexation that approximately 143 acres that includes the Martin Airfield and the adjoining properties generally north of Doan Creek will be zoned by the City as Light Industrial. It is proposed that approximately 91 acres south of Doan Creek will be zoned by the City as Single Family Residential. A map highlighting the proposed annexation and zoning can be viewed on the City's website.

An Environmental Checklist for this proposed action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act and it is anticipated that the City will issue a Determination of Non-Significance (DNS). As a result, an integrated public review and comment period is being provided to receive comments on the proposed annexation, the proposed City zoning, and the likely SEPA Threshold Determination. This may be the only opportunity to comment on the environmental impacts of this proposed action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner: Martin Airport LLC
c/o Investco LLC
1302 Puyallup Ste A
Sumner WA 98390

Applicant: Tarragon NW LLC
5 W. Alder St, Suite 400
Walla Walla WA 99362

Date of Application: May 1, 2023

Current Use of the Property: Light Industrial and Residential

Proposed Zoning: Light Industrial and Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation, the proposed City zoning designations, and/or the likely SEPA Threshold Determination must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

Jon Rickard
Community Development Director
City of College Place
509-394-8524



* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: [Thyra Hinshaw](#)
To: [Jon Rickard](#)
Subject: Please use this as official comment letter rather than the one Brent sent earlier
Date: Sunday, July 9, 2023 10:03:19 PM

Dear Mr. Rickard,

Thank you for meeting with my wife last week to further clarify the proposed annexation of the Martin Field urban growth area into College Place city limits.

As we have noted to you in the past, we would like to go on record as opposed to the annexation and zoning changes.

Our property at 397 Martin Field Lane is a 10-acre parcel set up for commercial agricultural use. We have 18 stalls in our barns and 5 large cross-fenced paddock areas. We run/have run a number of commercial operations at our facility including horse boarding, lessons/training, short-term pet boarding, and summer horse camps.

While we primarily offer equine services, the property itself is livestock friendly, and would readily accommodate a wide variety of other types of small and large livestock.

Removing our farm from the county into the College Place city limits will create a barrier to the long-term success of this property as a working farm and ultimately will negatively impact the value of our land and our potential income-producing ability on the farm.

We appreciate your assurance that the City of College Place would not mandate that we connect to city water/sewer, as that would create an undue burden in our ongoing farm operations.

As single-family housing developments encroach, we are concerned that the natural noises, smells, chemicals, livestock breeding, and daily farm activities would be viewed as a “nuisance” by many families unaccustomed to farm life.

For this reason, we request that the City of College Place require buffering as part of any urban growth plans in the Martin Field annexation area. Buffering is a best practices zoning tool that helps reduce conflicts between dissimilar land uses. It helps to address the transitions between areas of varying intensity, such as where rural lands border more developed areas. In many communities commercial or industrial land use will be required to provide a buffer on that property when it is adjacent to a less intense land use.

Regarding the proposed zoning change, it is clear that our farm does not squarely fit in either of the currently proposed zoning designations (light industrial or single-family residential). We would like to propose that the most appropriate zoning for our parcel would be agricultural. While we are aware that this is not currently a zoning designation used within the city of CP, we would argue that this may be the most appropriate time to consider adding it as a zoning designation. There is no denying, College Place is growing — our farm will not be the only area an agricultural designation would be appropriate.

In lieu of that option, we would request that our parcel be dually zoned with both the light-industrial and single-family residence designation, as you suggested last week.

Sincerely,
Brent & Thyra Hinshaw

CHAPTER 14.50 ZONING

14.50.010 Introduction.

A. It is the purpose of this title to:

1. Facilitate orderly growth and development of the city consistent with the goals and policies of the comprehensive plan.
2. Protect the health, safety and general welfare of city and urban area residents.
3. Promote sound economic development and protect property values.
4. Promote the wise use of the area's natural resources.
5. Establish land use districts and provide for the appropriate regulations of land use within those districts.
6. Provide flexible regulations which encourage compatible and efficient land use.
7. Provide for the administration and enforcement of these regulations; and
8. Reduce the effects of incompatible land uses.

(Ord. No. 20-021 , § 2(Exh. A), 11-24-2020; Ord. No. 21-017 , § 1.a.(Exh. A), 11-23-2021)

14.50.020 Official zoning map.

The city shall establish and maintain an official zoning map consistent with the provisions of this title and the comprehensive plan.

- A. In order to classify, segregate and regulate the uses of land, buildings and structures, the city is divided into the following zoning districts:
1. Single-Family Residential (SFR). The purpose of the single-family residential zoning district is to stabilize and protect residential neighborhoods; to prevent intrusion by incompatible uses; and to permit principal and accessory uses which will enhance the district's single-family residential character.
 2. Multi-Family Residential (MFR). The purpose of the multi-family residential zoning district is to provide a range of higher density residential opportunities in the vicinity of existing high-density residential areas, institutions, commercial areas and major transportation routes.
 3. Manufactured Housing/Mobile Home Park District (MHP). The purpose of this district is to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes and the like in a residential setting.
 4. General Commercial (GC). The purpose of the general commercial zoning district is to provide for the concentrated grouping of diversified retail trade, administrative, and professional offices and services. This district encourages a full range of commercial activities, including convenience, comparison and professional shops and businesses serving the entire community trading area.

5. Downtown Mixed-Use (DMU). The purpose of the downtown mixed-use zoning district is to promote innovative, well designed, mixed-use, higher density development along College Avenue. The DMU district is hereby created to:
 - a. Be consistent with City of College Place comprehensive plan goals and policies by encouraging more compact, higher density, mixed-use development of retail, office and residential uses within the same building.
 - b. Provide an area with a compatible mix of residential and commercial uses.
 - c. Promote innovative site and building design to achieve above purposes by allowing flexibility within and modification from existing codes through flexible residential densities while not compromising the requirements established within the College Place Municipal Code.
 6. Light Industrial (LI). The purpose of the light industrial zoning district is to provide for the location and grouping of industrial activities that do not generate offensive external impacts such as excessive noise, pollution or emissions, involve limited assembly, fabrication and handling of products, include research and technological processes and do not create exceptional demands upon public facilities and services. A further purpose is to afford protection to the industries so located by prohibiting the intrusion of incompatible influences.
 7. University District (UD). The purpose of the university district zone is to promote the use and development of properties on and in the immediate vicinity of the Walla Walla University Campus in accordance with the provisions of a master plan and to promote the compatibility of uses between the university and neighboring properties.
 8. Public Use (PU). The purpose of the public use zoning district is to provide for the retention of lands necessary for open spaces, parks, K-12 schools, and city facilities such as the City Hall campus.
- B. The locations and boundaries of these zoning districts are depicted on the official zoning map. The regulations of this title governing the uses of land, buildings and structures, the size of yards and other matters as set forth in this title are established and declared to be in effect upon all land encompassed within the boundaries of each district as shown on the official zoning map.
- C. Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map, the community development director or his/her designee may make an administrative determination.

(Ord. No. 20-021 , § 2(Exh. A), 11-24-2020; Ord. No. 21-017 , § 1.a.(Exh. A), 11-23-2021)

14.50.030 Table of permitted uses.

Use	SFR	MFR	MHP	DMU ⁽³⁾	GC	LI ⁽²⁾	UD ⁽⁴⁾	PU	Special Conditions
P = May be permitted as a primary use; A = May be permitted only as an accessory use; C = May be permitted through a Conditional Use Permit; S = May be permitted through a Special Use Permit; X (or blank cell) = Use not permitted									
Accessory building/use	A	A		A	A	A	A	A	§ 14.60.170
Accessory dwelling unit (ADU)	A	A		A					§ 14.60.170

Adult home	P	P	P	P	P				
Alternative energy infrastructure	A	A		A	A	A	A	A	§ 14.60.110
Animals	A	A							Title 6
Antique/secondhand store				P	P				
Appliance repair shop					P	P			
Arcade/amusement facility					P				
Automobile service/repair ⁽¹⁾				P	P	P			
Automobile/truck sales, new and used					P				
Bakery				P	P	P			
Bank/financial institution				P	P				
Beauty salon/day spa				P	P				
Bed and breakfast inn	S	S		S					§ 14.60.160
Boarding house		P		P			P		
Brewery/distillery					P				
Business park						P			
Business/professional office				P	P				
Car wash					P				
Cemetery/mausoleum					C		C	C	
Church	C	C		C	C		P		
Child day care center			C	P	P				
Child day care, in-home	A	A		A			A		
Clubhouses, community centers, and recreation facilities			P						
Co-housing	P	P							§ 14.60.180
Communications center/facility						P			
Contractor/construction yard					P	P			
Convalescent/nursing/retirement home		C		C	C				
Convenience/grocery			C						
Cottage housing	P	P							§ 14.60.180
Cultural facility				P	P		P	P	
Day care center, adult	P	P	C	P	P		P		
Drug store				P	P				
Dry cleaning					P				
Dwelling unit, single	P	P	A ⁽¹⁰⁾	(5)			(5)		

Dwelling units (3+), multiple		P		P	P		P		
Dwelling units (duplex), two	P	P		(5)			(5)		
Electric vehicle infrastructure				P	P	P	P	P	
Farmer's market				S	S	S	S	S	
Food/beverage				P	P				
Food cart				S	S	S	S	S	
Food cart pod				S	S	S	S	S	
Garages/carports			A						
Garden house/tool shed/playhouse/greenhouse			A						
Golf course	C	C						C	
Government building				P	P		P	P	
Group home	P	P	P						
Hemp production	X	X		X	X	X	X	X	
Home business	A	A	A	A	A				§ 14.60.150
Hospital/medical center					P				
Hotel				P	P				
Industry, light						P			§ 14.60.240
Kennel					P				
Landfill	X	X		X	X	X	X	X	
Laundromat			C	P	P				
Lodge/fraternal/social organization				P	P				
Manufactured home	P	P		(5)		(5)			§ 14.60.180
Manufactured home, sale			A						
Manufactured/mobile home community	P ⁽⁶⁾	P ⁽⁶⁾	P						§ 14.60.190
Manufactured housing community			P						§ 14.60.190
Manufacturing/assembly, light						P			§ 14.60.240
Marijuana, medical cooperative	X	X		X	X	X	X	X	
Marijuana processing	X	X		X	X	X	X	X	
Marijuana production	X	X		X	X	X	X	X	
Marijuana sales	X	X		X	X	X	X	X	
Master planned development	P	P	P	P	P	P	X	P	
Medical office/clinic				P	P				

Mining	X	X		X	X	X	X	X	
Mini storage			C			P			§ 14.60.110
Mixed-use, residential/commercial				P	P				§ 14.60.180
Mobile home	P ⁽⁸⁾	P ⁽⁸⁾							§ 14.60.190
Mobile home park	P ⁽⁷⁾	P ⁽⁷⁾	P						§ 14.60.190
Mobile vendor				S	S	S	S	S	
Motel				P	P				
Nursery/greenhouse					P	P			
Office, business/professional				P	P				
Office, government/non-profit				P	P				
Park/playground	P	P	P	P	P		P	P	
Park and ride facility					P				
Parking lot				P	P	P	P		
Personal service			C	P	P				
Pop-up business				S	S	S	S	S	
Post office				P	P				
Public utility	P	P	P	P	P	P	P	P	
Recreation, private indoor				P	P		P		
Recreation, private outdoor					P		P		
Recreation, public sports complex							P	P	
Restaurant/coffee shop			C	P	P				
Retail sales				P	P				
Retail sales, large-scale					P				
RV park		P	P				P	P	§ 14.60.200
Salvage/wrecking operations						P			§ 14.60.100
School, vocational/trade				P	P	P			
School, public/private	C	C		C	C	C			
Seasonal use	S	S	S	S	S		S	S	
Secure community transition facility	C	C							
Security building, on-site						A		A	
Sexually oriented business						C			§ 14.60.120

Shipping/receiving center						P			
Storage of flammable material/liquid					P	P			
Storage, outdoor					P	P			§ 14.60.100
Tasting room				P	P				
Tavern/bar				P	P				
Technology center						P			
Temporary homeless encampment	S	S		S	S	S	S		§ 14.60.210
Temporary use	S	S	S	S	S	S	S	S	§ 14.60.130
Theater, live/movie				P	P				
Tiny home									§ 14.60.180
Townhouse	P	P	P	P					§ 14.60.180
Underground injection well	X	X		X	X	X	X	X	
University							P		§ 14.60.250
Vacation rental	S	S		S					§ 14.60.160
Veterinary hospital/clinic					C	C			
Warehouse/shipping					P	P			§ 14.60.110
Winery					P	P			
Wireless communication facility, academic	P	P		P	P	P	P		§ 14.60.270
Wireless communication facility, major	X	X		X	C	C	C	C	§ 14.60.270
Wireless communication facility, minor	P	P	P	P	P	P	P	P	§ 14.60.270

- (1) All repair work shall be conducted indoors in accordance with applicable environmental and safety standards.
- (2) See Chapter 14.60.240, Light Industrial District Standards.
- (3) New developments must comply with the downtown mixed-use district standards, please see Chapter 14.60.230.
- (4) New developments must comply with the university district standards, please see Chapter 14.60.250.
- (5) Legally established single-family and multi-family dwelling units, in use on January 1, 2020 are a permitted use.
- (6) Legally established manufactured home parks in existence on January 1, 2020 are a permitted use.

(7) Legally established mobile home parks in existence on January 1, 2020 are a permitted use.

(8) Legally established mobile homes in existence on January 1, 2020 are a permitted use and may continue to be used at that location. After January 1, 2020 mobile homes may only be placed in mobile home parks in existence before June 12, 2008.

(9) Reserved.

(10) One single-family dwelling for the primary use of a manager or caretaker responsible for maintaining or operating the property.

(Ord. No. 20-021 , § 2(Exh. A), 11-24-2020; Ord. No. 21-017 , §§ 1.a.(Exh. A), 1.d.(Exh. B), 11-23-2021; Ord. No. 22-024 , §§ 1.a.(Exh. A), 1.e.(Exh. B), 12-13-2022)



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:

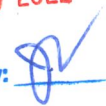
Janet M. Rowe

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:

COLLEGE PLACE ANNEXATION

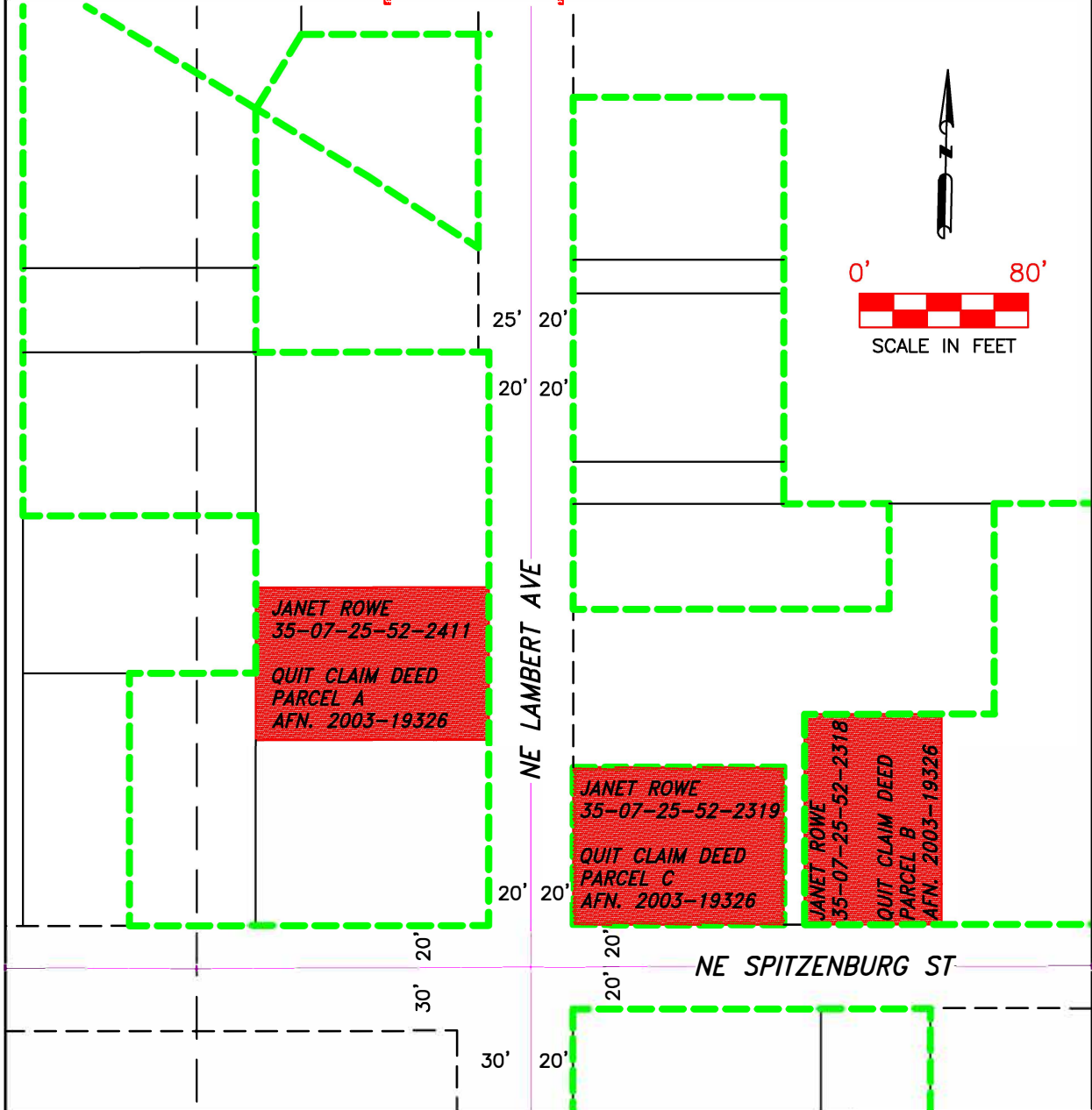
LEGEND



FORMER CITY LIMITS

NEW CITY LIMITS AREA

EXHIBIT "A"

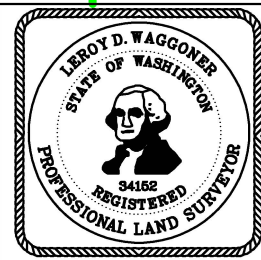


SURVEYOR'S CERTIFICATION

I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PARCELS DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

LEROY D. WAGGONER, P.L.S. 34152

DATE



NOTICE OF APPLICATION
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 21,779 sq. ft. within the College Place Urban Growth Area in the immediate vicinity of Lambert Ave. and Spitzenburg St. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include: Three parcels owned by the applicant (350725522319, 350725522411, 350725522318). Addressed as 414 & 421 NE Lambert and 835 NE Spitzenburg.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner/Applicant: Janet Rowe
 48 Sweet Onion Ln
 Walla Walla WA 99362

Date of Application: April 19, 2022

Current Use of the Property: Residential

Proposed Zoning: Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation and the proposed City zoning designations must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

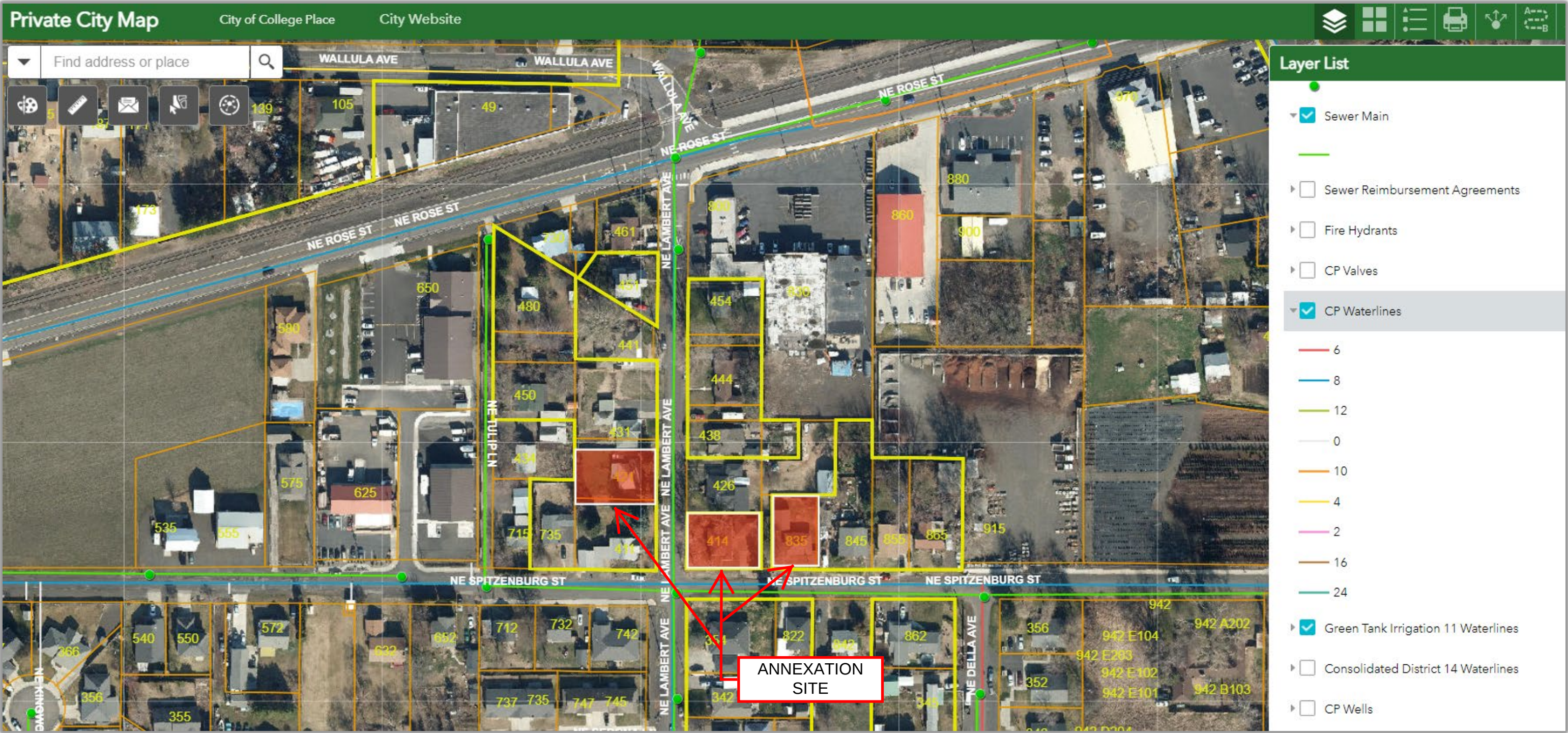
ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

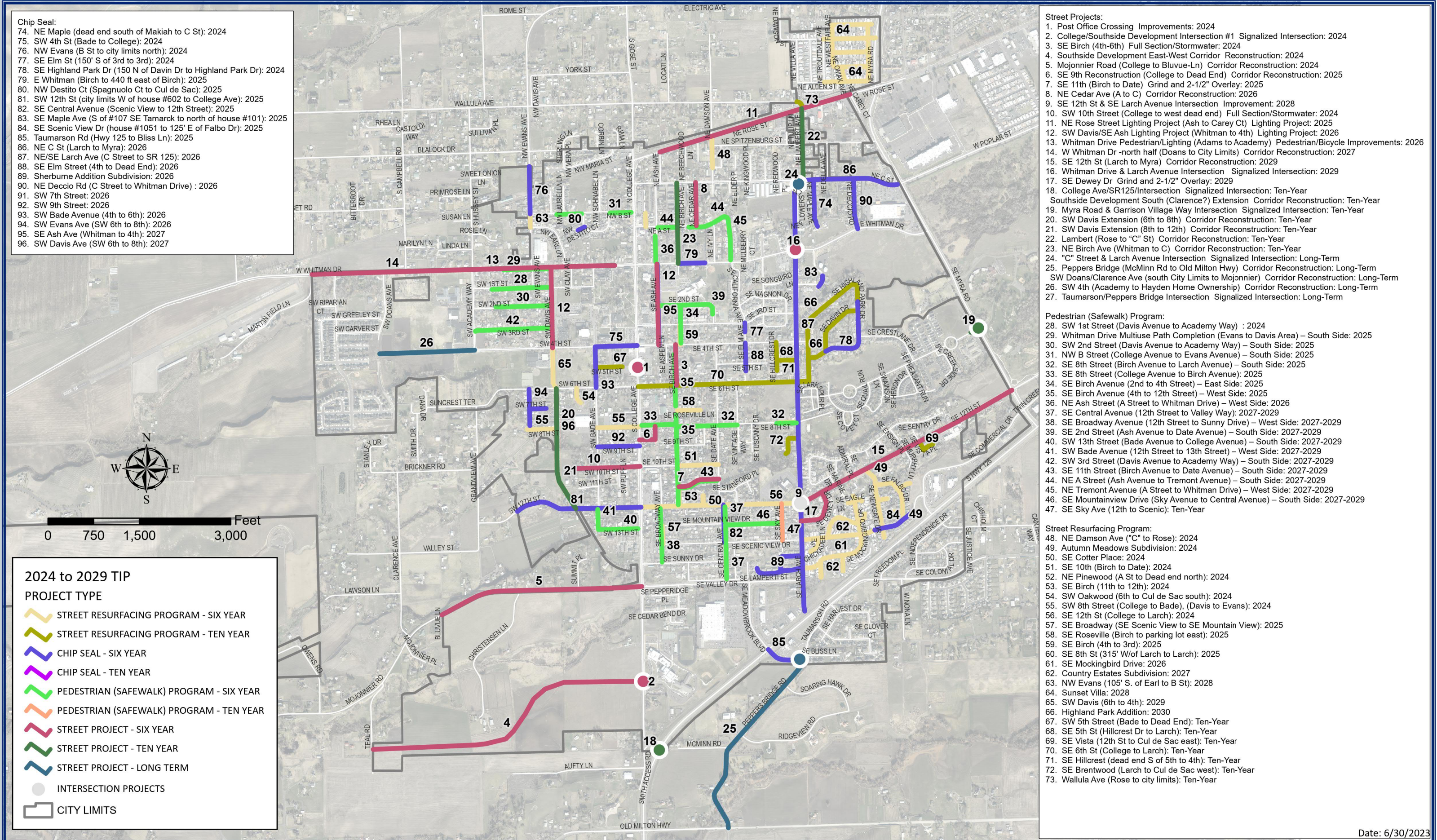
ROWE ANNEXATION

May 19, 2023





2024 - 2029 TRANSPORTATION IMPROVEMENT PLAN



City of College Place
RESOLUTION NO. 23-039

A RESOLUTION ADOPTING THE 2024 TO 2029 TRANSPORTATION IMPROVEMENT PLAN FOR CONSTRUCTION AND REPAIR OF ARTERIAL AND COLLECTOR STREETS IN THE CITY OF COLLEGE PLACE, WASHINGTON, ALL IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, a public hearing was held by the College Place City Council on July 11th, 2023, relating to a six-year transportation improvement plan for the City of College Place, pursuant to the laws of the State of Washington, pertaining to the construction and maintenance of certain arterial and collector streets; and

WHEREAS, notice of said hearing having been given as required by law; and

WHEREAS, the proposed plan would result in needed and essential construction work on certain arterial, collector and local streets, all as set forth in the proposed plan which is attached to this resolution and made a part hereof as fully set forth in this plan; and

WHEREAS, the City Council having heard the statements and having obtained complete information from the College Place Public Works Department:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of College Place, Washington, that the six-year street plan for the development and construction of arterial, collector and local streets, under provision of the laws of the State of Washington, and as attached hereto and made a part hereof shall be and the same is hereby fully adopted; and

BE IT FURTHER RESOLVED, that certified copies of this resolution and said six-year transportation improvement plan be immediately forwarded to the State of Washington that control and manages said arterial and collector street plans.

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 AND APPROVED by the College Place City Council this 11th day of July, 2023.

APPROVED:

ATTEST:

Norma Hernandez– Mayor

Sherri St. Clair – City Clerk

2024-2029 SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP)

June 30, 2023



MAP #	Year	Street Segment Description	Federal Classification	Scheduled Project Type
1	2024	Post Office Crossing	Principal Arterial	Crossing Improvements
2	2024	College/Southside Development Intersection #1	Principal Arterial	Signalized Intersection
3	2024	SE Birch (4th-6th)	Local	Full Section/Stormwater
4	2024	Southside Development East-West Corridor	Major Collector	Corridor Reconstruction
5	2024	Mojonnier Road (College to Bluvue-Ln)	Minor Arterial	Corridor Reconstruction
6	2025	SE 9 th Reconstruction (College to Dead End)	Local	Corridor Reconstruction
7	2025	SE 11th (Birch to Date)	Local	Grind and 2-1/2" Overlay
8	2026	NE Cedar Ave (A to C)	Local	Corridor Reconstruction
9	2028	SE 12th St & SE Larch Avenue Intersection	Minor Arterial	Intersection Improvement
10	2024	SW 10 th Street (College to west dead end)	Local	Full Section/Stormwater
11	2025	NE Rose Street Lighting Project (Ash to Carey Ct)	Principal Arterial	Lighting Project
12	2026	SW Davis/SE Ash Lighting Project (Whitman to 4 th)	Major Collector	Lighting Project
13	2026	Whitman Drive Pedestrian/Lighting (Adams to Academy)	Major Collector	Pedestrian/Bicycle Improvements
14	2027	W Whitman Dr -north half (Doans to City Limits)	Major Collector	Corridor Reconstruction
15	2029	SE 12th St (Larch to Myra)	Minor Arterial	Corridor Reconstruction
16	2029	Whitman Drive & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
17	2029	SE Dewey Dr	Local	Grind and 2-1/2" Overlay
	Ten-year Plan	Southside Development South (Clarence?) Extension	Major Collector	Corridor Reconstruction
18	Ten-Year Plan	College Ave/SR125/Intersection	Principal Arterial	Signalized Intersection
19	Ten-year Plan	Myra Road & Garrison Village Way Intersection	Minor Arterial	Signalized Intersection
20	Ten-year Plan	SW Davis Extension (6th to 8th)	Major Collector	Corridor Reconstruction
21	Ten-year Plan	SW Davis Extension (8th to 12th)	Minor Collector	Corridor Reconstruction
22	Ten-year Plan	Lambert (Rose to "C" St)	Major Collector	Corridor Reconstruction
23	Ten-year Plan	NE Birch Ave (Whitman to C)	Local	Corridor Reconstruction

24	Long-term Plan	"C" Street & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
25	Long-term Plan	Peppers Bridge (McMinn Rd to Old Milton Hwy)	Local	Corridor Reconstruction
26	Long-term Plan	SW 4th (Academy to Hayden Home Ownership)	Minor Collector	Corridor Reconstruction
27	Long-term Plan	Taumarson/Peppers Bridge Intersection	Minor Arterial	Signalized Intersection
	Long-term Plan	SW Doans/Clarence Ave (south City Limits to Mojonier)	Minor Collector	Corridor Reconstruction

2024-2029 SAFEWALK SIDEWALKS IMPROVEMENT PROGRAM

June 30, 2023



MAP #	Year	Street Segment Description
28	2024	SW 1 st Street (Davis Avenue to Academy Way)
29	2025	Whitman Drive Multiuse Path Completion (Evans to Davis Area) – South Side
30	2025	SW 2nd Street (Davis Avenue to Academy Way) – South Side
31	2025	NW B Street (College Avenue to Evans Avenue) – South Side
32	2025	SE 8 th Street (Birch Avenue to Larch Avenue) – South Side
33	2025	SE 8 th Street (College Avenue to Birch Avenue)
34	2025	SE Birch Avenue (2 nd to 4 th Street) – East Side
35	2025	SE Birch Avenue (4 th to 12 th Street) – West Side
36	2026	NE Ash Street (A Street to Whitman Drive) – West Side
37	2027-2029	SE Central Avenue (12 th Street to Valley Way)
38	2027-2029	SE Broadway Avenue (12 th Street to Sunny Drive) – West Side
39	2027-2029	SE 2 nd Street (Ash Avenue to Date Avenue) – South Side
40	2027-2029	SW 13 th Street (Bade Avenue to College Avenue) – South Side
41	2027-2029	SW Bade Avenue (12 th Street to 13 th Street) – West Side
42	2027-2029	SW 3 rd Street (Davis Avenue to Academy Way) – South Side
43	2027-2029	SE 11 th Street (Birch Avenue to Date Avenue) – South Side
44	2027-2029	NE A Street (Ash Avenue to Tremont Avenue) – South Side
45	2027-2029	NE Tremont Avenue (A Street to Whitman Drive) – West Side
46	2027-2029	SE Mountainview Drive (Sky Avenue to Central Avenue) – South Side
47	Ten-year Plan	SE Sky Ave (12th to Scenic)

NOTES:

1. Ten-year Transportation Improvement Plan projects and Long-term Transportation Improvement Plan projects are Six-year Plan candidates that will be included on the Six-year Transportation Improvement Plan Projects list as need and funding dictate throughout the six-year cycle.
2. Projects listed in the Six-year, the Ten-year and the Long-term Transportation Improvement Plan Projects include a pedestrian facility (sidewalks and street-side amenities) component to be constructed as funds allow.
3. The City's chip seal program is a part of the Six-year Transportation Improvement Plan.
4. The City's Safewalk Sidewalk Program is a part of the Six-year Transportation Improvement Plan.

2024-2029 BLOCK RESURFACING PROGRAM

June 30, 2023



MAP #	Year	Street Segment Description
48	2024	NE Damson Ave ("C" to Rose)
49	2024	Autumn Meadows Subdivision
50	2024	SE Cotter Place
51	2024	SE 10 th (Birch to Date)
52	2024	NE Pinewood (A St to Dead end north)
53	2024	SE Birch (11 th to 12 th)
54	2024	SW Oakwood (6th to cul de sac south)
55	2024	SW 8 th Street (College to Bade), (Davis to Evans)
56	2024	SE 12th St (College to Larch)
57	2025	SE Broadway (SE Scenic View to SE Mountain View)
58	2025	SE Roseville (Birch to parking lot east)
59	2025	SE Birch (4th to 3rd)
60	2025	SE 8th St (315' W/of Larch to Larch)
61	2026	SE Mockingbird Drive
62	2027	Country Estates Subdivision
63	2028	NW Evans (105' S. of Earl to B St)
64	2028	Sunset Villa
65	2029	SW Davis (6th to 4th)
66	2030	Highland Park Addition
67	Ten-Year Plan	SW 5 th Street (Bade to Dead End)
68	Ten-Year Plan	SE 5th St (Hillcrest Dr to Larch)
69	Ten-Year Plan	SE Vista (12th St to cul de sac east)
70	Ten-Year Plan	SE 6th St (College to Larch)
71	Ten-Year Plan	SE Hillcrest (dead end S of 5th to 4th)
72	Ten-Year Plan	SE Brentwood (Larch to Cul de Sac west)
73	Ten-Year Plan	Wallula Ave (Rose to city limits)

NOTES: This program is funded by REET 1 Funds and entails simple pavement resurfacing of a street. No other items included.

2024-2029 CHIP SEAL PROGRAM

June 30, 2023



MAP #	Year	Street Segment Description
74	2024	NE Maple (dead end south of Makiah to C St)
75	2024	SW 4th St (Bade to College)
76	2024	NW Evans (B St to city limits north)
77	2024	SE Elm St (150' S of 3rd to 3rd)
78	2024	SE Highland Park Dr (150 N of Davin Dr to Highland Park Dr)
79	2025	E Whitman (Birch to 440 ft east of Birch)
80	2025	NW Destito Ct (Spagnuolo Ct to cul de sac)
81	2025	SW 12th St (city limits W of house #602 to College Ave)
82	2025	SE Central Avenue (Scenic View to 12th Street)
83	2025	SE Maple Ave (S of #107 SE Tamarck to north of house #101)
84	2025	SE Scenic View Dr (house #1051 to 125' E of Falbo Dr)
85	2025	Taumarson Rd (Hwy 125 to Bliss Ln)
86	2026	NE C St (Larch to Myra)
87	2026	NE/SE Larch Ave (C Street to SR 125)
88	2026	SE Elm Street (4 th to Dead End)
89	2026	Sherburne Addition Subdivision
90	2026	NE Deccio Rd (C Street to Whitman Drive)
91	2026	SW 7 th Street
92	2026	SW 9 th Street
93	2026	SW Bade Avenue (4 th to 6 th)
94	2026	SW Evans Ave (SW 6 th to 8 th)
95	2027	SE Ash Ave (Whitman to 4th)
96	2027	SW Davis Ave (SW 6 th to 8 th)



CITY of COLLEGE PLACE

NOTICE OF PUBLIC HEARING

Contacts: Michael Rizzitiello, City Administrator
509-529-1200 / mrizzitiello@cpwa.us

Robert McAndrews, Public Works Director
509-394-8526 / rmcandrews@cpwa.us

Sherri St. Clair, City Clerk
509-394-8569 / [sstclair@cpwa.us](mailto:ssclair@cpwa.us)

PUBLIC HEARING

Fiscal Year 2024-2029 Transportation Improvement Plan

NOTICE IS HEREBY GIVEN the College Place City Council will hold a public hearing on Tuesday, July 11, 2023 at 7:00 p.m. to consider resident input regarding the Fiscal Year 2024-2029 Transportation Improvement Plan. This public hearing will follow a presentation of the Fiscal Year 2024-2029 Transportation Improvement Plan to the City Council.

The hearing will be held in hybrid format, 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 (attendee link: <https://us06web.zoom.us/j/87657677672>). The hearing will be live streamed on the City YouTube page at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured or you can call to listen at 1-669-900-9128 ID# 876 5767 7672.

If you would like to testify by either phone or virtual meeting, you can contact the clerk at [sstclair@cpwa.us](mailto:ssclair@cpwa.us) or by phone at 509-394-8569 no later than 3:00 PM on Friday July 7, 2023. The Fiscal Year 2024-2029 Transportation Improvement Plan will be available to view on July 5, 2023 on the City's website at https://www.cpwa.us/residents/transportation_improvement_plan.php or you may request a copy from the Public Works Department located at College Place City Hall at 625 S. College Ave, College Place, WA. 99324.

City of College Place, Washington
RESOLUTION NO. 23-040

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING A UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT (USDA-RD) – GRANT & LOAN APPLICATION FOR THE LIONS PARK COMMUNITY CENTER REPLACEMENT PROJECT WITH CERTIFICATIONS OF COMPLIANCE

WHEREAS, City of College Place, Washington is authorized to apply to the United States Department of Agriculture: Rural Development Grant & Loan Program; and

WHEREAS, City of College Place, Washington has identified a wastewater infrastructure priority need for which to seek USDA-RD funding; and

WHEREAS, it is necessary certain conditions be met to receive USDA-RD funds;

NOW, THEREFORE, be it resolved that the City of College Place, Washington authorizes submission of this USDA-RD application to the United States Department of Agriculture Rural Development program to request \$ 5,000,000 in grant/loan funds to construct the Lions Park Community Center Replacement Project, and certifies that, if funded, it:

Has provided and will provide opportunities for citizen participation that satisfy the USDA-RD requirements of 24 CFR 570.486;

Will not use assessments against properties owned and occupied by low- and moderate-income persons or charge user fees to recover the capital costs of USDA-RD-funded public improvements from low- and moderate-income owner-occupants;

Has established or will establish a plan to minimize displacement as a result of activities assisted with USDA-RD funds; and assist persons actually displaced as a result of such activities, as provided in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended;

Has adopted or will adopt a policy(s) to reduce greenhouse gas emissions in accordance with RCW 70.235.070 and certifies this project will adhere to this policy(s);

Will conduct and administer its program in conformance with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act; and will affirmatively further fair housing (Title VIII of the Civil Rights Act of 1968); and

Has adopted a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and has adopted (or will adopt) and implement a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstration within its jurisdiction, in accordance with Section 104(1) of the Title I of the Housing and Community Development Act of 1974, as amended; and

City of College Place, Washington designates Mr. Mike Rizzitiello – City Administrator as the authorized representative to act in all official matters in connection with this application and City of College Place's participation in the USDA-Rural Development Community Facilities Grant & Loan Program.

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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair,
City Clerk



COLLEGE PLACE COMMUNITY CENTER
CONCEPT IMAGES



NOTICE OF INTENT TO FILE APPLICATION WITH USDA RURAL DEVELOPMENT

The City of College Place, Washington intends to file an application for federal financial assistance with the U. S. Department of Agriculture, Rural Development, Rural Utilities Service. The project entails construction of a 12" to 18" diameter wastewater trunk line and lift station to serve the portions of the City south of 12th Street. The anticipated cost of this project is \$7,000,000. The City is filing an application for funding through the USDA Rural Development Rural Utility Service program for \$7,000,000 to include grant and loan funds.

A public meeting for comments on the project will be held on Tuesday, April 28th, 2020 at 7:00 PM online due to the COVID-19 Pandemic Emergency Declarations filed by Washington State Governor Jay Inslee and via Resolution 20-009 by the College Place City Council. The Public Meeting will be held on the City's Youtube Channel:
https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g?view_as=subscriber Call in information will be posted to www.cpwa.us. Public comments can be forwarded to City Clerk Lisa Neissl at ph: 509-394-8511 / em: lnessl@cpwa.us.

If any additional information is needed, contact:
Mike Rizzitiello, City Administrator
625 S. College Avenue
College Place, WA, 99324
Ph: 509-394-8506 . Em: mrizzitiello@cpwa.us



CITY of COLLEGE PLACE

NOTICE OF PUBLIC HEARING

Contacts: Michael Rizzitiello, City Administrator
509-529-1200 / mrizzitiello@cpwa.us

Sherri St. Clair, City Clerk
509-394-8569 / sstclair@cpwa.us

PUBLIC HEARING

USDA-RD Application for Lions Park Community Center

NOTICE IS HEREBY GIVEN the College Place City Council will hold a public hearing on Tuesday, July 11, 2023 at 7:00 p.m. to consider resident input regarding the USDA-RD Application for Lions Park Community Center. This public hearing will follow a presentation of the USDA-RD Application for Lions Park Community Center to the City Council.

The hearing will be held in hybrid format, 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 (attendee link: <https://us06web.zoom.us/j/87657677672>). The hearing will be live streamed on the City YouTube page at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured or you can call to listen at 1-669-900-9128 ID# 876 5767 7672.

If you would like to testify by either phone or virtual meeting, you can contact the clerk at sstclair@cpwa.us or by phone at 509-394-8569 no later than 3:00 PM on Friday July 7, 2023.



Lions Park Community Center

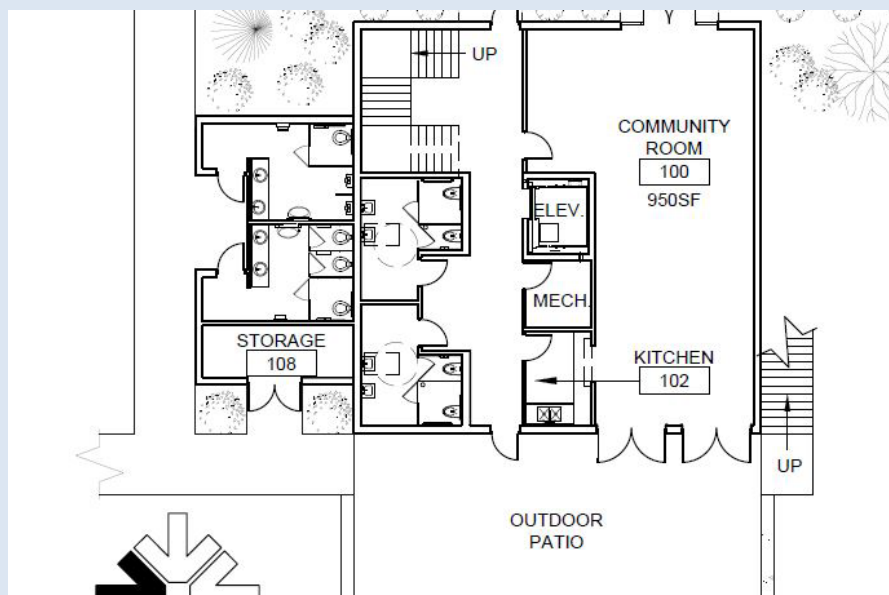
This proposed project entails demolition and replacement of the existing Lions Park Community Center building. It would be replaced with a two story structure within the footprint of the existing facility. This partnership would represent a potential partnership between the City and the Walla Walla County Rural Library District. The proposed new building would have 2,600 square feet on the first floor and 2,300 square feet above. The first floor would feature an outdoor patio to open up the community room for better opportunities to connect the structure with the newly remodeled park. The building replacement is expected to cost \$5 million dollars with the majority of construction funding coming from grants. This project will occur after the park renovation is complete. Likely 2025.

- Replaces existing community center:
 - Constructed in late 1960's
 - Outdated facilities
 - Aged roof and foundation
 - Not aesthetically pleasing (no windows, cinder block structure)
- Proposed Project Includes:
 - Two-story structure with windows.
 - First Floor (2,600 square feet)
 - Community Room (950 Sq Ft)
 - Commercial Kitchen
 - Storage
 - Restrooms
 - Outdoor Patio
 - Second Floor (2,300 square feet)
 - Library facility (1000 Sq ft)
 - Restrooms
 - Support rooms
 - Classrooms for childcare
- Financing
 - Estimated construction cost of around \$5 million dollars.
 - Paid for by a combination of:
 - Federal Congressional Directed Spending grant \$2.5 million
 - Pursue State Earmark and Department of Commerce Grants
 - Local Funds
- Project Schedule
 - Final Architectural Plans wrap up in 2024.
 - Construction in 2025 and 2026

Proposed Building Schematic



Proposed Floor Plan



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us



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"	
Parcel Number:		Size of Parcel:		APR 19 2022	
Is the property within the College Place Urban Growth Area?				Received by:	
Is the property contiguous to the College Place Municipal Boundary?					
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:

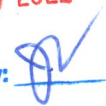
Janet M. Rowe

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:

NOTICE OF APPLICATION
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING

Notice is hereby given on this date; June 25, 2023 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: Annexation approximately 21,779 sq. ft. within the College Place Urban Growth Area in the immediate vicinity of Lambert Ave. and Spitzenburg St. In addition, the City Council is reviewing proposed zoning for this property to take effect upon annexation to the City. The proposals under review include: Three parcels owned by the applicant (350725522319, 350725522411, 350725522318). Addressed as 414 & 421 NE Lambert and 835 NE Spitzenburg.

Copies of these documents are available for review on the City's website at https://www.cpwa.us/departments/planning/public_notice.php and from 8:00 am to 4:30 pm Monday through Friday, at the Community Development Department, in the College Place City Hall, 625 S College Avenue.

Property Owner/Applicant: Janet Rowe
48 Sweet Onion Ln
Walla Walla WA 99362

Date of Application: April 19, 2022

Current Use of the Property: Residential

Proposed Zoning: Single Family Residential

Public Hearing and Public Comment Period: Written comments on the proposed annexation and the proposed City zoning designations must be submitted, **no later than July 10, 2023 by 5 pm**, to Jon Rickard, College Place Planning Director, 625 S College Avenue, College Place, WA or via email at jrickard@cpwa.us. In addition, written or oral comments may be submitted at the Public Hearing conducted by the College Place City Council on **Tuesday July 11, 2023, at 7 pm** at the College Place City Hall.

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

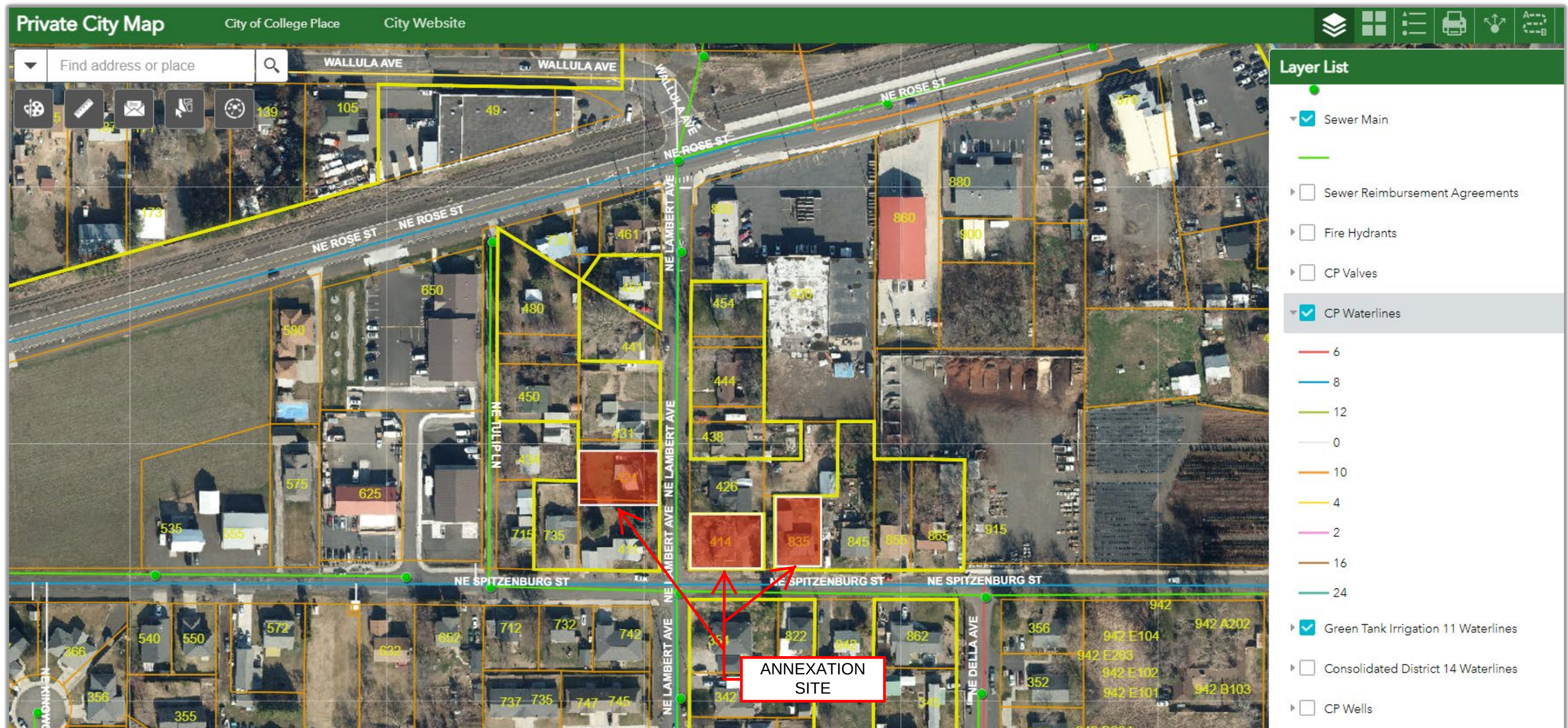
ZoomAttendee Link: <https://us06web.zoom.us/j/87657677672>

Or you may call this number to listen: 1-669-900-9128 ID# 876 5767 7672 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand.

All interested person and parties may comment on the application, receive notice of and participate in any hearings, and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department.

ROWE ANNEXATION

May 19, 2023



City of College Place, Washington
ORDINANCE NO. 23-008

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON TO ANNEX CERTAIN PROPERTY LOCATED of PARCEL A (TAX NO. 35-07-25-52-241) 421 NE LAMBERT AVE, PARCEL B (TAX NO. 35-07-25-52-2318) 835 NE SPITZENBURG ST, AND PARCEL C (TAX NO. 35-07-25-52-2319) 414 NE LAMBERT AVE AND ESTABLISHING ZONING AND ASSUMPTION OF INDEBTEDNESS.

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the properties total approximately 0.50 Acres, are contiguous with City boundaries and under RCW 35A.14.120 (Direct petition method) the City may ordain to annex unincorporated land under certain conditions; and

Whereas, the annexation is by petition of the owners of at least 60 percent of the property values in the area; and

Whereas, the Comprehensive Plan designates the Land Use as Commercial; and

Whereas, the current use of the land is Residential; and

Whereas, the College Place City Council on May 23, 2023 accepted the annexation as proposed, required the adoption of the proposed zoning regulations of SFR Single Family Residential and required the assumption of all portions of existing city indebtedness; and

Whereas, pursuant to proper notice, the College Place City Council held a public hearing on the proposed annexation on July 11, 2023, and;

Whereas, the College Place City Council has considered the proposed annexation during a regularly and duly called public meeting of said Council, has given said annexation careful review and consideration, and finds that the best interest of the City of College Place will be served by the annexation and that it is appropriate to good government of the City of College Place.

Now therefore, the City Council of the City of College Place do hereby Ordain as follows:

Section 1: Legal Description. The property illustrated in the attached annexation boundary map (Exhibit A), which is described as follows, is hereby annexed to the City of College Place:

ANNEXATION DESCRIPTIONS of Parcel A (Tax No. 35-07-25-52-241) 421 NE Lambert Ave, Parcel B (Tax No. 35-07-25-52-2318) 835 NE Spitzenburg St, and Parcel C (Tax No. 35-07-25-52-

2319) 414 NE Lambert Ave, as described in that certain QUIT CLAIM DEED, filed Dec. 23, 2003, under Auditor's File No. 2003-19326

PARCEL A:

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 south line, 110.5 feet to the point of beginning.

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.

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.

All subject to certain provisions, covenants, and easements contained and described in said QUIT CLAIM DEED, filed under Auditor's File No. 2003-19326

Section 2: Garbage Franchise. Notice is hereby given by this Ordinance to the firm responsible for the collection of garbage that they may apply and receive an extension of their present garbage franchise for a period of 7 years as provided in RCW 35.13.280. Said grant is herein subject to said person, firm, or corporation providing adequate service to said annexed territory at a reasonable price.

Section 3: Comprehensive Plan & Zoning: The College Place the Comprehensive Plan designates portions of the property as Commercial; the current use of the land is Residential in

nature; therefore, the zoning designation of SFR Single Family Residential is hereby assigned to said property.

Section 4: Assumption of Indebtedness: The City will require the assumption of past city indebtedness.

Section 5: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 11th day of July, 2023.

Norma L. Hernández, Mayor

Attest:

Approved as to form:

Sherri St. Clair, City Clerk

Rea Culwell, City Attorney

COLLEGE PLACE ANNEXATION

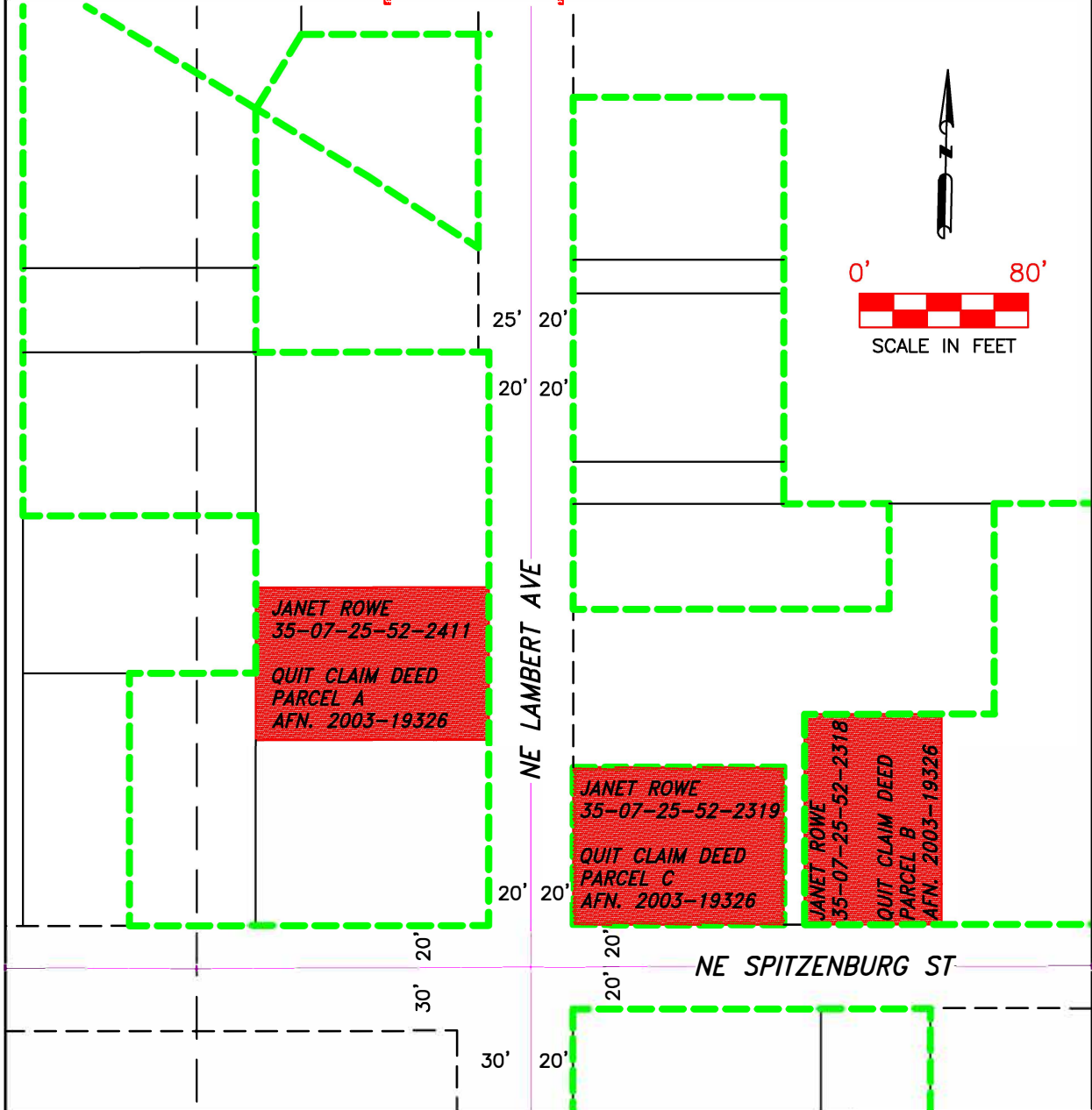
LEGEND



FORMER CITY LIMITS

NEW CITY LIMITS AREA

EXHIBIT "A"

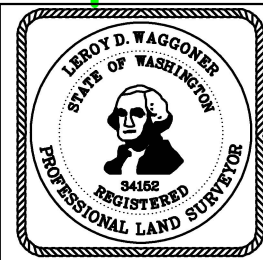


SURVEYOR'S CERTIFICATION

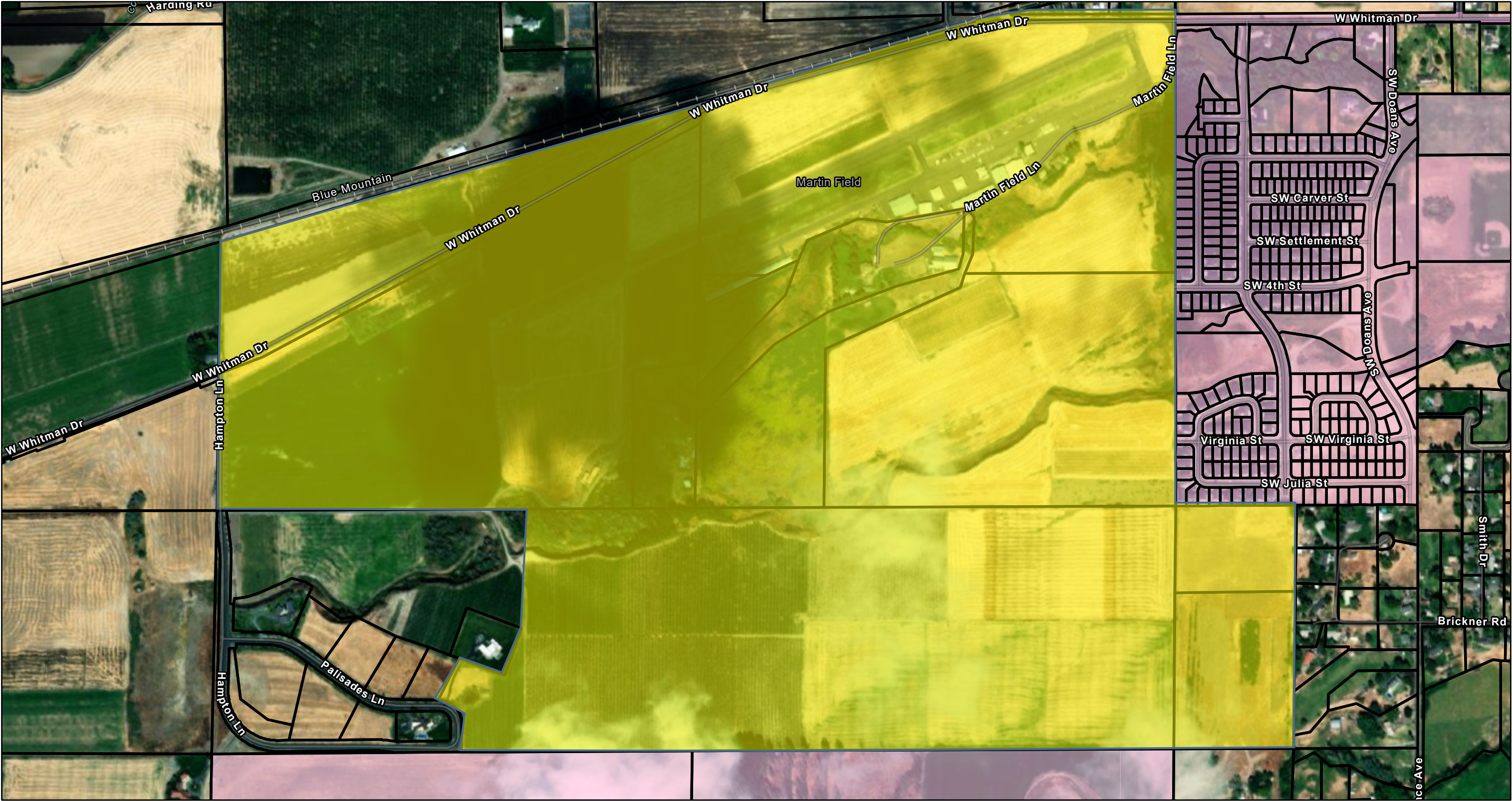
I, LEROY D. WAGGONER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY STATE THAT THIS EXHIBIT MAP CORRECTLY DEPICTS THE PARCELS DESCRIBED IN THE ANNEXATION LEGAL DESCRIPTION.

LEROY D. WAGGONER, P.L.S. 34152

DATE

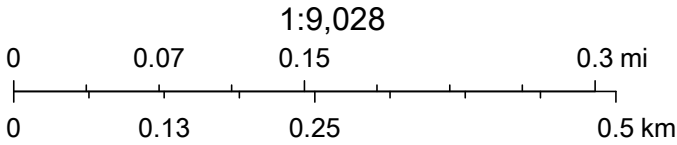


Martin Airfield Planning Area



4/17/2023, 6:11:43 PM

-  Tax Parcels
- Administrative Boundaries - City Limits
-  COLLEGE PLACE
-  Administrative Boundaries - County Boundary



Maxar, Esri Community Maps Contributors, City of Walla Walla, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,

City of College Place, Washington
RESOLUTION NO. 23-041

**A RESOLUTION OF THE CITY OF COLLEGE PLACE, WASHINGTON, AUTHORIZING & SUPPORTING
A COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB) GRANT APPLICATION TO
CONDUCT PLANNING/SITE READINESS STUDY AROUND THE MARTIN AIRFIELD AREA**

WHEREAS, the City of College Place is a non-charter code city;

WHEREAS, the City of College Place, Washington wants to grow its economic base;

WHEREAS, the City received a application by the property owner to annex the Martin Airfield property into the City.

WHEREAS, it is prudent to initiate engineering and planning in advance to support of industrial and commercial activity;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE AS FOLLOWS:

1. The City Council of College Place, Washington authorizes and fully supports the CERB grant application to conduct a planning and site readiness study for the Martin Airfield area.

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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk



City of College Place, Washington
RESOLUTION NO. 22-040

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING AUTHORIZING SUBMISSION OF GRANT APPLICATIONS TO FUND THE COLLEGE PLACE EAST-WEST CONNECTOR PROJECT - RECONSTRUCTION OF SW MOJONNIER RD (COLLEGE AVE TO BLUVUE LN) & SE 12TH ST (MYRA RD TO COLLEGE AVE) AND ACCEPTANCE SUCH GRANTS, AND TAKING OTHER NECESSARY ACTION WITH RESPECT TO SUCH GRANT PROGRAM.

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, RCW 35A.11.040 authorizes the College Place City Council to “accept any gift or grant for any public purpose and may carry out any conditions of such gift or grant when not in conflict with state or federal law;” and

Whereas, section 35.21.735 of the Revised Code of Washington declares that “carrying out the purposes of federal grants or programs is both a public purpose and appropriate function for a city, town, county, or public corporation” and authorizes entry into agreements to receive and expend grant funds; and

Whereas, Chapter 39.34 of the Revised Code of Washington authorizes political subdivisions to enter into intergovernmental cooperation agreements; and

Whereas, grant funding may be available to help fund the reconstruction of SW Mojonnier Rd (College Ave to Bluvue Ln) and SE 12th St (Myra Rd to College Ave); and

Whereas, the College Place City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that participation in grant programs is an appropriate function for the city and that the best interests of the City of College Place will be served by passage of this resolution; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

- 1.** The College Place City Council hereby authorizes submission of grant applications for funding reconstruction of SW Mojonnier Rd (College Ave to Bluvue Ln) and SE 12th Street (Myra Rd to College Ave) and related purposes and all other documents needed to apply for such grants.

2. The City Administrator of the City of College Place is hereby authorized to accept grants on behalf of the City of College Place that supply funding for the reconstruction of SW Mojonnier Rd, SE 12th Street, and related purposes, and the College Place City Administrator and/or designees of the College Place City Administrator are hereby authorized and empowered to execute grant agreements and all other documents that may be required to participate in the grant programs.
3. The City Administrator of the City of College Place is designated as authorized representative in all matters arising out of participation in the grant programs authorized by Sections 1 and 2 herein, and the City Administrator of the City of College Place, and/or designees of the College Place City Administrator, are hereby authorized, empowered, and directed to comply with program requirements and to make such certifications, funding commitments, reports, or other representations which may be necessary on behalf of the City of College Place.
4. The College Place City Administrator, and/or designees of the College Place City Administrator, are hereby authorized and empowered to approve and execute other documents related to and required by the grant programs.
5. The College Place City Clerk is hereby authorized and directed to attest any application, agreement, or other document executed in accordance with this resolution.

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.

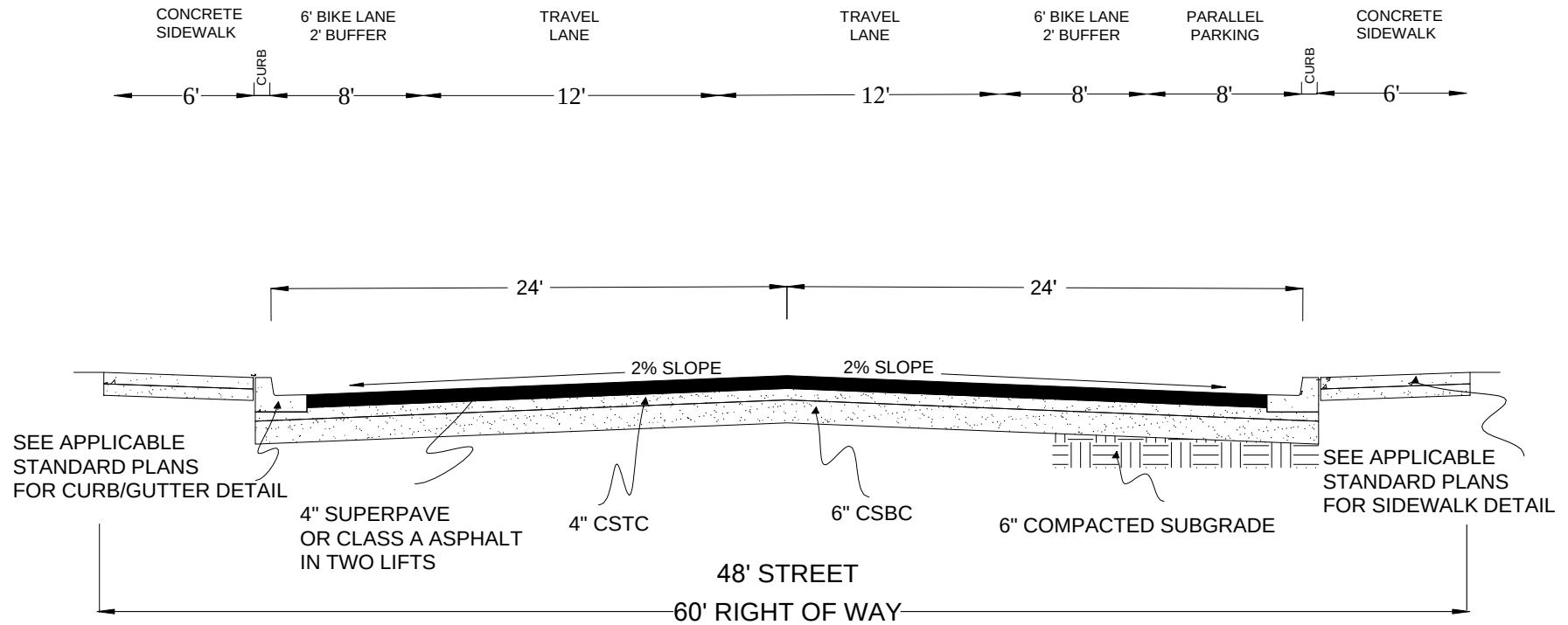
PASSED by the City Council of the City of College Place, Washington, this 12th day of April, 2022.

Attest:

Norma L. Hernández, Mayor

Lisa R. Neissl, CMC
City Clerk

CITY OF COLLEGE PLACE - STANDARD SPECIFICATIONS



NOTES:

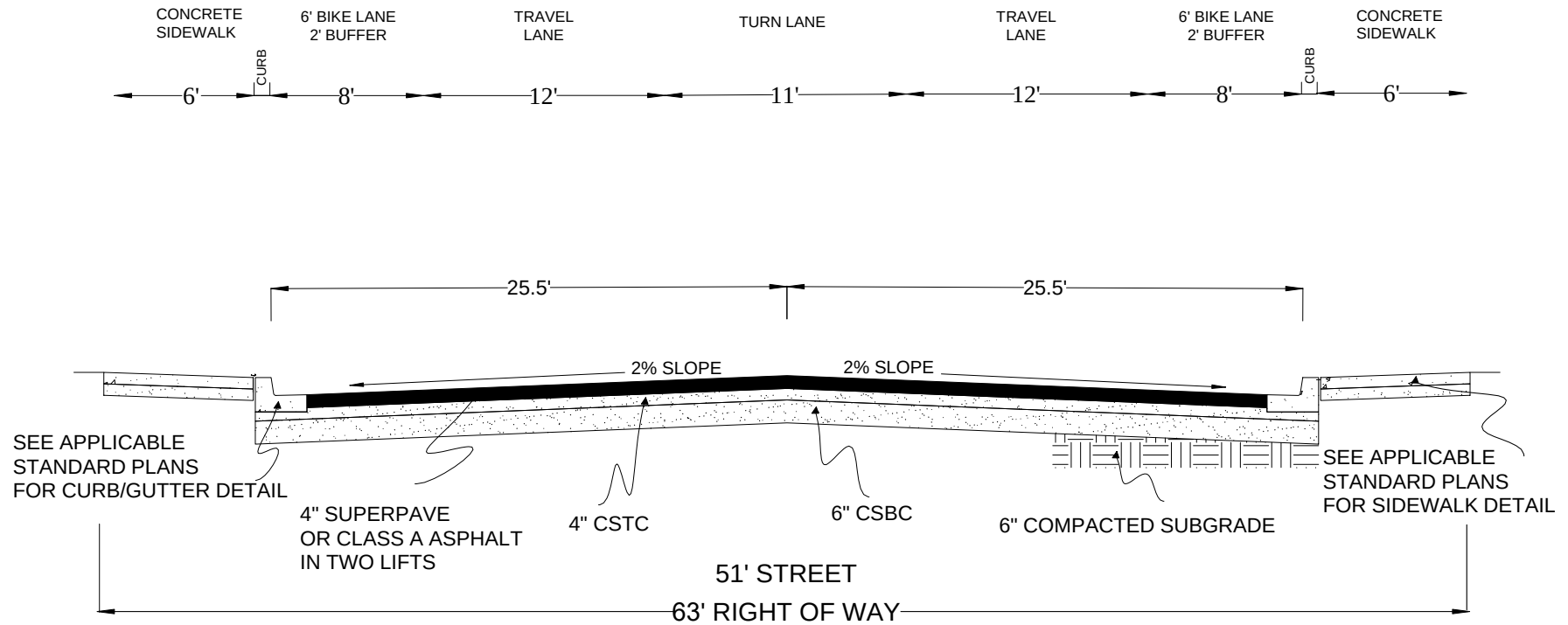
- 1 DIMENSIONS PROVIDED FOR SIDEWALK WIDTHS ARE MINIMUM AND APPLICABLE IF SUFFICIENT RIGHT-OF-WAY WIDTH IS AVAILABLE AS DETERMINED BY THE CITY. IN THE EVENT SUFFICIENT RIGHT-OF-WAY WIDTH IS NOT AVAILABLE, SIDEWALK FEASIBILITY AND WIDTHS ARE DETERMINED BY THE CITY.
- 2 REFER TO GENERAL STREET CONSTRUCTION NOTES - STANDARD PLAN 110.00 FOR SPECIFICATIONS INCLUDING BUT NOT LIMITED TO COMPACTION STANDARDS AND TESTING REQUIREMENTS.
- 3 CENTER LANE/MEDIAN MAY BE OMITTED AND LANE WIDTHS MODIFIED UPON CITY ENGINEER CONCURRENCE WITH APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA) SUBSTANTIATING MINIMUM LEVELS OF SERVICE MAINTAINED OVER 20-YEAR HORIZON.

DRAWING NOT TO SCALE

CITY ENGINEER:
DRAWING: SPENCER MYRLIE, EIT
LAST REVISION: 04/02/2021

SE 12TH STREET CROSS SECTION

CITY OF COLLEGE PLACE - STANDARD SPECIFICATIONS



NOTES:

- 1 DIMENSIONS PROVIDED FOR SIDEWALK WIDTHS ARE MINIMUM AND APPLICABLE IF SUFFICIENT RIGHT-OF-WAY WIDTH IS AVAILABLE AS DETERMINED BY THE CITY. IN THE EVENT SUFFICIENT RIGHT-OF-WAY WIDTH IS NOT AVAILABLE, SIDEWALK FEASIBILITY AND WIDTHS ARE DETERMINED BY THE CITY.
- 2 REFER TO GENERAL STREET CONSTRUCTION NOTES - STANDARD PLAN 110.00 FOR SPECIFICATIONS INCLUDING BUT NOT LIMITED TO COMPACTION STANDARDS AND TESTING REQUIREMENTS.
- 3 CENTER LANE/MEDIAN MAY BE OMITTED AND LANE WIDTHS MODIFIED UPON CITY ENGINEER CONCURRENCE WITH APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA) SUBSTANTIATING MINIMUM LEVELS OF SERVICE MAINTAINED OVER 20-YEAR HORIZON.

DRAWING NOT TO SCALE

CITY ENGINEER:
DRAWING: SPENCER MYRLIE, EIT
LAST REVISION: 04/02/2021

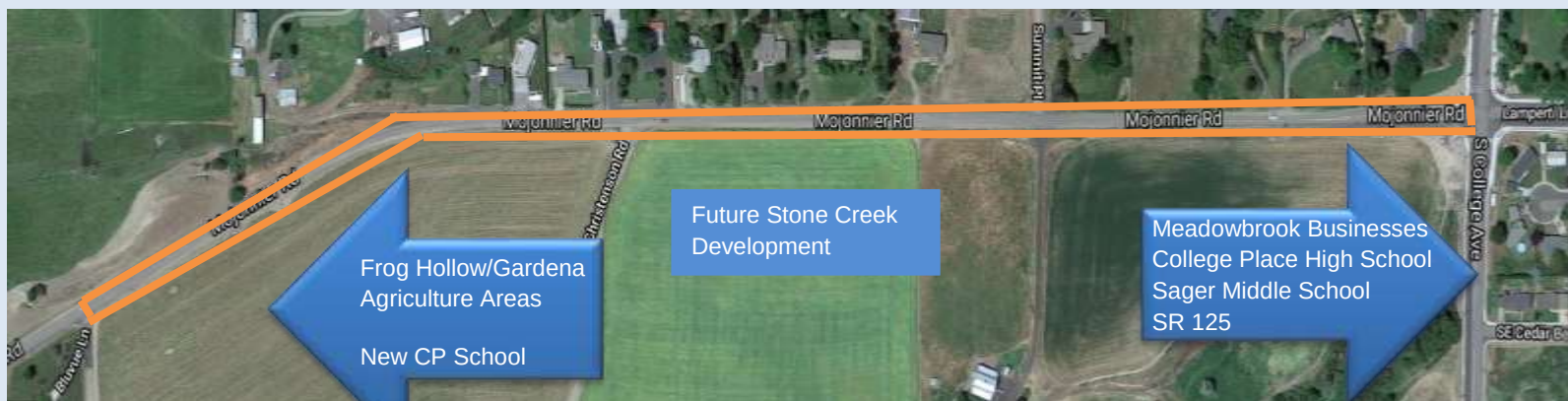
SW MOJONIER ROAD CROSS SECTION



SW Mojonnier Rd Reconstruction Project

This project entails reconstruction of SW Mojonnier Rd for 0.64 miles from College Avenue to Bluvue Ln (western city limits). The roadway recently transferred to City ownership from Walla Walla County jurisdiction. The City wants to reconstruct the roadway from a rural thoroughfare to a urban standard which includes two traffic lanes, bike lanes, sidewalks, and street lighting at key areas. This roadway conveys traffic to and from Meadowbrook Business District (Walmart/Library), College Place High School, Proposed new school at SW Teal Rd, and Gardena/Frog Hollow Agricultural Area. This project is in the Walla Walla Valley MPO 2045 Plan.

Project Map



- Project includes
 - Two 12' traffic lanes.
 - Two 8' bike lanes (Blue Mountain Regional Trails Plan).
 - One 11' Turn Lane.
 - Two 6' sidewalks.
 - 0.64 miles of new water/wastewater mains to serve nearby residents.
 - Storm infrastructure.
 - Street lighting at unsafe areas.
- Financing
 - City obtained \$640,000 Walla Walla Valley Metropolitan Planning Organization Federal Grant for final engineering and right-of-way acquisition.
 - Total final engineering and right-of-way acquisition cost is estimated at **\$790,000**.
 - Total construction cost estimated at **\$4,089,290**.
 - **Estimated construction cost of \$4,879,290.**
- Project Schedule
 - Final engineering and right-of-way acquisition: 2022
 - Construction: 2023 to 2024

SW Mojonnier Rd – Looking East



SW Mojonnier Rd – Looking West



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us



SE 12th Street Reconstruction Project

This project entails reconstruction of SE 12th Street for 1.24 miles from College Avenue to Myra Rd. The City wants to reconstruct the roadway to accommodate all modes of transportation including traffic lanes, bike lanes, sidewalks, and a parking lane. This project would also replace utilities underneath the roadway and add pedestrian street lighting to the corridor. SE 12th Street is a key east-west arterial connecting the City of Walla Walla to the City of College Place. This project is in the 2045 MPO High Priority Project Plan as well as the Blue Mountain Regional Trails Plan.

Project Map



- Project includes
 - Two 12" traffic lanes.
 - Two 6" bike lanes (Blue Mountain Regional Trails Plan).
 - One 10" parking lane.
 - Two 6" sidewalks.
 - 1.24 miles of new water/wastewater mains to serve nearby residents.
 - Storm infrastructure.
 - Pedestrian Streetlights every 160' on one side of roadway.
 - Reconfigure the Larch & 12th intersection.
- Financing
 - Total final engineering cost is estimated at **\$1,726,000**.
 - Total construction cost estimated at **\$5,178,000**.
 - **Estimated construction cost of \$6,904,000.**
- Project Schedule
 - Final engineering and right-of-way acquisition: 2022-2023
 - Construction: 2023-2024

SE 12th Street – Looking East



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us

City of College Place, Washington
RESOLUTION NO. 23-042

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING AUTHORIZING SUBMISSION OF GRANT APPLICATIONS INTO THE FEDERAL DEPARTMENT OF TRANSPORTATION PROTECT GRANT PROGRAM TO FUND THE COLLEGE PLACE EAST-WEST CONNECTOR PROJECT - RECONSTRUCTION OF SW MOJONNIER RD (COLLEGE AVE TO BLUVUE LN) & SE 12TH ST (MYRA RD TO COLLEGE AVE).

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, RCW 35A.11.040 authorizes the College Place City Council to “accept any gift or grant for any public purpose and may carry out any conditions of such gift or grant when not in conflict with state or federal law;” and

Whereas, section 35.21.735 of the Revised Code of Washington declares that “carrying out the purposes of federal grants or programs is both a public purpose and appropriate function for a city, town, county, or public corporation” and authorizes entry into agreements to receive and expend grant funds; and

Whereas, Chapter 39.34 of the Revised Code of Washington authorizes political subdivisions to enter into intergovernmental cooperation agreements; and

Whereas, grant funding may be available to help fund the reconstruction of SW Mojonnier Rd (College Ave to Bluvue Ln) and SE 12th St (Myra Rd to College Ave); and

Whereas, the College Place City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that participation in grant programs is an appropriate function for the city and that the best interests of the City of College Place will be served by passage of this resolution; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

- 1.** The College Place City Council hereby authorizes submission of grant applications for funding reconstruction of SW Mojonnier Rd (College Ave to Bluvue Ln) and SE 12th Street (Myra Rd to College Ave) and related purposes and all other documents needed to apply for such grants.

2. The City Administrator of the City of College Place is hereby authorized to accept grants on behalf of the City of College Place that supply funding for the reconstruction of SW Mojonnier Rd, SE 12th Street, and related purposes, and the College Place City Administrator and/or designees of the College Place City Administrator are hereby authorized and empowered to execute grant agreements and all other documents that may be required to participate in the grant programs.
3. The City Administrator of the City of College Place is designated as authorized representative in all matters arising out of participation in the grant programs authorized by Sections 1 and 2 herein, and the City Administrator of the City of College Place, and/or designees of the College Place City Administrator, are hereby authorized, empowered, and directed to comply with program requirements and to make such certifications, funding commitments, reports, or other representations which may be necessary on behalf of the City of College Place.
4. The College Place City Administrator, and/or designees of the College Place City Administrator, are hereby authorized and empowered to approve and execute other documents related to and required by the grant programs.
5. The College Place City Clerk is hereby authorized and directed to attest any application, agreement, or other document executed in accordance with this resolution.

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 11TH day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk



2023 Federal Legislative Agenda

Quick Facts

- Population: 9,902 (2022)
- Median Household Income: \$49,406 (2016-2020 ACS)
- Poverty Rate: 11.6% (2016-2020 ACS)
- Median Housing Value: \$205,500 (2016-2020 ACS)
- Parks: 4 totaling 16.67 Acres
- Roads: 35 Miles of City Maintained Roads
- Home of Walla Walla University

Contact: Mr. Mike Rizzitiello – City Administrator Ph: 509-394-8506 Em: mrizzitiello@cpwa.us



The City of College Place is very grateful to our local legislators who supported a number of significant accomplishments in the 2022 legislative session. As we look toward the 2023 session, we are asking your support on several requests that will help us better plan and meet the needs of our dynamic and ever changing city and the amazing people who live here.

Priorities

Western CP Water System Improvement



1 mil gallon water tank and additional well needed for supply and resiliency of system. Estimated cost is:

- \$5.0 million for Well #7 (**\$2.5 million ask**)
- \$12.0 million for Reservoir #4 (**\$5 million ask**)

Lions Park Community Center



Replace outdated community center adjacent to newly renovated park. To include commercial kitchen, common room, storage, potential library and childcare. Total cost \$4.5 million (**\$2.5 million ask**)

Replacement Police Department



Replace outdated Police Department. Estimated cost is \$12 million (**ask \$5 million**).

SW Mojonier (College to Bluvue)



Reconstruction of 1.0 miles of roadway including underground utilities at: \$8.6 million. (**Ask \$2.5 million**)

Key Issues

- **SUPPORT** - Funding US 12 Phase 8 which completes the Walla Walla/Tri-Cities segment and improves safety and efficiency.
- **SUPPORT** – Passage of legislation that assists in additional childcare opportunities across the Walla Walla Valley.
- **SUPPORT** – Simplifying the process for pursuing Federal grants and loans such as USDA-Rural Development grant dollars.
- **SUPPORT** – Protection and enhancement of HUD Community Development Block Grant programs. The Federal government should amend the definition of entitlement governments back to the county level.
- **SUPPORT** – Passage of a comprehensive infrastructure financing bill to include streets, storm water, wastewater, water, broadband, and other community facilities.
- **SUPPORT** – Legislation that helps build an enriched small business ecosystem.
- **SUPPORT** - Local control.
- **SUPPORT** – Alternate compliance paths regarding PCB's for municipal wastewater systems.
- **SUPPORT** – Passage of legislation to address mental health to support local communities to improve mental health and specially to lend critical support to families and youth.
- **SUPPORT** – Continued funding for the Jonathan Wainwright Veterans Administration Campus in Walla Walla
- **SUPPORT** – The City of Walla Walla State Route 125 & Myra Rd intersection reconstruction project.
- **SUPPORT** – Opportunity Zone extension.
- **SUPPORT** – The Walla Walla County Rural Library District project to build a permanent library facility in the City.
- **SUPPORT** – Projects which make the State Route 125 corridor (Myra to Old Milton Hwy) safer and lend to improving economic development opportunities in the City.
- **SUPPORT** – Solutions to challenges brought upon local recycling programs by the Chinese National Sword policy.
- **OPPOSE** – Unfunded mandates. The City urges you to remember local government when you are passing Legislation and to avoid passing unfunded mandates on to us.

The City supports the Association of Washington Cities Legislative Agenda.

City of College Place, Washington

RESOLUTION NO. 23-043

A RESOLUTION OF THE CITY OF COLLEGE PLACE, WASHINGTON, ADOPTING 2023 STATE & FEDERAL LEGISLATIVE PRIORITIES

WHEREAS, the City of College Place is a non-charter code city under Title 35A RCW; and

WHEREAS, the City Council of the City of College Place (City) wishes to revise its FY 2023 Federal Legislative Agenda based on an array of grant writing successes from its original FY 2023 Federal Legislative Agenda adopted as part of Resolution #22-078 during the October 25th, 2022 City Council meeting.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE AS FOLLOWS:

1. The City of College Place hereby adopts the legislative priorities for the 2023 federal legislative session outlined in Exhibit 2 of this agenda bill
3. The City of College Place supports the legislative priorities identified by the Association of Washington Cities.
4. The City of College Place submits that strong cities result in a strong state and country.

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.

ADOPTED at a regular meeting of the City Council of the City of College Place, Washington held on the 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

Michael Rizzitiello

From: Charlie DeSalvo <CDeSalvo@columbiarea.coop>
Sent: Wednesday, May 24, 2023 12:06 PM
To: Michael Rizzitiello
Subject: FW: Funding opportunity: Rural clean energy project grants

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mike, FYI.

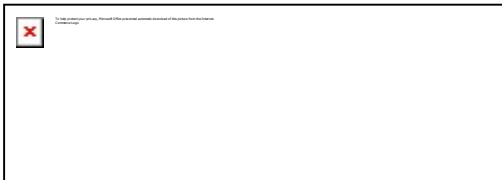


Charlie DeSalvo
Energy Efficiency & Marketing Specialist
Columbia REA
☎ (509) 526-4041
cdesalvo@columbiarea.coop
f ["Like" us on facebook](#)

From: Washington State Department of Commerce <WASateCommerce@public.govdelivery.com>
Sent: Wednesday, May 24, 2023 10:57 AM
To: Charlie DeSalvo <CDeSalvo@columbiarea.coop>
Subject: Funding opportunity: Rural clean energy project grants

[EXTERNAL]

Having trouble viewing this email? [View it online](#)



MAY 24, 2023

Funding opportunity

Federal grants available for clean energy projects in rural and remote areas

The U.S. Department of Energy (USDOE) has grants available through its Energy Improvements in Rural or Remote Areas (ERA) program.

Eligible projects

- Must benefit communities with 10,000 or fewer people
- Community-driven clean energy projects that require \$500,000 to \$5 million over a 5-year period
- No matching/cost-share required

A maximum 10-page **pre-application is due by July 13.**

Full applications are due October 12, 2023.

Examples of potential eligible projects for this funding opportunity include:

- Installation of standalone microgrids in critical facilities or resilience centers to ensure continuation of services during natural disasters.
- Installation of a community-owned solar and battery project to reduce electricity cost and increase energy resilience.
- Siting or upgrading of transmission and distribution lines, grid stability and resilience with substation improvements, or other electrical infrastructure improvements (hardware or software).
- Replacement of fossil fuel-powered heating with heat pumps in community buildings or in a residential neighborhood.
- Deployment of small hydropower in existing conduits to generate recurring revenue that enables reinvestment in other community infrastructure.
- Innovative siting of solar panels, such as over canals or on agricultural land, to reduce local siting constraints and enable new ownership structures.
- Energy efficiency improvements for community-owned buildings (e.g., city hall, police or fire station, schools) that reduce electric loads and energy costs.
- Installation of a distributed wind microgrid to reduce electricity cost and increase energy resilience through reducing demand upon diesel in a remote community.
- Installation of geothermal heating or ground loops for heat pumps.
- Installation of small-scale energy storage to provide power regulation or backup electricity to the grid.
- Replacement of a diesel generator with combined heat and power (CHP) fed by Renewable Natural Gas (RNG) at a food waste or wastewater treatment facility.
- Use of biogas from agricultural waste, either from biogas capturing or biogas generation through anaerobic digestion, to fuel onsite equipment and/or for pipeline injection.
- Replacement of a non-clean backup energy generation system, such as a diesel generator, with a clean energy generation backup system and/or energy storage system, at a water treatment plant or pump station.

Informational webinar: May 30

USDOE will hold an informational webinar on Tuesday, May 30, 2023 at 11 a.m. PT. The webinar will be recorded.

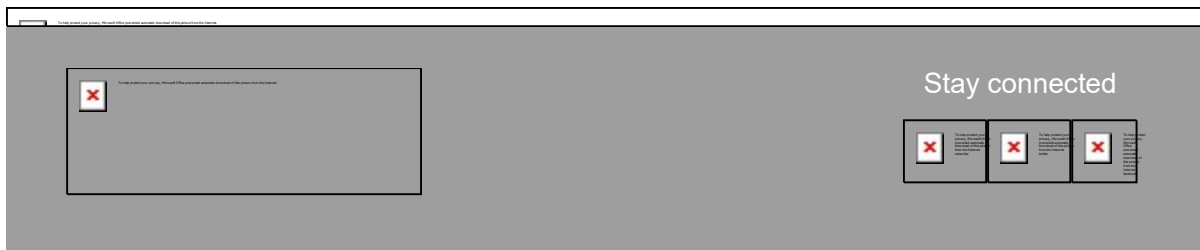
[Register for May 30 webinar](#) (Zoom)

Assistance with Applications

- **Department of Commerce:** If your project idea would be serving a rural community and could support Washington's [State Energy Strategy](#), we may be able to help your project application with informational resources and data.
Contact [Deb Witmer](#) for more information.
- **USDOE:** (<https://www.nrel.gov/state-local-tribal/era-technical-assistance.html>) Technical assistance for this opportunity is available from USDOE to communities and organizations interested in energy improvements in rural or remote areas. Assistance will vary based on specific project needs and requests.
[Learn more](#)

Important documents and information

- [Funding Opportunity Announcement](#)
 - [USDOE ERA Program Website](#)
-



About Commerce

Commerce works with local governments, businesses, community-based organizations and tribes to strengthen communities. The department's diverse portfolio of more than 100 programs and effective public and private partnerships promote sustainable community and economic development to help all Washingtonians thrive. For more information, visit <http://www.commerce.wa.gov>. For information on locating or expanding a business in Washington, visit choosewashingtonstate.com.

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This email was sent to cdesalvo@columbiarea.coop using GovDelivery Communications Cloud on behalf of: Washington State Department of Commerce · 1011 Plum Street SE, P.O. Box 42525 · Olympia, WA 98504-2525



City of College Place, Washington
RESOLUTION NO. 23-044

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE US DEPARTMENT OF ENERGY IMPROVEMENTS IN RURAL OR REMOTE AREAS PROGRAM FOR SOLAR PROJECTS 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 Federal Bipartisan Infrastructure Bill has a US Department of Energy Improvements in Rural or Remote Areas (ERA) program carve out for communities of 10,000 or fewer people with projects ranging up to \$5 million dollars with no local match; 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 US Department of Energy Improvements in Rural or Remote Areas Program for Solar Projects 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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

LPM

Local Parks Maintenance Grants

FUNDING	GRANT LIMIT	MATCH REQUIREMENT
\$5 million	\$100,000	None
Details	Details	Details

START YOUR APPLICATION

Learn How To Apply >> < [Https://Rco.Wa.Gov/Grants/Apply-For-A-Grant/](https://Rco.Wa.Gov/Grants/Apply-For-A-Grant/)>

CONTACT STAFF

< <https://rco.wa.gov/contact-a-grants-manager/>>

APPLY NOW

< <https://rco.wa.gov/recreation-and-conservation-office-grants/apply-for-a-grant/>>

The Washington State Legislature provided one-time funding in the operating budget to help local parks departments maintain their working facilities to meet the needs of their residents. This program will focus on helping communities in need address maintenance backlogs for key local parks facilities and capital improvements. Accessed through a simple application process, grants can be used for general maintenance of things such as trails, restrooms, picnic sites, playgrounds, signs, and kiosks.

Grant Application Schedule

Item	Date
Application Webinar	August 15, 2023 <i>Tentative</i>
Applications Open	August 15, 2023 <i>Tentative</i>
Applications Due	September 18, 2023 <i>Tentative</i>
Project Evaluation	September 28, 2023 - October 25, 2023 <i>Tentative</i>
Grants Awarded	October 31, 2023 <i>Tentative</i>

Grant Award History

Most recent grants and evaluation results, listed by the application year.

Application Resources

Announcements

- [Sign up for e-mail notifications](#) about this program.

Typical Projects

Specific policies for eligible costs and activities are in development; however, examples of typical projects that likely could be funded through this program include the following:

- Staff time to complete priority deferred maintenance projects.
- Deferred purchases of maintenance equipment and supplies.
- Upkeep and minor repairs of park infrastructure such as kiosks, picnic shelters, or trails.

Who May Apply?

- Cities, counties, and towns
- Park and recreation districts, port districts
- Native American tribes
- Eligible entities may partner with nonprofit organizations deployed in this maintenance funding provided all work is performed on land owned by the eligible entity.

Eligible entities are not required to have an approved recreation, conservation, or open space plan on file with RCO in order to apply and receive funding for this grant.

Funding

The Legislature provides funding from general tax dollars: \$2.5 million in Fiscal Year 2024 and \$2.5 million in Fiscal Year 2025.

Grant Limits

Minimum grant request: \$50,000

Maximum grant request: \$100,000

RCO will award grants between \$50,000-\$100,000 and will not consider requests outside this range. An organization may submit only one application and may receive no more than \$100,000.

Award Period

Once grant agreements are signed in 2023, successful applicants must spend all grant awarded funds by June 30, 2025. RCO will not allow time extensions.

Match Details

Applicants are not required to provide matching resources.

Eligible Projects

Generally, funding is for deferred maintenance of local parks facilities and infrastructure. More information about specific eligible and ineligible project types and activities will be shared when it is available, so please check back later.

Questions?

[Nicholas Norton](#)

Hearing Impaired, call 711

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SIGN UP

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<https://www.flickr.com/photos/washingtonrc/>



<https://us.linkedin.com/company/state-recreation-and-conservation>

[Access Washington < https://wa.gov/>](https://wa.gov/)

[Accessibility Policy < https://rco.wa.gov/policies/accessibility-policy/>](https://rco.wa.gov/policies/accessibility-policy/)

[Nondiscrimination Statement < https://rco.wa.gov/nondiscrimination-notice/>](https://rco.wa.gov/nondiscrimination-notice/)

Privacy Policy < <https://rco.wa.gov/policies/privacy-policy/>>

Public Records Request < <https://rco.wa.gov/contact-us/public-records-request/>>

Web Content Policy < <https://rco.wa.gov/policies/web-content-policy/>>

Staff Resources < <https://rco.wa.gov/staff-resources/>>

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SE Marine Dr

SE 12th St

SE Newgate Dr

SE Marine Dr

SE 12th St

SE 12th St

SE Newgate Dr

City of College Place, Washington
RESOLUTION NO. 23-045

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE STATE RECREATION CONSERVATION OFFICE LOCAL PARK MAINTENANCE GRANT FOR REHABILITATION ACTIVITIES AT AUTUMN MEADOWS PARK

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the State of Washington Legislature in FY 2023 created one-time grant funding for local park maintenance activities with no match requirement; 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 State Recreation Conservation Office (RCO) Local Park Maintenance Program for Autumn Meadows Park Rehabilitation Activities.

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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

ARTERIAL PRESERVATION PROGRAM

Staff Rating Guidelines

ELIGIBLE WORK

- Overlay
 - Prep Work
 - Striping
 - Traffic Control
 - Signal Detection
 - ADA Ramps

AGENCY RATING (15 pt max)

Calculate Agency Rating **once** for each application

Economy of Scale (10 pt max)

- | | |
|--|----|
| • Documented response from Provider
<i>Letter or email with application</i> | 10 |
| • Funded local street improvement (Non-FHWA) | 5 |

Deliverability (5 pt max)

- | | |
|------------------------------------|-----|
| • Past performance of TIB projects | 0-5 |
|------------------------------------|-----|

ARTERIAL PRESERVATION PROGRAM

Staff Rating Guidelines

SEGMENT RATING (85 pt max)

Calculate Segment Rating for **each** segment submitted

Pavement Condition Rating	0-60
• Preservation (Overlay)	
Medium-Severe Alligator Cracking < 25 percent	
<i>Visual inspection of existing pavement to determine PCR</i>	
○ PCR over 65	0
○ PCR between 60 & 35	30-60
○ PCR less than 30	0
Route Classification	
• Principal Arterial	15
• Minor Arterial	10
• Collector	5
Number of ADA ramps TIB is funding:	
• None	10
• 1-5	7
• 6-9	5
• 10+	0



SW 10th St

SE 10th St

Garrison Creek

Garrison Creek

Garrison Creek

SE 11th St

SE Stanford Pl

SW 12th St

SE 12th St

SE 12th St

SE 12th St

SE 12th St

SW 13th St

SE Mountain View Dr

SE Mountain View Dr

SE Sky Ave

City of College Place, Washington
RESOLUTION NO. 23-046

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE TRANSPORTATION IMPROVEMENT BOARD ARTERIAL PRESERVATION GRANT PROGRAM FOR SE 12th STREET (COLLEGE TO SKY)

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the State of Washington Transportation Improvement Board (TIB) is conducting a call for projects pertaining to the Arterial Preservation 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 Transportation Improvement Board (TIB) Arterial Preservation Grant Program for the SE 12th Street (College to Sky Avenue) Overlay Project.

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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

Active Transportation criteria (Adopted Jan 28, 2022)

Safety Band (50 points)

- Documented crash involving pedestrian or cyclist
- Existing Hazards (high/medium/ low)
 - Obstructions
 - Sight distance
 - Speed
 - Posted speed
 - Approved speed reduction
 - Volume (AADT)
 - Exposure (Number of Users)

Mobility Band (50 points)

Accessibility (direct or indirect access)

- Public facilities (direct per facility served within project limit, per facility indirect within a 3-block radius)
- Transit access (high, medium, low)
- Business access (high, medium, low)
- High density housing (high, medium, low)
- Identified Community Need (high, medium, low)

Physical Condition Band (50 points)

- Width
- Surfacing Type (gravel, paved shoulder, existing sidewalk)
- Condition
- Obstructions
- Visibility
- Drainage Issues
- Deep Ditches
- Inadequate signage and/or striping

Nature of project (30 points) (Choose the type which best fits your project)

New Sidewalk (high, medium, low)

- # ADA barriers removed
- Completes gaps (high, medium, low)
- Extends improvements (high, medium, low)
- Length of improvement
- Adds speed management
- Appropriate cross-section

Active Transportation criteria (Adopted Jan 28, 2022)

Existing Facility (high, medium, low)

- # ADA barriers removed
- Length of improvement
- Restores network (high, medium, low)
- Adds speed management
- Appropriate cross-section

New Bicycle Facility (bike lanes or multi-use path) (high, medium, low)

- # ADA barriers removed
- Completes gaps (high, medium, low)
- Extends improvements (high, medium, low)
- Length of improvement
- Adds Speed Management
- Appropriate cross-section

Pedestrian or Bicycle Crossing (high, medium, low)

- #ADA barriers Removed
- Increases visibility
- Shortens crossing distance
- Adds appropriate pedestrian/bicycle signal
- Adds speed management

Constructability (10 points)

- TBD or other locally dedicated fund source
- No federal funding or WSDOT involvement
- Construction Ready
- Environmental complexity
- Utilities located prior to project, or no relocation required
- Local Match
 - 1 point for each 2 percent above minimum local match

Active Transportation criteria (Adopted Jan 28, 2022)

Sustainability (10 points)

- Adopted Greenhouse Gas Emissions Policy
- Adopted Complete Streets ordinance
- Hardscaping or climate-appropriate plantings
- Low Impact Drainage Practice
 - Use bio-swales, rain gardens or other low impact drainage practices

2022 SRTS & Bicycle and Pedestrian Program

10/24/2022

	Construction	PE	CE	RW	Total
1. Lamperti & Central RFB	\$ 84,577	\$ 12,687	\$ 12,687	\$ -	\$ 109,950
2. Design and Construction sidewalk on SE Central (Valley to 12th)	\$ 338,238	\$ 50,736	\$ 50,736	\$ -	\$ 439,709
3. SE Birch (12th to 8th) - Sidewalk on the West Side	\$ 322,858	\$ 48,429	\$ 48,429	\$ 200,868	\$ 620,583
4. SE 8th (SE Birch Ave to SE Larch Ave) - Sidewalk South Side	\$ 365,499	\$ 54,825	\$ 54,825	\$ 113,777	\$ 588,925
5. SE 8TH & Larch RFB	\$ 77,342	\$ 11,601	\$ 11,601	\$ 4,470	\$ 105,015

10/24/2022

1. SE Lamperti Street Crossing West of Walmart

CLIENT: City of College Place

J-U-B PROJ. NO.: 30-20-075

[illegible]

ITEM NO.	WSDOT STD NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
		PREPARATION				
1	0001	MOBILIZATION	1	L.S.	\$ 23,652.96	\$ 23,653
2	0100	REMOVE CEMENT CONC. SIDEWALK	25.0	S.Y.	\$ 35.00	\$ 875
3	0108	REMOVING CEMENT CONC. CURB AND GUTTER	90.0	L.F.	\$ 15.00	\$ 1,350
4	0120	REMOVING ASPHALT CONC. PAVEMENT	267.8	S.Y.	\$ 10.00	\$ 2,678
5	0090	REMOVING CEMENT CONC. PAVEMENT	33.3	S.Y.	\$ 9.00	\$ 300
		GRADING				
6	0310	ROADWAY EXCAVATION INCL. HAUL	178.5	C.Y.	\$ 36.00	\$ 6,427
7	0470	EMBANKMENT COMPACTION	196.4	C.Y.	\$ 20.00	\$ 3,927
8	0405	COMMON BORROW INCL. HAUL	17.9	C.Y.	\$ 25.00	\$ 446
		SURFACING				
9	5100	CRUSHED SURFACING BASE COURSE	212	TON	\$ 25.00	\$ 5,300
		HOT MIX ASPHALT				
10	5767	HMA CL. 1/2 IN. PG 64-28H	47	TON	\$ 135.00	\$ 6,335
		TRAFFIC				
11	7055	CEMENT CONC. SIDEWALK	536.1	S.Y.	\$ 95.00	\$ 50,931
12	6700	CEMENT CONC. TRAFFIC CURB AND GUTTER	905.0	L.F.	\$ 50.00	\$ 45,250
13	7058	CEMENT CONC. CURB RAMP TYPE PARALLEL A	14.0	EA.	\$ 3,225.00	\$ 45,150
14	7059	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 1	342.2	S.Y.	\$ 140.00	\$ 47,911
15	6971	PROJECT TEMPORARY TRAFFIC CONTROL	1.0	L.S.	\$ 15,000.00	\$ 15,000
		OTHER ITEMS				
16	7038	ROADWAY SURVEYING	1.0	L.S.	\$ 7,500.00	\$ 4,000
17		TESC PLAN	1.0	L.S.	\$ 500.00	\$ 500
18	6471	INLET PROTECTION	1.0	EA	\$ 150.00	\$ 150
SUBTOTAL CONSTRUCTION COST						\$ 260,183
SALES TAX @ 0%						\$ -
CONTINGENCY @ 30%						\$ 78,055
CONSTRUCTION TOTAL						\$ 338,238
PRELIMINARY ENGINEERING @ 15%						\$ 50,736
CONSTRUCTION ENGINEERING @ 15%						\$ 50,736
TOTAL PROJECT ESTIMATED COST						\$ 439,709

ENGINEER'S OPINION OF PROBABLE COST

10/20/2022

PROJECT DESCRIPTION: Sidewalk design and construction

4. SE 8th south side only (SE Birch Ave to SE Larch Ave)

1260 LF

CLIENT: City of College Place

J-U-B PROJ. NO.: 30-20-075-030 Safe Routes to School

[illegible]

[illegible]



ENGINEER'S OPINION OF PROBABLE COST

6/29/2023

PROJECT DESCRIPTION: SE 8TH STREET (BIRCH TO LARCH)

SE 8TH STREET BIRCH TO LARCH

CLIENT: City of College Place

Roadway and Sidewalk Improvements

J-U-B PROJ. NO.: 30-20-75-046

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
	PREPARATION				
1	MOBILIZATION (10% OF CONSTRUCTION COST)	1	L.S.	\$ 30,700.00	\$ 30,700
2	REMOVE AND RELOCATE RETAINING WALL	542	S.F.	\$ 60.00	\$ 32,520
3	REMOVE AND RELOCATE WATER METER	12	EA.	\$ 1,000.00	\$ 12,000
4	REMOVING AND RESETTING FENCE	166	L.F.	\$ 55.00	\$ 9,130
5	REMOVE AND RESET HANDRAIL	1	L.S.	\$ 2,500.00	\$ 2,500
6	REMOVE LARGE TREE	4	EA.	\$ 2,500.00	\$ 10,000
7	REMOVE AND RELOCATE FIRE HYDRANT	1	EA.	\$ 10,000.00	\$ 10,000
8	REMOVE AND RELOCATE MAILBOX	4	EA.	\$ 400.00	\$ 1,600
9	REMOVE CONCRETE SIDEWALK	50	S.Y.	\$ 20.00	\$ 1,000
10	REMOVE CURB AND GUTTER	90	L.F.	\$ 10.00	\$ 900
11	ADJUST VALVE BOX	9	EA.	\$ 650.00	\$ 5,850
12	ADJUST MAHNOLE	5	EA.	\$ 1,200.00	\$ 6,000
	GRADING				
13	ROADWAY EXCAVATION INCL. HAUL	155.6	C.Y.	\$ 25.00	\$ 3,889
	SURFACING				
14	CRUSHED SURFACING TOP COURSE	148	TON	\$ 35.00	\$ 5,172
	HOT MIX ASPHALT				
15	HMA CL. 1/2 IN. PG 64-28H	450	TON	\$ 140.00	\$ 62,974
16	PLANING BITUMINOUS PAVEMENT	3,856	S.Y.	\$ 10.00	\$ 38,556
	TRAFFIC				
17	CEMENT CONC. SIDEWALK	700	S.Y.	\$ 85.00	\$ 59,500
18	CONC. CLASS 3000 FOR CONSTRUCTION OF STAIRS	3	S.Y.	\$ 120.00	\$ 400
19	CEMENT CONC. CURB RAMP TYPE PARALLEL A	6	EA.	\$ 2,000.00	\$ 12,000
20	RECTANGULAR RAPID-FLASHING BEACON (DOUBLE SIDED)	1	EA.	\$ 13,000.00	\$ 13,000
21	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	\$ 42,400.00	\$ 42,400
22	CEMENT CONC. DRIVEWAY ENTRACE TYPE 1	109	S.Y.	\$ 100.00	\$ 10,850
23	CEMENT CONC. TRAFFIC CURB AND GUTTER	90	L.F.	\$ 40.00	\$ 3,600
	OTHER ITEMS				
24	BIKE SHARROWS	14	EA.	\$ 250.00	\$ 3,500
25	ROADWAY SURVEYING & ADA RAMP SURVEYING	1	L.S.	\$ 16,000.00	\$ 16,000
26	PLASTIC CROSSWALK LINE	112	S.F.	\$ 15.00	\$ 1,680
27	TESC PLAN	1	L.S.	\$ 500.00	\$ 500
28	INLET PROTECTION	7	EA.	\$ 250.00	\$ 1,750
29	GRAVITY BLOCK WALL	380	S.F.	\$ 60.00	\$ 22,800
30	SOD INSTALLATION	140	S.Y.	\$ 15.00	\$ 2,095
31	LANDSCAPING RESTORATION	1	L.S.	\$ 10,000.00	\$ 10,000
SUBTOTAL CONSTRUCTION COST					\$ 432,866
SALES TAX @ 0%		0%			\$ -
CONTINGENCY		30%			\$ 129,860
CONSTRUCTION CONTRACT TOTAL (ROUNDED)					\$ 563,000
DESIGN ENGINEERING (ROUNDED)		15%			\$ 84,000
CONSTRUCTION ENGINEERING (ROUNDED)		15%			\$ 84,000
RIGHT OF WAY					\$ 79,000
TOTAL PROJECT COST					\$ 810,000



City of College Place, Washington
RESOLUTION NO. 23-047

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE TRANSPORTATION IMPROVEMENT BOARD ACTIVE TRANSPORTATION GRANT PROGRAM FOR SE 8th STREET (BIRCH TO LARCH)

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the State of Washington Transportation Improvement Board (TIB) is conducting a call for projects pertaining to the Active Transportation grant 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 Transportation Improvement Board (TIB) Active Transportation Grant Program for the SE 8th Street (Birch to Larch) renovation project.

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.

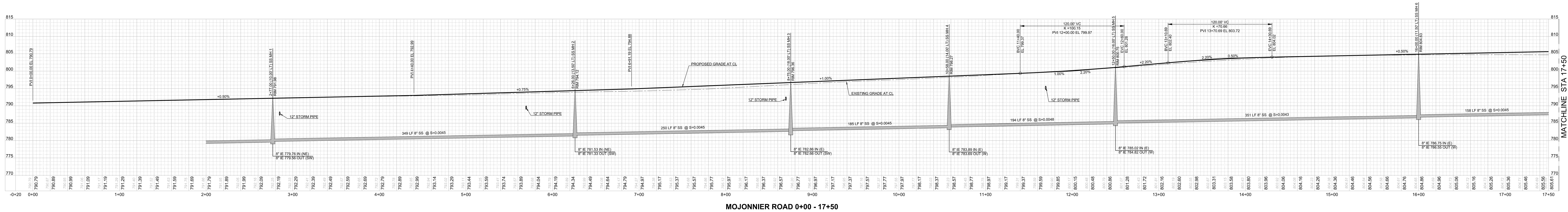
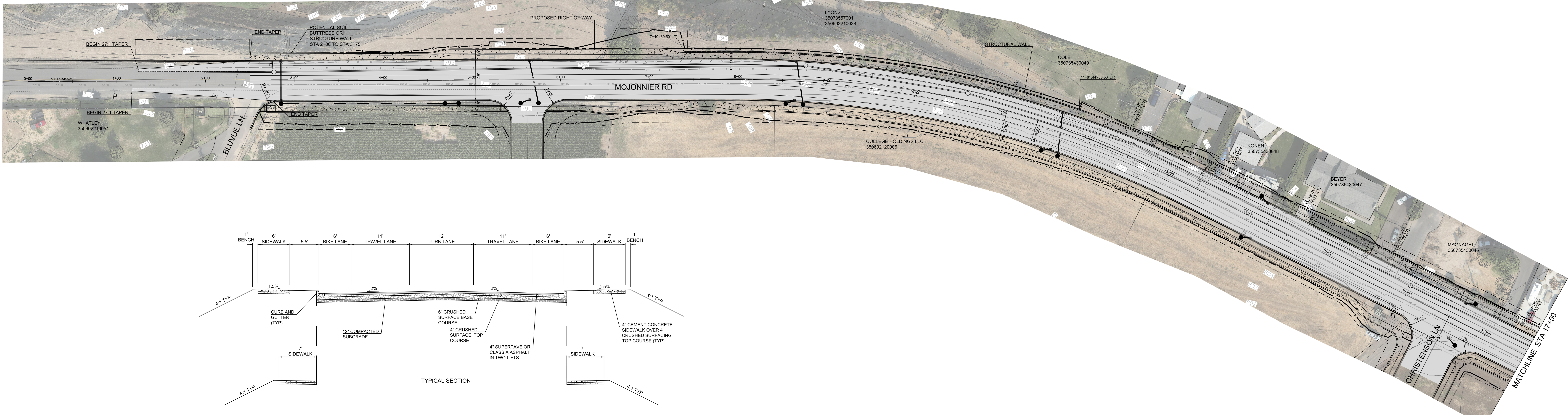
Effective Date. This resolution shall take effect and be in full force upon its passage as provided by law.

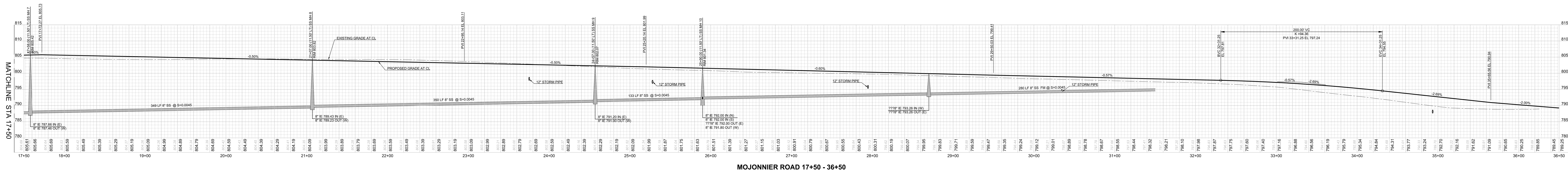
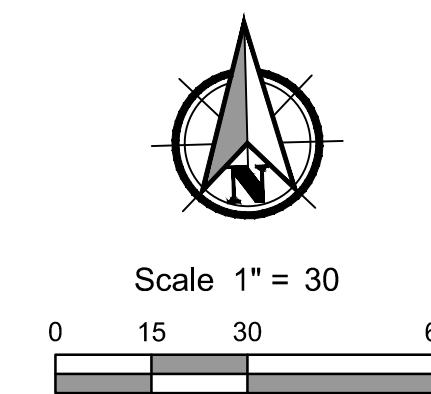
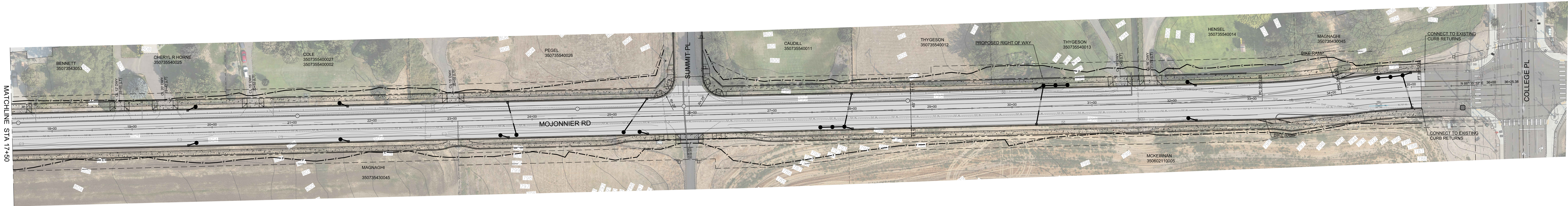
PASSED by the City Council of the City of College Place, Washington, this 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk





**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
 - Alternative 1 (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.

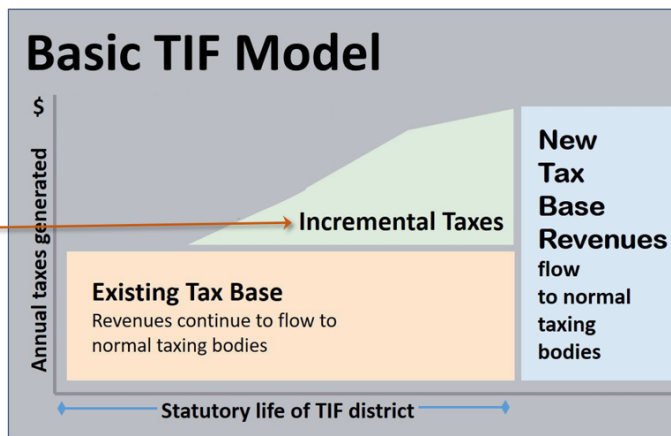
Figure 2: TIF Model

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

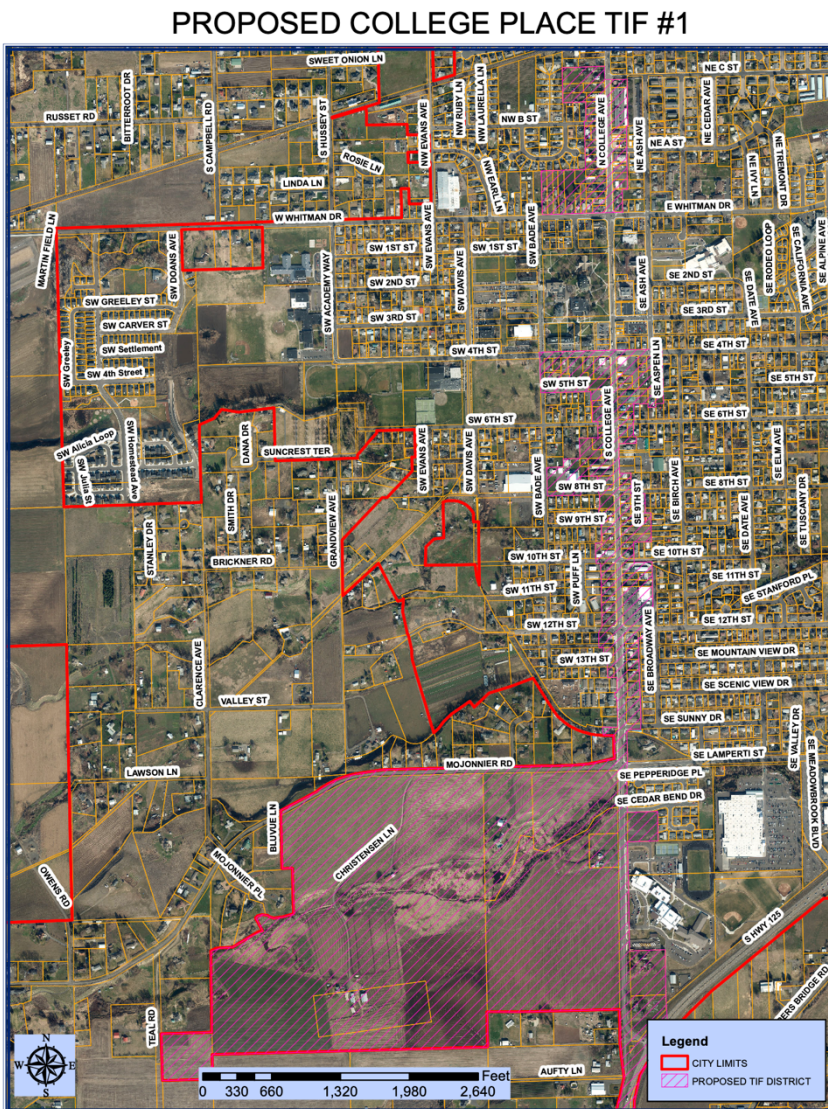
Source: Stowe Development & Strategies; Values Per Unit for Phase 1 and 2 provided by Lakeside Capital Group/John Burns Real Estate Consulting

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	
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	\$160,000	\$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	\$858,540,000
\$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	\$0.28
\$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	\$240,000
\$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	\$858,540,000
\$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	\$0.27	\$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	\$220,000	\$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

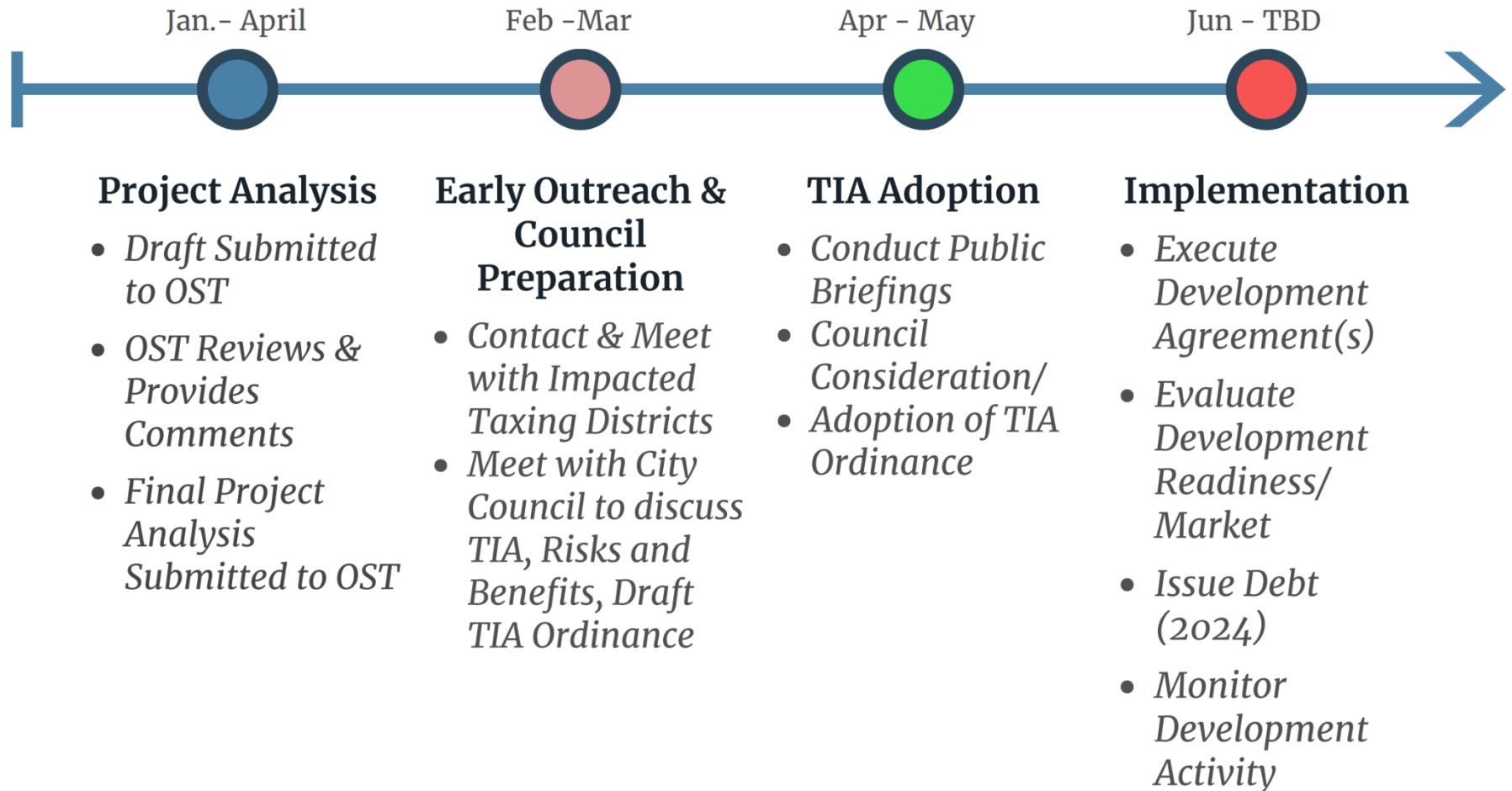
- Bob Stowe, Stowe Development & Strategies (TIF Project Manager)
- Morgan Shook, ECONorthwest

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

URBAN ARTERIAL PROGRAM

Staff Rating Guidelines

SAFETY (65 pt max)

Improves unsafe conditions, prevents human injury and property damage.

Criteria scoring are based on crash history and countermeasures that improve safety.

CRASH HISTORY (40 pt max)

- Incidences with fatalities 20 pts each
- Incidences with injuries 5 pts each
- Property damage only incidences 1 pt each (max 15)

COUNTERMEASURES (25 pt max)

- Grade separation
- Adds pedestrian facility
- Increases sight distance
- Corrects offset/skewed intersection
- Access control
- Intersection control

COMMERCIAL GROWTH & DEVELOPMENT (65 pt max)

Maximizes commercial development potential and appropriate project locations.

Criteria scoring are based on the scale of the development site (number of jobs anticipated, acreage developed, etc.), developer support, necessity, and location. Criteria also evaluate the likelihood the development will occur based on whether or not zoning is in place, permits are issued, and private investment is leveraged.

PUBLIC SUPPORT (10 pt max)

- Utilities onsite 0-10

PRIVATE SUPPORT (30 pt max)

- Percent permits issued 0-15
- Development agreement status 0-10
- Private investment in public infrastructure 0-15

PERMITTED DEVELOPMENT ACTIVITY (15 pt max)

- Dwelling units constructed in the development 0-5
- Acreage of the development being developed 0-5
- Jobs created by the development based on square footage/type 0-15

LOCATION (10 pt max)

- Development location 0-5
- Project proximity 0-4
- Dependence of development on the project 0-3

URBAN ARTERIAL PROGRAM

Staff Rating Guidelines

PHYSICAL CONDITION (65 pt max)

Corrects physical and structural deficiencies and prevents failure.

This band is primarily based on street pavement condition rating. Other areas contributing to a project's score are non-pavement related failures such as slope stability or flooding; other significant flaws like poor alignment, channelization or sight distance, traffic volume or truck/bus route, and sidewalk condition.

EXISTING CONDITION (30 pt max)

- TIB engineer PCR score rating 0-30
- Or
- Bridge condition (Federally funded bridge only) 0-30

NON-PAVEMENT CONDITION (10 pt max)

- Walls 0-4
- Storm water conveyance 0-4
- Bridges or culverts 0-6
- Slope stability 0-2

EXISTING ATTRIBUTES (12 pt max)

- Fixed objects 0-2
- Access control 0-2
- Alignment 0-5
- Channelization 0-2
- Turning radius 0-2
- Sight distance 0-2
- Completes or extends improvements 0-4

LOADING (10 pt max)

- Volume 0-4
- Truck route classification 0-4
- Buses 0-4

SIDEWALK CONDITION (5 pt max)

- Does not meet standards 0-3
- Overall sidewalk appearance 0-3

URBAN ARTERIAL PROGRAM

Staff Rating Guidelines

MOBILITY (65 pt max)

Contributes to traffic and modal capacity and network connectivity.

Projects will be scored based on current level of service compared to anticipated level of service post-project provided in a Traffic Study stamped by a Washington State Professional Engineer. The mobility criteria address current congestion problems, whereas future mobility issues will be addressed within the growth and development band.

CONGESTION AND LEVEL OF SERVICE (35 pt max)

- | | |
|---|------|
| • Significant congestion problem | 0-10 |
| • Increase in LOS within project limits OR a new route | 0-20 |
| • Addresses congestion on the system or adjacent routes | 0-10 |
| • High volume or significant route | 0-5 |

NETWORK CONNECTIVITY (10 pt max)

- | | |
|---|-----|
| • Complete/extend corridor improvements | 0-6 |
| • Complete gap/extend improvements | 0-4 |
| • What does the project connect to? (<i>Highest classification</i>) | 0-4 |

MODAL ACCESS (10 pt max)

- | | |
|---|-----|
| • Improve transit access | 0-4 |
| • Improve connections to non-motorized access | 0-2 |
| • Improve freight facilities | 0-6 |

FEATURES (10 pt max)

- | | |
|--|-----|
| • Relieves bottleneck | 0-2 |
| • Improves access to CBD or urban center | 0-6 |
| • Traffic signal interconnect | 0-2 |

URBAN ARTERIAL PROGRAM

Staff Rating Guidelines

SUSTAINABILITY (10 pt max)

Improves project quality through a sustainable design.

This category evaluates the inclusion of sustainable designs and well-tested, reliable techniques to minimize environmental impacts. Projects are scored for enhanced design features that encourage low impact development techniques and design elements that assure environmental longevity and livability enhancements.

ADOPTED COMPLETE STREETS ORDINANCE	1
MODAL MEASURES (8 pt max)	
• Adds Queue Jump or Transit Only Lane	1
• Peak hour transit buses	0-3
• Appropriate sidewalk cross-section	0-3
• Bicycle facilities	0-3
ENVIRONMENTAL MEASURES (8 pt max)	
• Adopted greenhouse gas emissions policy	1
• LID or enhanced treatment stormwater controls	2
• Hardscaping or climate-appropriate planting – <i>No permanent irrigation</i>	1
• Appropriate roadway cross-section	0-5
ENERGY MEASURES (3 pt max)	
• Install roundabout verses warranted signal (new intersection)	2
• Convert signalized intersection to roundabout	2
• Convert stop-controlled intersection to roundabout	1
• Solar-powered signage	1
PAVEMENT RECYCLING (4 pt max)	
• In-place recycling	4

URBAN ARTERIAL PROGRAM

Staff Rating Guidelines

CONSTRUCTABILITY (25 pt max)

Provides a reasonable expectation of completion.

Criteria in this category evaluate the likelihood the project will successfully reach completion. Points are received for things like secured funding, completed plans and specifications, processed permits, and ease of implementation. This category does not dictate TIB funding be directed towards shovel-ready projects, but projects that are closer to construction may compete better.

FULL FUNDING (11 pt max)

- | | |
|--|-----|
| • Over match (1pt for every 4% above minimum) or Construction ready | 0-5 |
| • Adopted TBD or locally dedicated transportation funding by ordinance | 1 |
| • Full funding in place | 5 |

CONSTRUCTION READINESS AND EASE OF IMPLEMENTATION (14 pt max)

- | | |
|---|-----|
| • Plans, Specs, and Estimate finished | 0-3 |
| • Permits completed | 0-2 |
| • Cultural resources complete | 2 |
| • Right of way certified or not required at application | 0-3 |
| • No federal funding | 3 |
| • Use of accelerated construction methods | 0-2 |
| • No railroad impact | 1 |
| • Utility upgrades not needed | 0-2 |

City of College Place, Washington
RESOLUTION NO. 23-048

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING SUPPORT OF GRANT APPLICATION TO THE TRANSPORTATION IMPROVEMENT BOARD URBAN ARTERIAL GRANT PROGRAM FOR THE SW MOJONNIER RD (COLLEGE TO BLUVUE) RECONSTRUCTION PROJECT

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, the State of Washington Transportation Improvement Board (TIB) is conducting a call for projects pertaining to the Urban Arterial Grant program (UAP); and

Whereas, the 2023 to 2028 Capital Facility Plan which features this project was adopted by the College Place City Council via Ordinance #22-019 during its November 22nd, 2022 City Council meeting; 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 Transportation Improvement Board (TIB) Urban Arterial Grant Program (UAP) for the SW Mojonnier Rd (College to Bluvue) Reconstruction Project.

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 11th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk



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FY22 State and Local Cybersecurity Grant Program Fact Sheet

In fiscal year (FY) 2022, through the Infrastructure Investment and Jobs Act <https://www.fema.gov/press-release/20211115/infrastructure-deal-provides-fema-billions-community-mitigation-investments>, the Department of Homeland Security <https://www.dhs.gov/> is providing \$185 million to address cybersecurity risks and cybersecurity threats to information systems owned or operated by, or on behalf of, state, local and territorial governments.

Overview

The goal of the State and Local Cybersecurity Grant Program <https://www.cisa.gov/cybergrants> (SLCGP) is to help states, local governments, rural areas, and territories address cybersecurity risks and cybersecurity threats to information systems. The program enables DHS to make targeted cybersecurity investments in state, local and territorial government agencies, thus improving the security of critical infrastructure and resilience of the

services that state, local, and territorial governments provide to their communities. Federally recognized Tribes also have a dedicated grant program; details on the Tribal Cybersecurity Grant Program are forthcoming.

The Cybersecurity and Infrastructure Security Agency (CISA) and Federal Emergency Management Agency (FEMA) are jointly managing the SLCGP. CISA will provide subject-matter expertise and determine allowable activities, while FEMA will conduct eligibility reviews, and issue/administer the grant awards consistent with all applicable laws, regulations, and policies.

Goals and Objectives

CISA developed a series of overarching goals and objectives for the SLCGP based on input from state, local, and territorial stakeholders, and consideration of national priorities, frameworks, and the national cyber threat environment:

1. Implement cyber governance and planning;
2. Assess and evaluate systems and capabilities;
3. Mitigate prioritized issues; and
4. Build a cybersecurity workforce.

Funding

In FY 2022, \$183.5 million is available under the SLCGP, with varying funding amounts allocated over four years from the Infrastructure Investment and Jobs Act. This year, each state and territory will receive a funding allocation as determined by the statutory formula:

- Allocations for states and territories include a base funding level as defined for each entity: 1% for each state, the District of Columbia, and Puerto Rico; and 0.25% for American Samoa, the Commonwealth of the Northern Mariana Islands, Guam, and the U.S. Virgin Islands.
- State allocations include additional funds based on a combination of state population and rural population totals.
- 80% of total state allocations must support local entities, while 25% of the total state allocations must support rural entities; these amounts may overlap.

Eligibility

All 56 states and territories, including any state of the United States, the District of Columbia Puerto Rico, American Samoa, and the Commonwealth of the Northern Mariana Islands, Guam, and the U.S. Virgin Islands, are eligible to apply for SLCGP funds. The designated State Administrative Agency (SAA) for each state and territory is the only entity eligible to apply for SLCGP funding.

Multi-Entity Groups

An SAA may partner with one or more other SAAs to form a multi-entity group. Members of these groups work together to address cybersecurity risks and cybersecurity threats to information systems within their jurisdictions. There is no limit to the number of participating entities in a multi-entity group. Local entities can be included in the project, but their respective eligible entity (i.e., the SAA) must also participate at some level. There is no separate funding for multi-entity awards. Instead, they should be considered as group projects within their existing state or territory allocations. These projects should be

included as individual Investment Justifications from each participating eligible entity, each approved by the respective Cybersecurity Planning Committee and be aligned with each respective eligible entity's Cybersecurity Plan.

Funding Guidelines

Cybersecurity Committee and Plan Requirements

Each state and territory must establish a Cybersecurity Planning Committee that coordinates, develops, and approves a Cybersecurity Plan. These plans are meant to guide development of cybersecurity capabilities across the state or territory. The Cybersecurity Planning Committee is responsible for approving the Cybersecurity Plan and prioritizing individual projects. Eligible entities submit Cybersecurity Plans for review and approval as part of their grant application. Initial Cybersecurity Plans will be approved for two years. Subsequent Cybersecurity Plans, building on the investments from the previous year(s), must be submitted for approval annually.

Pass-Through Requirements

Awards made to the entity or multi-entity group for SLCGP carry additional pass-through requirements. The SAA must pass-through at least 80% of the funds awarded under the SLCGP to local units of government, including at least 25% of funds to rural entities, within 45 calendar days of receipt of the funds. "Receipt of the funds" occurs either when the SAA accepts the award or 15 calendar days after the SAA receives notice of the award, whichever is earlier.

Pass-through is defined as an obligation on the part of the entity or multi-entity group to make funds available to local units of government, combinations of local units, tribal governments, or other specific groups or organizations. Four requirements must be met to pass-through grant funds:

- The SAA must make a firm written commitment to passing through grant funds to subrecipients.
- The SAA's commitment must be unconditional (i.e., no contingencies for the availability of SAA funds).
- There must be documentary evidence (e.g., award document, terms, and conditions) of the commitment.
- The award terms must be communicated to the subrecipient.

Cost-Share Requirements

Eligible entities applying as a single entity must meet a 10% non-federal cost-share requirement for the FY 2022 SLCGP. The recipient contribution can be cash (hard match) or third-party in-kind (soft match). Eligible applicants shall agree to make available non-federal funds to carry out an SLCGP award in an amount not less than 10% of the total project cost. In other words, the federal share applied toward the SLCGP budget at the project/activity level shall not exceed 90% of the total budget as submitted in the application and approved in the award. If the total project ends up costing more, the recipient is responsible for any additional costs. If the total project ends up costing less, the recipient may owe FEMA an amount required to ensure that the federal cost share is not in excess of 90%.

Unless otherwise authorized by law, federal funds cannot be matched with other federal funds. The recipient's contribution should be specifically identified. These non-federal contributions have the same eligibility requirements as the federal share.

The Secretary of Homeland Security may waive or modify the non-federal share for an individual entity if the entity demonstrates economic hardship. More information on what constitutes economic hardship, and how to request a cost-share waiver will be forthcoming.

For a multi-entity group project, a cost share or cost match is not required for the FY 2022 SLCGP.

Application Process

Applying for an award under the SLCGP is a multi-step process. Applicants are encouraged to register early as the registration process can take four weeks or more to complete. Registration should be done in sufficient time to ensure it does not impact a state or territory's ability to meet required submission deadlines. Section D in the FY 2022 SLCGP Notice of Funding Opportunity contains more detailed information and instructions.

Eligible applicants must submit their initial application through the grants.gov portal at www.grants.gov <<http://www.grants.gov>>. Applicants needing grants.gov support should contact the grants.gov customer support hotline at (800) 518-4726, 24 hours per day, 7 days per week except federal holidays.

Eligible applicants will be notified by FEMA and asked to proceed with submitting their complete application package in the Non-Disaster (ND) Grants System <<https://portal.fema.gov/>>. Applicants needing technical support with the ND

Grants System should contact NDgrants@fema.dhs.gov or (800) 865-4076, Monday-Friday from 9 a.m. to 6 p.m. Eastern Time (ET).

Completed applications must be submitted no later than 5 p.m. ET by the deadline included in the funding notice.

SLCGP Resources

There are a variety of resources available to address programmatic, technical and financial questions, which can assist with SLCGP applications:

- The SLCGP funding notice will be released on September 16, 2022 and available online at www.fema.gov/grants <<http://www.fema.gov/grants>> as well as www.grants.gov <<http://www.grants.gov/>>.
- For SLCGP program-specific questions, please email SLCGPinfo@cisa.dhs.gov.
- For additional program-specific information, please contact the Centralized Scheduling and Information Desk (CSID) help line at (800) 368-6498 or AskCSID@fema.dhs.gov. CSID hours of operation are from 9 a.m. to 5 p.m. ET, Monday through Friday.
- For support regarding financial grants management and budgetary technical assistance, applicants may contact the FEMA Award Administration Help Desk via e-mail at ASK-GMD@fema.dhs.gov.

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888-282-0870

Central@cisa.dhs.gov

CISA.gov

An official website of the U.S. Department of Homeland Security

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CYBERSECURITY PLAN



June 2023

Approved by City of College Place City Council on INSERT DATE
Version X

This document was put together by the City's Management Team in concert with its Information Technology Provider Intermountain Education Services District (IMESD). The City's Utility & Transportation Advisory Commission and the City Council provided oversight and approval.

DRAFT — INTERNAL WORKING DOCUMENT

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LETTER FROM CITY'S MANAGEMENT TEAM

Greetings,

The Cybersecurity Planning committee for City of College Place, Washington is pleased to present to you the 2023 Cybersecurity Plan. The Cybersecurity Plan represents the City of College Place's continued commitment to improving cybersecurity and supporting cybersecurity practitioners across our city organization and partners. In addition, this document meets the requirement of the current U.S. Department of Homeland Security guidelines for the State and Local Cybersecurity Grant Program (SLCGP).

Representatives from City's Management Team collaborated to develop and update the Cybersecurity Plan with actionable and measurable goals and objectives that have champions identified to ensure completion. These goals and objectives focus on customer service, lifecycle management, security, and fiscal responsibility. They are designed to support our entity in planning for new technologies and navigating the ever-changing cybersecurity landscape. They also incorporate the SLCGP required plan elements.

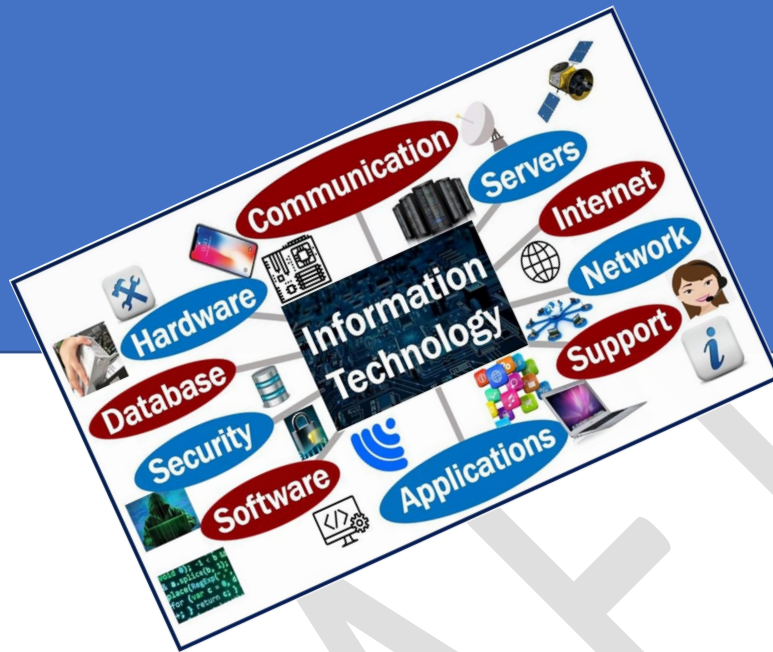
As we continue to enhance cybersecurity, we must remain dedicated to improving our resilience among disciplines and across jurisdictional boundaries. With help from cybersecurity practitioners, we will work to achieve the goals set forth in the Cybersecurity Plan and become a model for cyber resilience.

Sincerely,

Mike Rizzitiello
City Administrator / Management Team Chair
City of College Place, Washington

Norma L. Hernandez
Mayor
City of College Place, Washington

INTRODUCTION



The Cybersecurity Plan is a six-year strategic planning document that contains the following components:

- **Vision and Mission:** Articulates the vision and mission for improving cybersecurity resilience interoperability over the next one-to-three-years.
- **Organization, and Roles and Responsibilities:** Describes the current roles and responsibilities, and any governance mechanisms for cybersecurity within the City of College Place as well as successes, challenges, and priorities for improvement. This also includes a strategy for the cybersecurity program and the organization structure that identifies how the cybersecurity program is supported. In addition, this section includes governance that identifies authorities and requirements of City's cybersecurity program. The Cybersecurity Plan is a guiding document and does not create any authority or direction over any of the City's or its partners.
- **How feedback and input from local governments and associations was incorporated.** Describes how inputs from local governments as used in order to reduce overall cybersecurity risk across the eligible entity. This is especially important in order to develop a holistic cybersecurity plan.
- **Cybersecurity Plan Elements:** Outlines technology and operations needed to maintain and enhance resilience across the cybersecurity landscape.
- **Funding:** Describes funding sources and allocations to build cybersecurity capabilities within the City along with methods and strategies for funding sustainment and enhancement to meet long-term goals.

- **Implementation Plan:** Describes the City's plan to implement, maintain, and update the Cybersecurity Plan to enable continued evolution of and progress toward the identified goals. The implementation plan must include the resources and timeline where practicable.
- **Metrics:** Describes how the City will measure the outputs and outcomes of the program across the entity.

STRUCTURE & FUNCTIONS

The following is a summary of key systems managed by staff charged with implementing this plan.

- Over 64 computers and laptops running Microsoft Windows 10.
- Four Microsoft Exchange Servers and backup for email, calendaring, contacts, etc.
- Centralized backup services.
- Server virtualization, utilizing the Storage Array Networks and blade servers, virtual server consolidation services offer efficient, fault-tolerant services along with rapid deployment.
- Over two dozen business/enterprise applications either on native server environment or on the Cloud.

The Intermountain Education Service District (IMESD) provides our Information Technology Services. This group is contracted to the City for sixteen hours per week of services. The following staff are partially assigned to the City's contract:

- Jeremy Lasater – Systems Engineer, Email: jeremy.lasater@imesd.k12.or.us
- Derol Shelter – IT Analyst, Email: Derol.Shelton@imesd.k12.or.us
- Kylee Naughton – VOIP Phones, Email: kylee.naughton@imesd.k12.or.us

The National Institute of Standards and Technology (NIST) Cybersecurity Framework¹, included in Figure 1, helps guide key decision points about risk management activities through various levels of an organization from senior executives to business and process level, as well as implementation and operations.

¹ <https://www.nist.gov/cyberframework/getting-started>

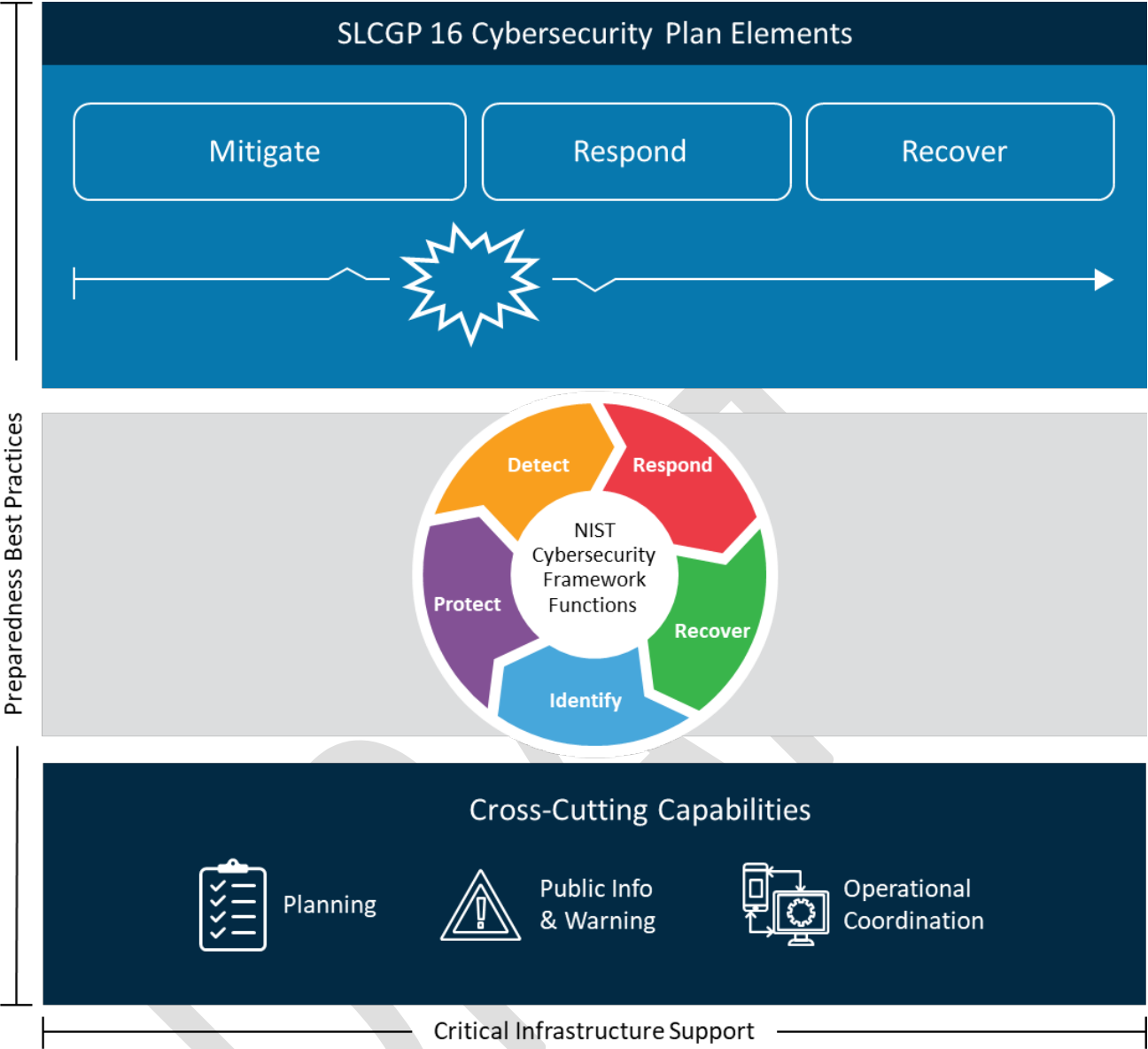


Figure 1: Achieving Cyber Resilience Through Comprehensive Cybersecurity Plans

Vision and Mission

This section describes The City of College Place's vision and mission for improving cybersecurity:

Vision:

Providing value to College Place by embracing innovative solutions and being a strategic partner.

Mission:

Empowering people through quality solutions, service, and support.

Cybersecurity Program Goals and Objectives

In the course of establishing this Plan, business drivers and technology trends were identified. Based on information obtained via input from City staff, as well as the review of other IT plans, guiding objectives for Information Technology were established as a complement to the mission and vision statements for the City Council and Management Team, as noted in the appendices of this document. Considering this information, these high-level goals provide strategic categories from which specific projects are defined in support of said goals.

The City of College Place's Cybersecurity goals and objectives include the following:

Cybersecurity Program	
Program Goal	Program Objectives
1. Improve Information System Security	1.1 Develop a temperature-controlled server room in City Hall.
	1.2 Update key-card access system for Fire Dept and get one for Public Works Yard
	1.3 Continue maintenance agreements and upgrades on endpoint security controls and software.
	1.4 Develop methodical password protocols and durations across the organization.
	1.5 Ensure encrypted backups of organizational data for thirty day increments exists on-site and offsite in secure cloud environment.
	1.6 Improve Cybersecurity posture through training and service implementation
	1.7 Replace end of life security equipment.
	1.8 Expand internal/external threat mitigation and response
	1.9 Complete field audits of security controls (physical and logical)
2. High Performing IT Infrastructure	2.1 Continue workstation replacement schedule.
	2.2 Continue to evaluate when public wi-fi can be added in strategic locations.

Program Goal	Program Objectives
	2.3 Partner with private broadband providers to ensure availability of 100 mbps down/100 mbps up. Times in which private broadband provider steps up, City may investigate ways to bring broadband into areas suffering from unavailability. 2.4 Transition hardware that can't be supported to ones which can. 2.5 Continue to identify critical applications and systems suitable for transition to the Cloud. 2.6 Investigate new emerging technologies. 2.7 Enhance city fiber optic network. Ensure tie ins are optimal with partner agencies including WESCOM, Emergency Management, City of Walla Walla, and others.
3. Software Integration, Migration, and Enhancement	3.1 Continue implementation of Tyler CMS to phase out Springbrook, Iworq, and other apps. 3.2 Work to migrate as much of city's it software/cloud needs to that of Tyler services so everything is under one roof. 3.3 Continue to evaluate products that could better serve Public Safety needs. 3.4 Migrate Microsoft Office 2016 version to Office 365 Cloud to enable resiliency and better remote working. 3.5 Consolidate Enterprise Systems Management to maintain software patches and upgrades. 3.6 Transition custom in-house applications to the cloud. Ensure that backups exist on site in case internet connectivity goes down.
4. Expanded Communication and Collaboration	4.1 Migrate all city related email from localized servers to the Cloud. 4.2 Ensure city website is on a supported content management system that ensures ADA functionality. 4.3 Ensure sufficient use of city's primary social media channels including Facebook, Twitter, Nextdoor, Instagram, LinkedIn, and Youtube. Back up with Archive Social and Smarsh. 4.4 Continue to enhance Remote Working Infrastructure. 4.5 Continue buildout of cloud based ESRI GIS to support functions of all departments and provide data to residents. 4.6 Migrate data to OneDrive and Sharepoint to leverage the Cloud. Organize files in a easy to follow format to allow this migration. 4.7 Research emerging technologies that could improve collaboration. 4.8 Migrate on premise server workloads to the Cloud to increase scalability and resiliency.
5. Improve Customer Service	5.1 Ensure cloud based cms system has resident interface to allow for services to be easily conducted online if they so choose. 5.2 Improve service time for customer functions by at least 10% as opposed to in person.

CYBERSECURITY PLAN ELEMENTS

This plan incorporates the following plans:

- FY 2023 to 2028 Information Technology Plan (Ordinance #22-xxx) adopted Annually.
- FY 2023 to 2028 Capital Facility Plan (Ordinance #22-xxx) adopted Annually.

ASSESS CAPABILITIES

[In accordance with the State and Local Cybersecurity Improvement Act; Describe the strategic approach implemented to assess capabilities for the preceding requirements (cybersecurity plan elements) outlined above. Information can be captured in **Appendix A: Cybersecurity Plan Capabilities Assessment.**]

The outlined Cybersecurity Plan Capabilities Assessment is based on input from City staff, IT staff from InterMountain ESD, and results of information security related audits and assessments. The following Capability Maturity Model (CMM) from the CMMI Institute was adopted to assist with capability classification:

CCM Level	Capability Level	Cybersecurity Process Definition
Level 1 – Initial	Foundational	Processes unpredictable, poorly controlled, and reactive.
Level 2 – Managed	Fundamental	Processes characterized for projects and is often reactive.
Level 3 – Defined	Intermediary	Processes characterized for the organization is proactive.
Level 4 – Quantitatively Managed Level 5 – Optimizing	Advanced	Processes measured and controlled. Focused on process improvement.

IMPLEMENTATION PLAN

Organization, Roles and Responsibilities

[Provide an overview of the relationship between the cybersecurity organizations in the entity. Define roles and responsibilities; and if entity is a state, the organizational structure, and identified roles and responsibilities assumed.]

Each goal and its associated objectives have a timeline with a target completion date, and one or more owners that will be responsible for overseeing and coordinating its completion. Accomplishing goals and objectives will require support and cooperation from numerous individuals, groups, or agencies, and may be added as formal agenda items for review during regular governance body meetings.

Appendix B: Project Summary Worksheet provides a list of cybersecurity projects to complete that tie to each goal and objective of the Cybersecurity Plan.

Resource Overview and Timeline Summary

[As able, provide an overview of resources needed to implement the plan, as well as the projected timeline to implement the entity's cybersecurity plan.]

By documenting, as able, the necessary resources and a projected timeline you demonstrate you're your comprehensive cybersecurity plan meets requirement in the **State and Local Cybersecurity Improvement Act: e.2.E.**]

This section should be a summary of the upcoming tables.

METRICS

[describe the metrics the eligible entity will use to measure progress towards

- Implementing the Cybersecurity Plan
- Reducing cybersecurity risks to, and identifying, responding to, and recovering from cybersecurity threats to, information systems owned or operated by, or on behalf of, the eligible entity or, if the eligible entity is a State, local governments within the jurisdiction of the eligible entity.]
- You may use the following table for reporting metrics. Please note: This table requests **PROGRAM OBJECTIVES NOT THE CYBERSECURITY PLAN OBJECTIVES**

Sample Table - Cybersecurity Plan Metrics			
Program Objectives	Program Sub-Objectives	Associated Metrics	Metric Description (details, source, frequency)
1.	1.1		
	1.2		
	1.3		
2.	2.1		
3.	3.1		
	3.2		
4.	4.1		
	4.2		
	4.3		

APPENDIX A: SAMPLE CYBERSECURITY PLAN CAPABILITIES ASSESSMENT

[By taking the following actions, an entity will demonstrate that their cybersecurity plan incorporates the required assessment relating to the **Cybersecurity Plan Required Elements**. Ensure that the assessment incorporates an **entity-wide** perspective. It also links any line items from the **project summary worksheet** that will help to establish, strengthen, or further develop your cybersecurity capabilities.]

Eligible entities can use the “EVAL” column as a self-assessment tool. Entities with newly initiated programs could use this spreadsheet to track the status of their cybersecurity planning efforts. Similarly, entities with advanced programs could use this worksheet to evaluate their current cybersecurity plan using “Yes, No, Partial, or N/A.”]

COMPLETED BY the City of College Place				FOR ASSESSOR
Cybersecurity Plan Required Elements	Brief Description of Current Capabilities of SLTT within the Eligible Entity	Select capability level from: Foundational Fundamental Intermediary Advanced	Project # (s) <i>(If applicable – as provided in Appendix B)</i>	Met
1. Manage, monitor, and track information systems, applications, and user accounts	Graylog archives logging from servers and network equipment.	Intermediary		
2. Monitor, audit, and track network traffic and activity	Graylog archives logging from servers and network equipment.	Intermediary		
3. Enhance the preparation, response, and resiliency of information systems, applications, and user accounts	Not at this time.	Foundational		
4. Implement a process of continuous cybersecurity risk factors and threat mitigation. practices prioritized by degree of risk	Not at this time.	Foundational		
5. Adopt and use best practices and methodologies to enhance cybersecurity (references NIST)	Limited to enforcing good passwords and verifying firewall settings for network traffic.	Fundamental		

a. Implement multi-factor authentication	Duo 2FA use limited to law enforcement staff.	Fundamental		
b. Implement enhanced logging	Graylog logging system archives logging from servers and network.	Intermediary		
c. Data encryption for data at rest and in transit	None for data at rest, VPN for data in transit.	Foundational		
d. End use of unsupported/end of life software and hardware that are accessible from the Internet	Hardware rotation plan replaces out-of-warranty equipment.	Foundational		
e. Prohibit use of known/fixed/default passwords and credentials	GPO enforces password complexity and minimum password length.	Intermediary		
f. Ensure the ability to reconstitute systems (backups)	Veeam data backup is in use, is encrypted, and test restores are done monthly.	Advanced		
g. Migration to the .gov internet domain	NA	Foundational		
6. Promote the delivery of safe, recognizable, and trustworthy online services, including using the .gov internet domain	No internal services are public-facing. Website is hosted remotely.	Foundational		
7. Ensure continuity of operations including by conducting exercises	Not at this time.	Foundational		
8. Identify and mitigate any gaps in the cybersecurity workforces, enhance recruitment and retention efforts, and bolster the knowledge, skills, and abilities of personnel (reference to NICE Workforce Framework for Cybersecurity)	Not at this time.	Foundational		
9. Ensure continuity of communications and data networks in the event of an incident involving communications or data networks	NA	Intermediary		
10. Assess and mitigate, to the greatest degree possible, cybersecurity risks and cybersecurity threats relating to critical infrastructure and key		Fundamental		

resources, the degradation of which may impact the performance of information systems within the jurisdiction of the eligible entity				
11. Enhance capabilities to share cyber threat indicators and related information between the eligible entity and the Department	Not at this time.	Foundational		
12. Leverage cybersecurity services offered by the Department	Not at this time.	Foundational		
13. Implement an information technology and operational technology modernization cybersecurity review process that ensures alignment between information technology and operational technology cybersecurity objectives		Foundational		
14. Develop and coordinate strategies to address cybersecurity risks and cybersecurity threats	Not at this time.	Fundamental		
15. Ensure rural communities have adequate access to, and participation in plan activities	NA?	NA?		
16. Distribute funds, items, services, capabilities, or activities to local governments	NA?	NA?		

APPENDIX B: PROJECT SUMMARY WORKSHEET

[The project worksheet should mirror all projects applied for in the Individual Justification (IJ) form.]

Purpose: The **Project Summary Worksheet** is a list of cybersecurity projects that the entity plans to complete to develop or improve any needed cybersecurity capabilities identified in **Appendix A: Sample Cybersecurity Plan Capabilities Assessment**.

[Instructions: Completing the table below, including the following information in each column to expedite review and approval:

- **Column 1.** Project number assigned by the entity
- **Column 2.** Name the project
- **Column 3.** Brief (e.g., 1-line) Description of the purpose of the project
- **Column 4.** The number of the Required Element the project addresses
- **Column 5.** Estimated project cost
- **Column 6.** Status of project (future, ongoing, complete)
- **Column 7.** Project priority listing (high, medium, low)
- **Column 8.** Project Type (Plan, Organize, Equip, Train, Exercise)]

1.	2. Project Name	3. Project Description	4. Related Required Element #	5. Cost	6. Status	7. Priority	8. Project Type

APPENDIX C: ENTITY METRICS

[Describe the metrics you will use to measure implementation and cybersecurity threat reduction (to be provided in your annual report to CISA), including:

- 1) progress toward implementing the cybersecurity plan; and
- 2) reducing cybersecurity risks to, and identifying, responding to, and recovering from cybersecurity threats to your information systems.

Consider the following when developing metrics:

- Metrics must be aligned to the Cybersecurity Plan and the established goals and objectives
- Review existing metrics that are already be used across the eligible entity
- The data for each metric must be available and reportable and should not create unnecessary burdens to collect.

The below table should reflect the goals and objectives the Cybersecurity Planning Committee establishes.

Cybersecurity Plan Metrics			
Program Goal	Program Objectives	Associated Metrics	Metric Description (details, source, frequency)
1.	1.1		
	1.2		
	1.3		
2.	2.1		
3.	3.1		
	3.2		
4.	4.1		
	4.2		
	4.3		
5.	5.1		

APPENDIX D: ACRONYMS

Acronym	Definition
UPDATE ALL ACRONYMS IN TABLE	

City of College Place, Washington

ORDINANCE NO. 22-021

AN ORDINANCE OF THE CITY OF COLLEGE PLACE, WASHINGTON ADOPTING A SIX-YEAR CITYWIDE INFORMATION TECHNOLOGY PLAN FOR THE YEARS 2023 THROUGH 2028

WHEREAS, the City of College Place is a non-charter code city with powers set forth in RCW Title 35A.24.010; and

WHEREAS, a six-year Information Technology Plan is not required by any Federal, State, or Local statute but are a matter of good public policy for future planning of citywide services; and

WHEREAS, updates to the six-year Information technology Planning documents have been posted on the city budget portal website:

https://www.cpwa.us/departments/finance/budget_2023.php

NOW THEREFORE, THE CITY COUNCIL OF COLLEGE PLACE DO ORDAIN AS FOLLOWS

Section 1. Ordinance No. 22-021 that adopts the 2023 to 2028 Information Technology Plan as shown in Exhibit 2 attached to this Ordinance.

Section 2. City staff is authorized to apply for state, federal, and private foundation grants in support of the projects identified in the Citywide Information Technology Plan.

Section 3: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this 22nd day of November, 2022.

DocuSigned by:

Norma L. Hernández

E7C117EE7FEC408

Norma L. Hernández, Mayor

Attest:

DocuSigned by:

Sherri St. Clair

1F0CE5D2F0F846A

Sherri St. Clair, City Clerk

Approved as to form:

DocuSigned by:

Rea L. Culwell

D2A91C622F3A4F6

Rea Culwell, City Attorney

City of College Place: 2023 to 2028 Information Technology Plan													
Project	Number	Prioritization	Status	Fund	Rationale	Type	2023	2024	2025	2026	2027	2028	Total
Administration/Finance (General Government - Cost Center) split between Current Expense and Utilities													
Server Memory/RAM	1023	High	Budgeted	Technology Reserve	Funds to pay for server memory augmentation as servers become full.	Hardware	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 3,000.00
Large Document Scanner	1055	Medium	Budgeted	Technology Reserve	Large Document Scanner	Hardware	\$ 2,500.00						\$ 2,500.00
Security Software (Vipre/Upgrade to Cloudstrike)	1027	High - Existing Maintenance	Budgeted	Technology Reserve	Maintenance expense on security software enhancement needed to lock down network and prevent cybersecurity threats.	Software	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 791.00	\$ 4,746.00
Revize Website	1028	High - Existing Maintenance	Budgeted	Technology Reserve	Annual maintenance on city website.	Software	\$ 6,490.00	\$ 6,490.00	\$ 6,490.00	\$ 6,490.00	\$ 6,490.00	\$ 6,490.00	\$ 38,940.00
DocLocator - Maintenance	1029	High - Existing Maintenance	Budgeted	Technology Reserve	Annual maintenance on software program used for paperless Accounts Payable/Receivable. Will be phased out with implementation of Tyler.	Software	\$ 7,300.00						\$ 7,300.00
Bias	1034	High - Existing Maintenance	Budgeted	Technology Reserve	Annual software maintenance for City finance and building permitting software.Tyler should go live by end of FY 2023.	Software	\$ 13,888.00						\$ 13,888.00
XPressBillPay/Webcheck Maintenance	1035	High - Existing Maintenance	Budgeted	Technology Reserve	Annual software maintenance for epay for residents to submit utility payment online. Will merge with Tyler once implemented.	Software	\$ 15,000.00						\$ 15,000.00
Tyler	1037	High	Budgeted	Technology Reserve	In 2022 we did a RSQ for a company to provide Asset Management, Finance, and Community Development Software services. Tyler won bid.	Software	\$ 181,760.00	\$ 55,416.00	\$ 55,416.00	\$ 57,445.92	\$ 57,445.92	\$ 57,445.92	\$ 464,929.76
Canva Pro	1051	High - Existing Maintenance	Budgeted	Professional Services	Advertising Software for Special Events.	Software	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 1,200.00
Adobe Creative Cloud	1052	High - Existing Maintenance	Budgeted	Professional Services	Needed to make professional documents	Software	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 780.00
ArchiveSocial	1038	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Maintenance expense for social media metadata recording program.	Software	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 36,000.00
Smash	1039	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Maintenance expense for cell phone Metadata program	Software	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00	\$ 5,300.00	\$ 31,800.00
Municode/Munidocs	1056	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Maintenance and Support for Municode Website.	Software	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 9,600.00
KNowBe4	1053	High	Budgeted	Tech Reserve	Integrated Security Awareness Training and Simulated Phishing platform to manage IT security concerns like social engineering.	Software	\$ 2,661.00	\$ 2,661.00	\$ 2,661.00	\$ 2,661.00	\$ 2,661.00	\$ 2,661.00	\$ 15,966.00
Neogov - Standard	1040	High - Existing Maintenance	Budgeted	Technology Reserve	Maintenance Expense for program which automates recruitment & Onboarding process and ensure compliance	Software	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00	\$ 6,700.00	\$ 40,200.00
Neogov - HR E-Forms	1041	Medium	Budgeted	Technology Reserve	Eform module addition to existing software to augment paperless capabilities of HR	Software	5613	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 25,113.00
NextRequest	1042	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Maintenance expense on a program that allows ease of use public records requests and creates automatic reports that satisfy	Software	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 33,000.00
BoardDocs - Maintenance	1043	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Annual maintenance on BoardDocs software used for City Council and Advisory Board agendas/minutes.	Software	\$ 16,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 91,000.00
Zoom	1044	High - Existing Maintenance	Budgeted	Clerk - Professional Services	Maintenance expense for econferencing software for City Council and Commission meetings.	Software	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00	\$ 25,500.00
ESRI Business Analyst	1045	High	Budgeted	Technology Reserve	Maintenance expense on software to pull economic development data and reports	Software	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 18,000.00
Docusign		Medium	Budgeted	Technology Reserve	Maintenance on Docusign Software.	Software	\$ 13,740.00	\$ 13,740.00	\$ 13,740.00	\$ 13,740.00	\$ 13,740.00	\$ 13,740.00	\$ 82,440.00
Intermountain Education Service District (IMESD) IT Staff Support	1030	High	Budgeted	Technology Reserve	Outsource information technology staffing to IMESD for 12 hours a week. Available 24/7 though.	Staffing	\$ 90,307.00	\$ 92,113.14	\$ 93,955.40	\$ 95,834.51	\$ 97,751.20	\$ 99,706.23	\$ 569,667.48

[illegible]

Copier Replacement	3013	Medium - Replacement	Budgeted	Technology Reserve	Replacement Police Copier.	Hardware	\$ 13,000.00							\$ 13,000.00
Police: Total							\$ 56,700.00	\$ 62,200.00	\$ 54,700.00	\$ 28,472.00	\$ 18,972.00	\$ 33,700.00	\$ 254,744.00	
Public Works														
Syncta Backflow	8021	High	Budgeted	Water Utility	Backflow testing software to replace software that is no longer supported.	Software	\$ 9,200.00	\$ 9,200.00	\$ 9,200.00	\$ 9,200.00	\$ 9,200.00	\$ 9,200.00	\$ 55,200.00	
Tyler Asset Management (Working on quote, to replace Iworq)	8022	High - Existing Maintenance	Budgeted	Utilities	Need to migrate to Tyler for Asset Management so it matches other modules.	Software	\$ 26,428.00	\$ 1,673.00	\$ 1,673.00	\$ 1,673.00	\$ 1,673.00	\$ 1,673.00	\$ 34,793.00	
ESRI ArcGIS - Maintenance	8023	High - Existing Maintenance	Budgeted	Utilities	Annual software maintenance on ESRI ArcGIS software.	Software	\$ 3,234.00	\$ 3,234.00	\$ 3,234.00	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00	\$ 19,602.00	
Autodesk Civil 3D Software	5025	High	Budgeted	Utilities	Annual Software Subscription	Software	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 15,900.00	
Computers	8021	High - Replacement	Planned	Technology Reserve	Computer Replacement Plan (Seven Year Schedule).	Hardware		\$ 1,000.00		\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 9,000.00	
Public Works: Total							\$ 41,512.00	\$ 17,757.00	\$ 16,757.00	\$ 19,823.00	\$ 19,823.00	\$ 18,823.00	\$ 134,495.00	
Total Cost							\$ 580,422.00	\$ 370,860.46	\$ 390,735.37	\$ 369,015.36	\$ 363,965.35	\$ 356,182.01	\$ 2,431,180.55	

City of College Place, Washington
RESOLUTION NO. 23-xxx

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON
REGARDING ADOPTION OF A CYBERSECURITY PLAN.**

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, through the FY 2022 Federal Government Infrastructure Investment and Jobs Act, the Department of Homeland Security is issuing States and their municipalities unprecedented amounts of grant funds to address cybersecurity risks and threats; and

Whereas, to qualify for funds the City must have an adopted Cybersecurity Plan on file; and

Whereas, the plan was discussed at length at the College Place City Council meeting held on July 11th, 2023; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

1. Adopts the College Place Cybersecurity 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 25th day of July, 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.

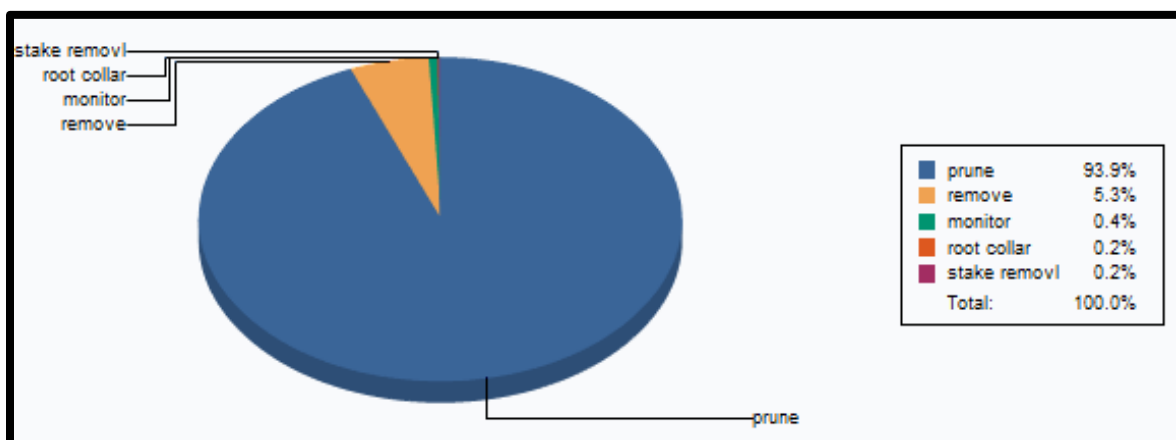
College Place Tree Inventory Summary

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
- Limited rights-of-ways available for planting new trees

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 Mojonier 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).

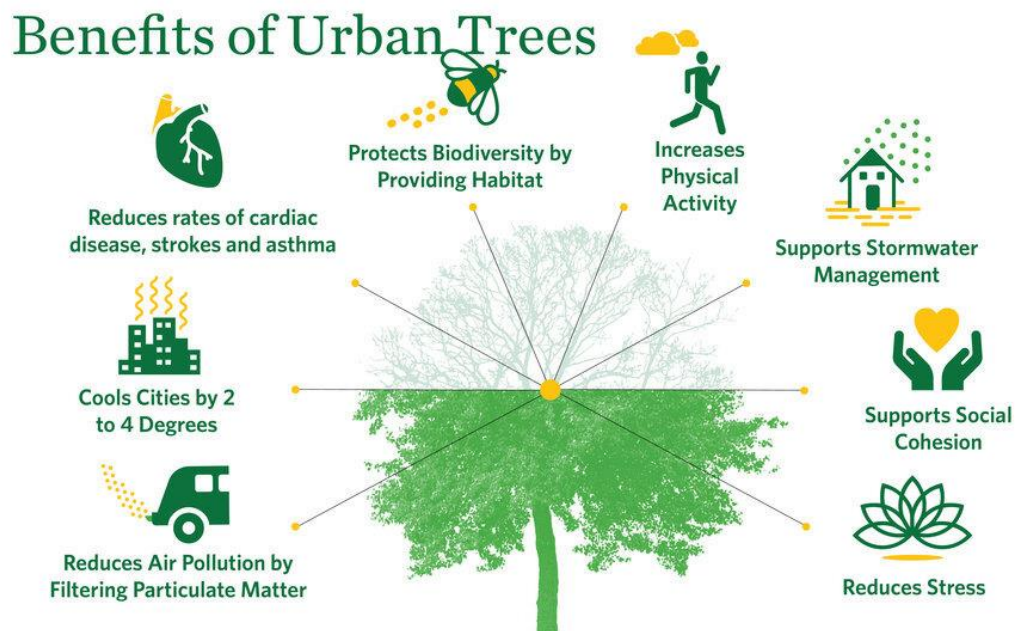


Figure 2 – Trees provide many benefits for College Place if maintained properly (Nature Conservancy).

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).

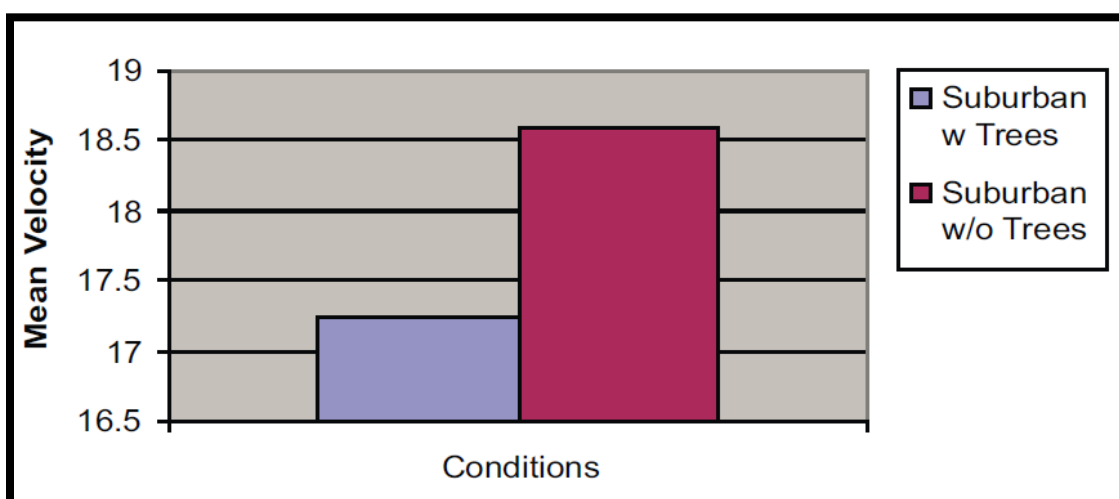


Figure 3 – Trees significantly drop cruising speed (feet/second) of faster and slower drivers.

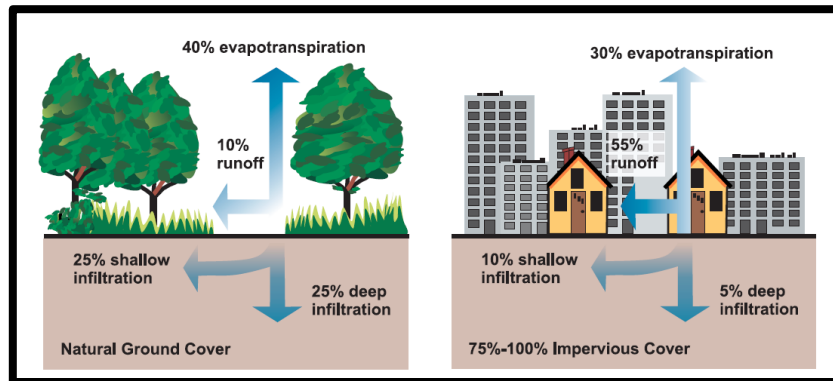
Vegetation and Violence. A scientific study by the University of Illinois at Urbana-Champaign has demonstrated that contact with nature helps reduce the incidence of aggression and violence in city neighborhoods. According to the study, levels of aggression were significantly lower among people who had 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.

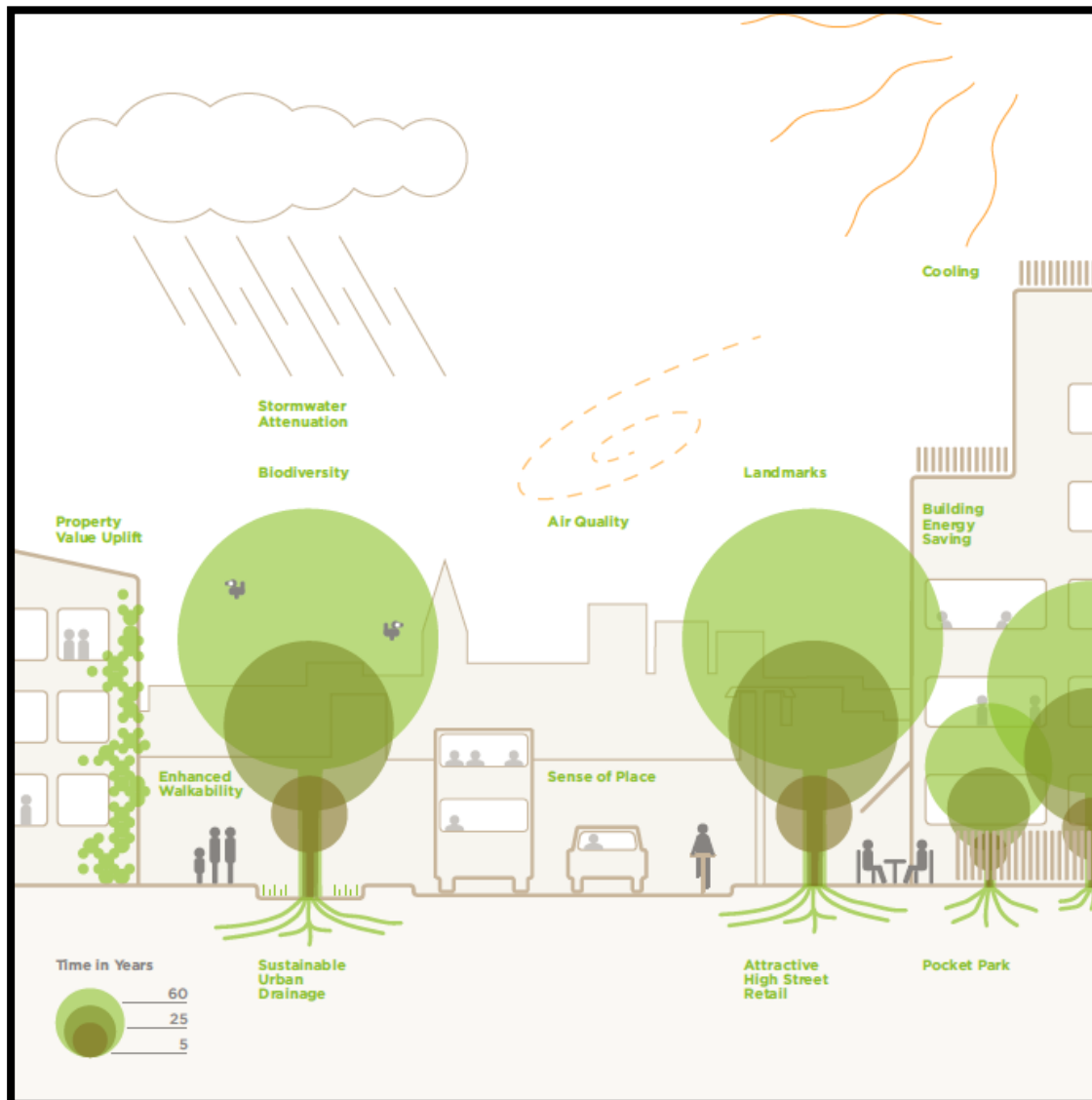
Improving aesthetics has tangible economic benefits. Networks of parks, natural areas, and trails give a community a reputation for being a good place to live and visit. Increased recreational and community activity attracts new businesses, fosters expressions of creativity, and stimulates tourism. Businesses 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

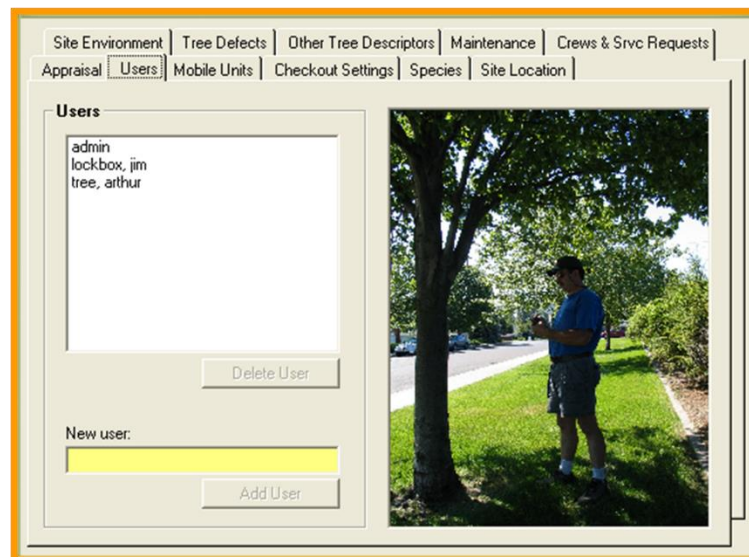


Figure 4 - Inventory data collection

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:

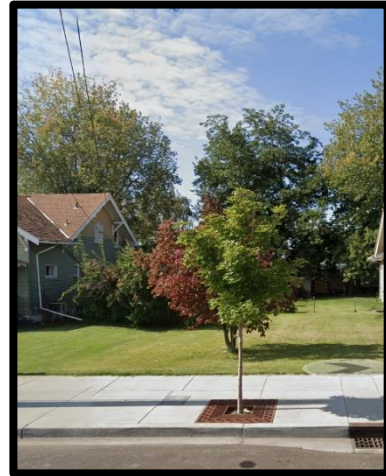


Figure 6 – Trees located in tree pits surrounded by excessive concrete.

- 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.

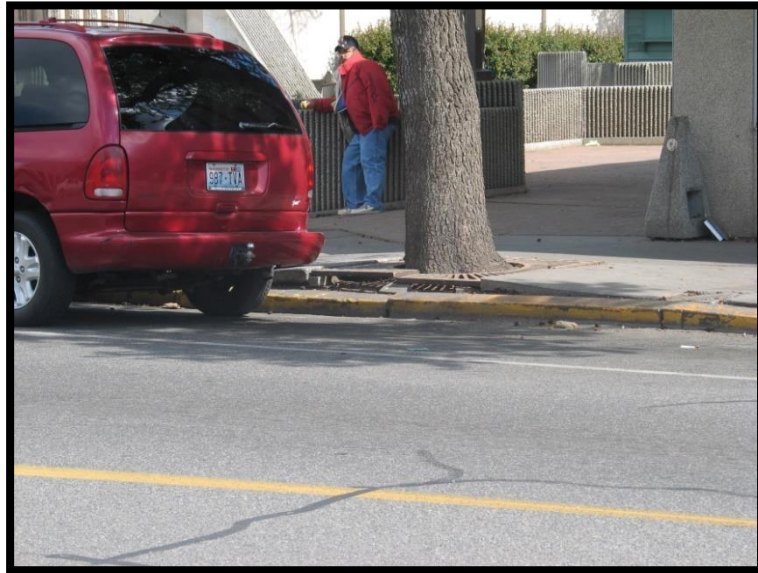


Figure 7 – As trees grow grates girdle trunks and creates trip hazards.

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**

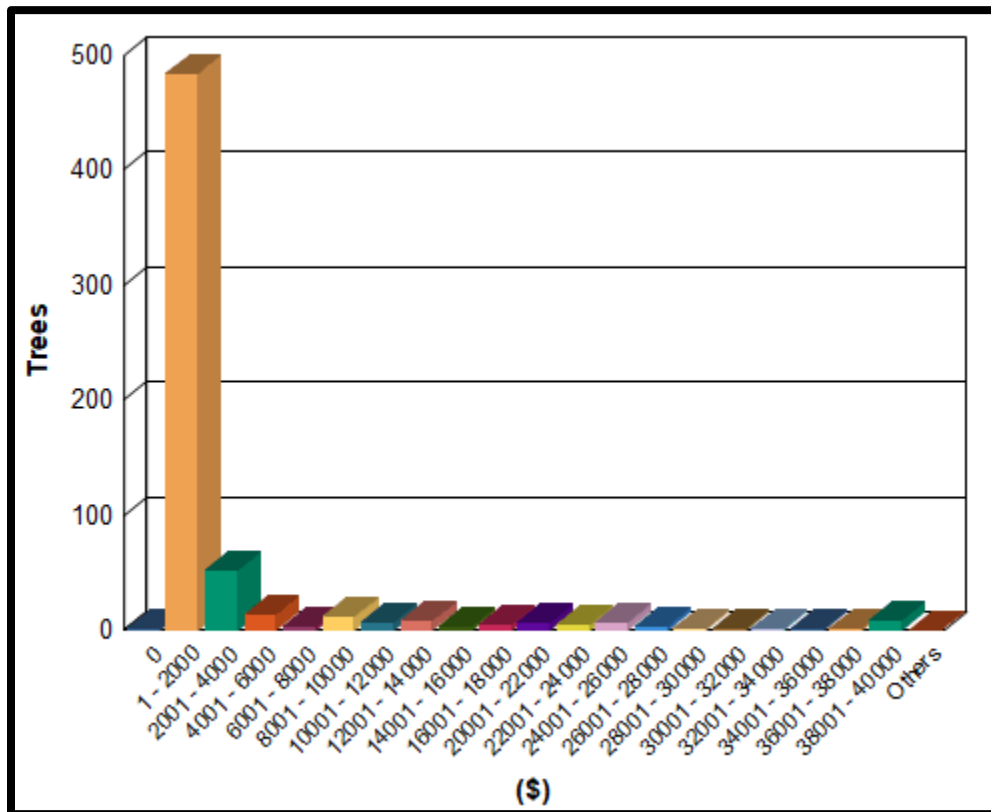


Table 3 – The appraised value of inventoried trees was determined from the Council of Tree & Landscape Appraisers Guide for Plant Appraisal, 9th Edition.

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).

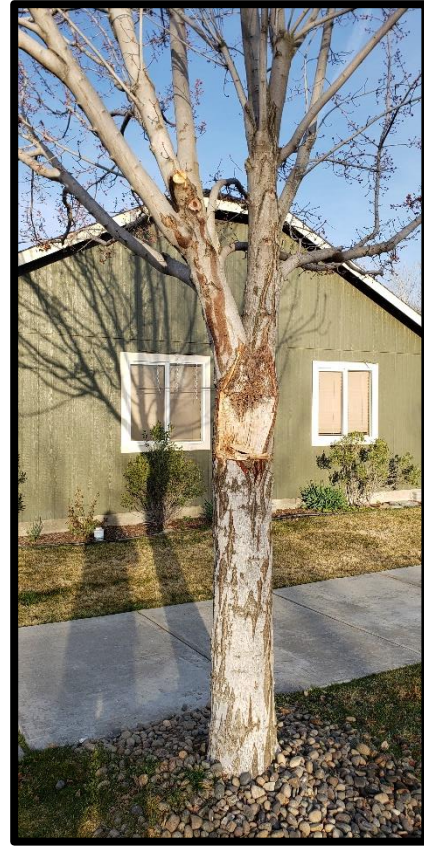


Figure 10 - Co-dominant stems are easily fixed on a young tree but often fail if not pruned correctly early in the life of a tree.

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

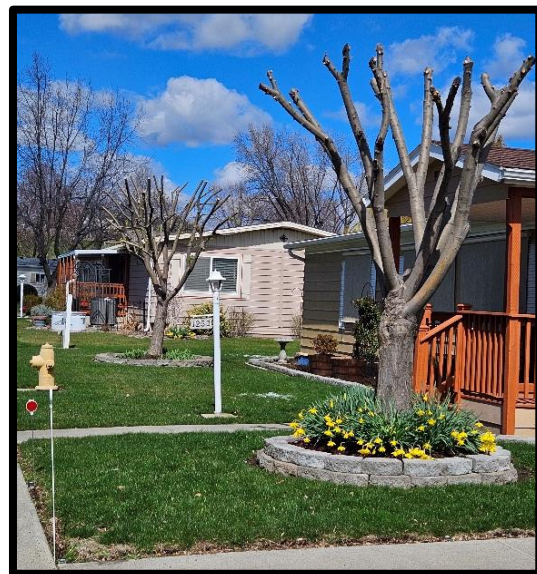


Figure 11 – Tree topping or internodal cutting is common in College Place.

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

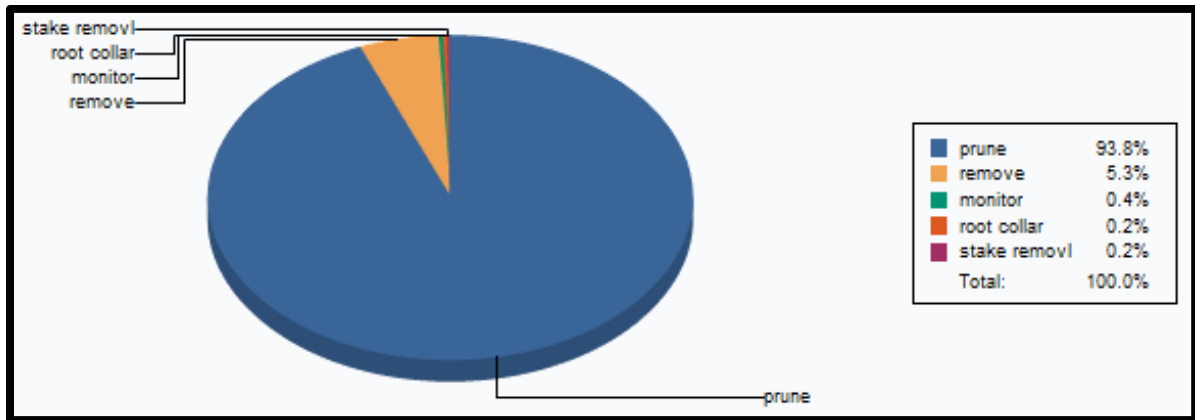


Table 4 – Planned Maintenance from Tree Inventory Data Collection

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

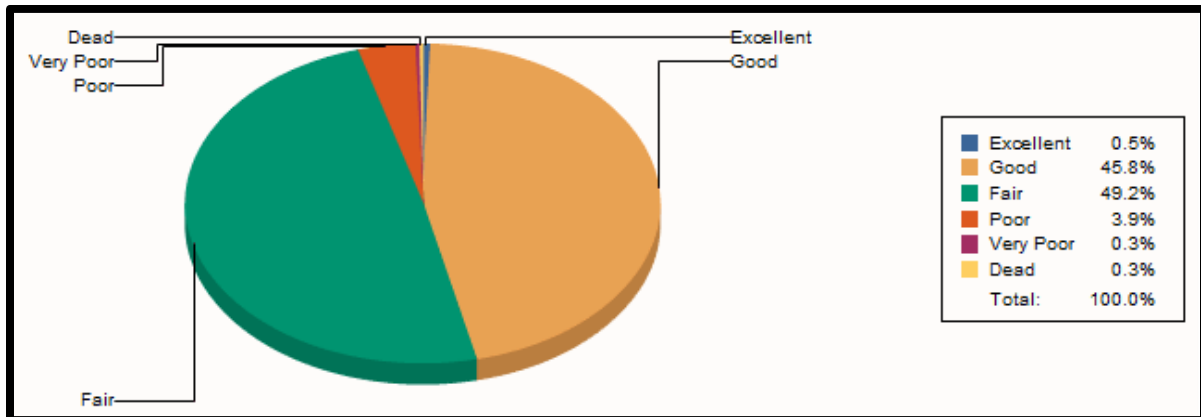


Table 6 – Condition ratings of inventoried trees.

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

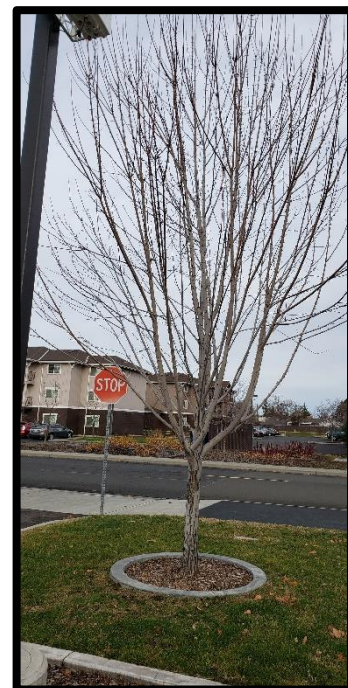


Figure 11 – Young tree in Kiwanis Park with codominant stems.

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).

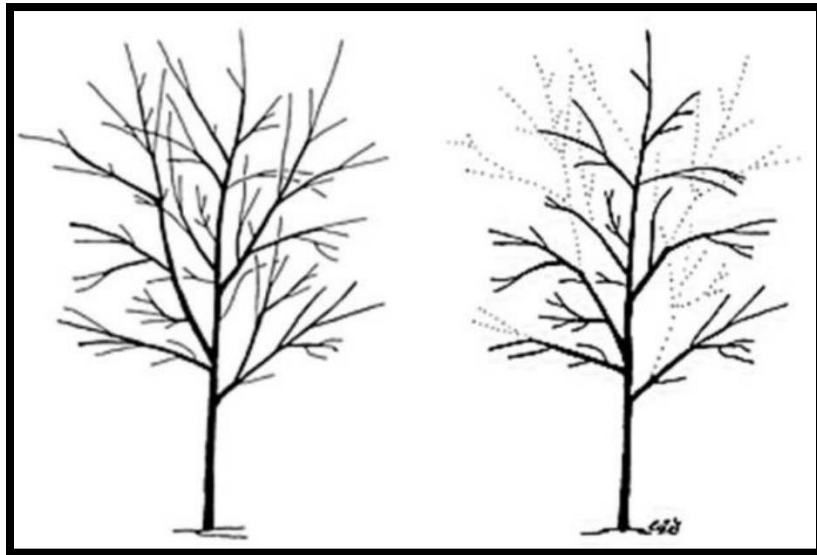


Figure 12 – Tree structure in young trees.

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).

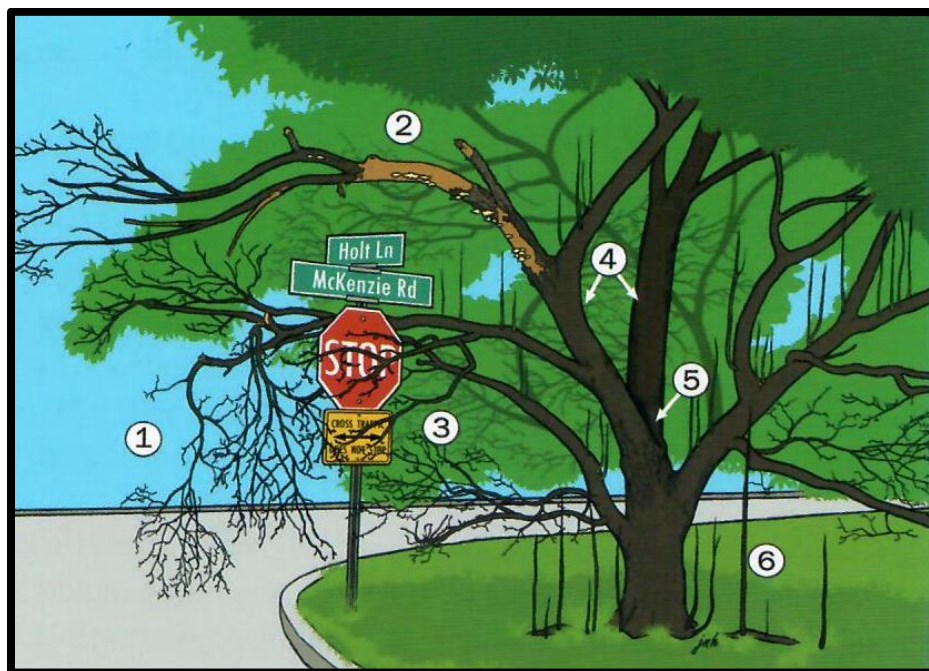


Figure 13 – Several consequences can occur when pruning is not performed at all: 1) an accumulation of broken branches; 2) dead branches; 3) branches that interfere with site functions; 4) weak, codominant stems; 5) structural defects such included bark; and 6) in some species, development of suckers. (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.

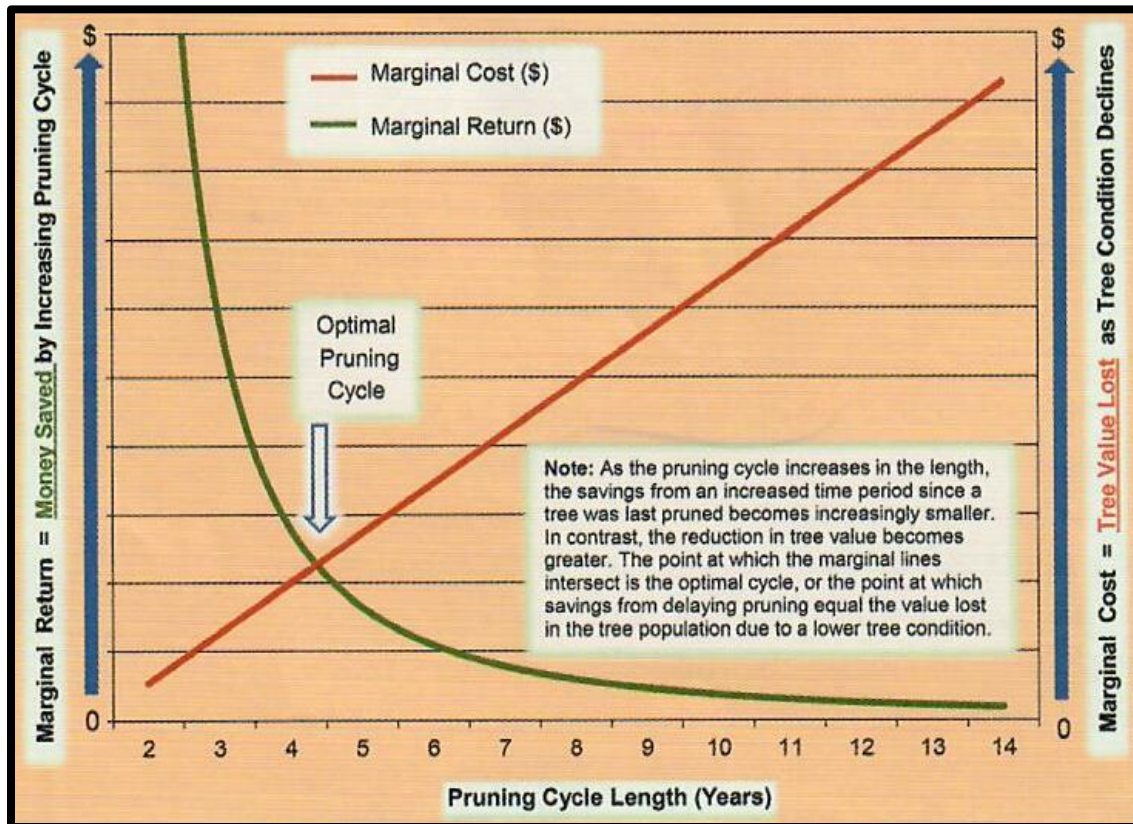


Figure 14 – Marginal cost (loss of tree value) and marginal return (savings in pruning costs) for pruning cycle lengths used to determine an optimal pruning cycle at the point that marginal lines intersect (Hauer, et. al. Arborist News, 2015)

- 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. The streets occupy all or most of the right-of-way in College Place. To meet comprehensive planting goals, tree-planting campaigns must plant on private properties, in residential front and backyards. 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 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.

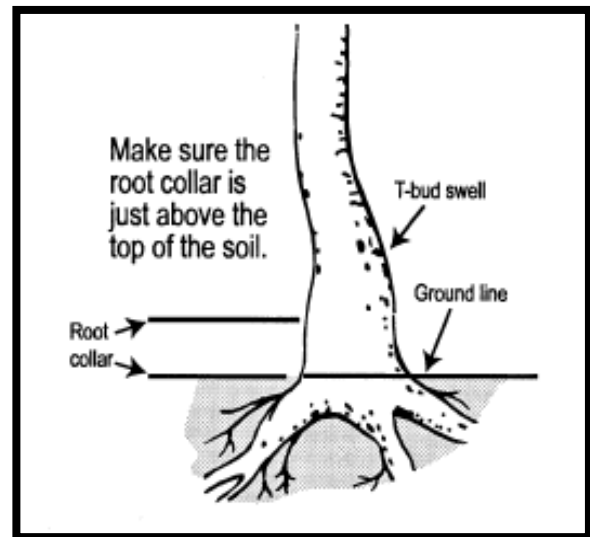


Figure 20 – Root collar at grade level

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.

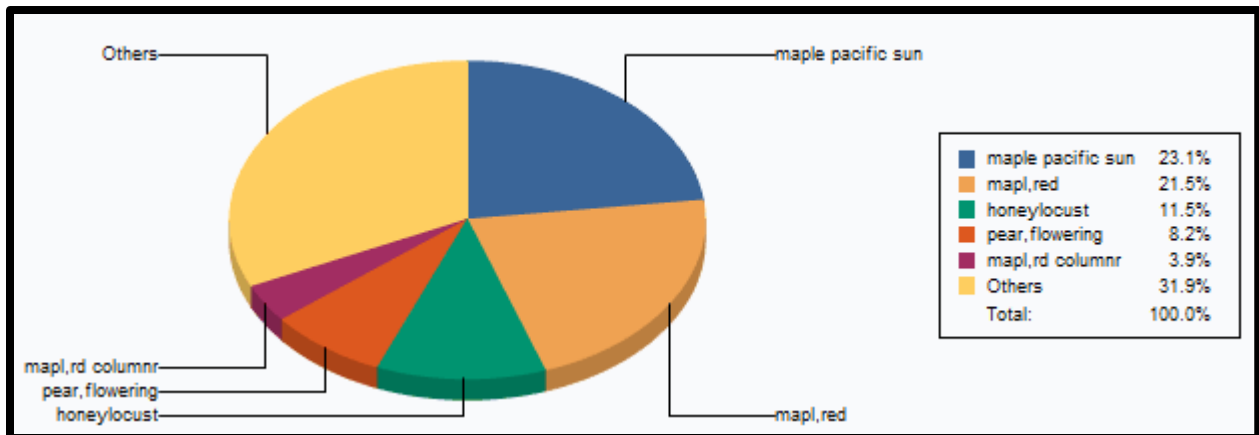


Table 7 – Species distribution. The top five species are shown.

Over 60% of the public tree population is represented by seven genera.

<u>Genus</u>	<u>Count</u>	<u>Percent</u>
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)

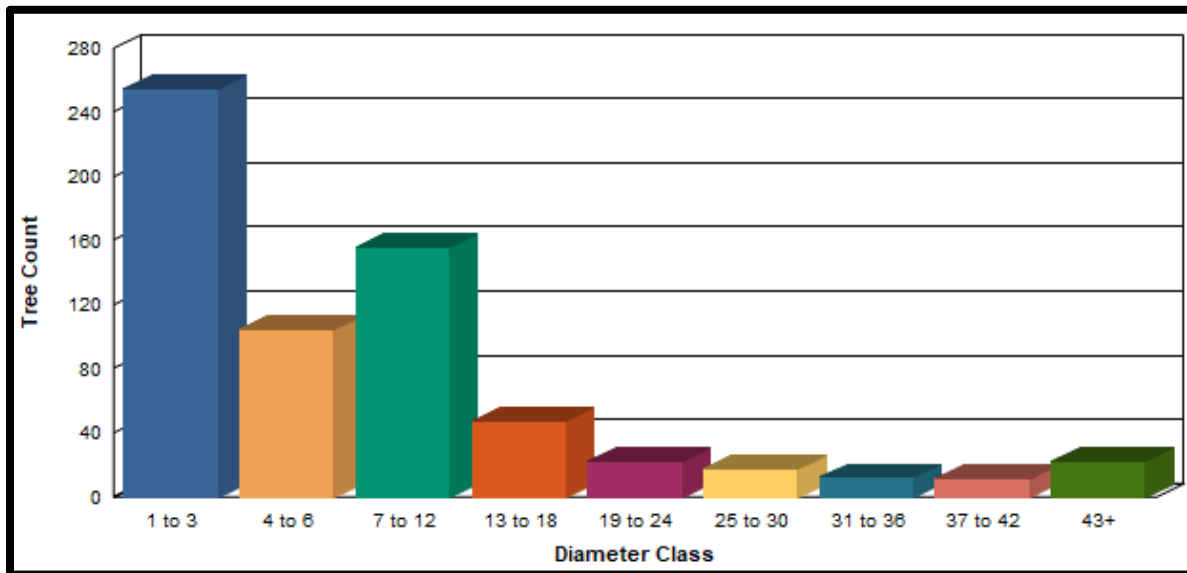


Table 8 – Diameter distribution of inventoried trees (Diameter breast height – 54 inches above grade level).

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.

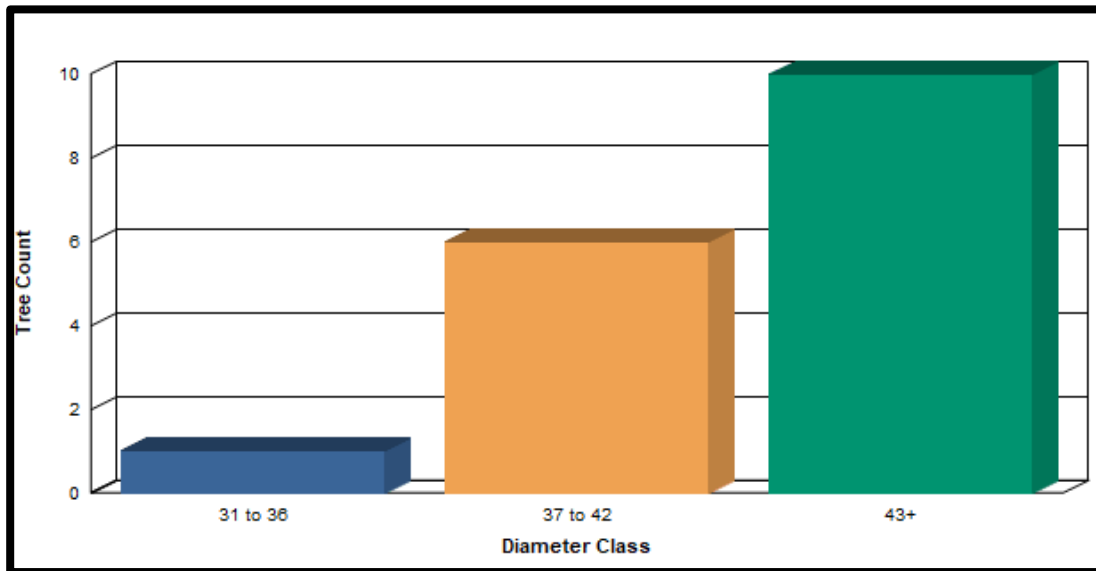


Table 9 – Diameter distribution showing population curve of silver maple where planting decreased in the last 40 years.

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.

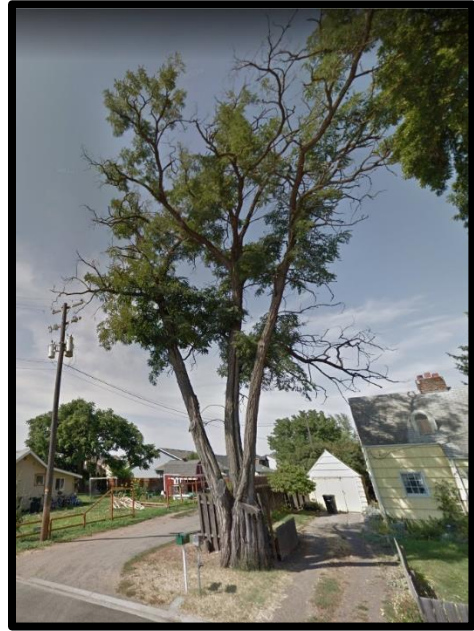


Figure 22 – Black locust in ROW along NW B street with codominant stems.

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.

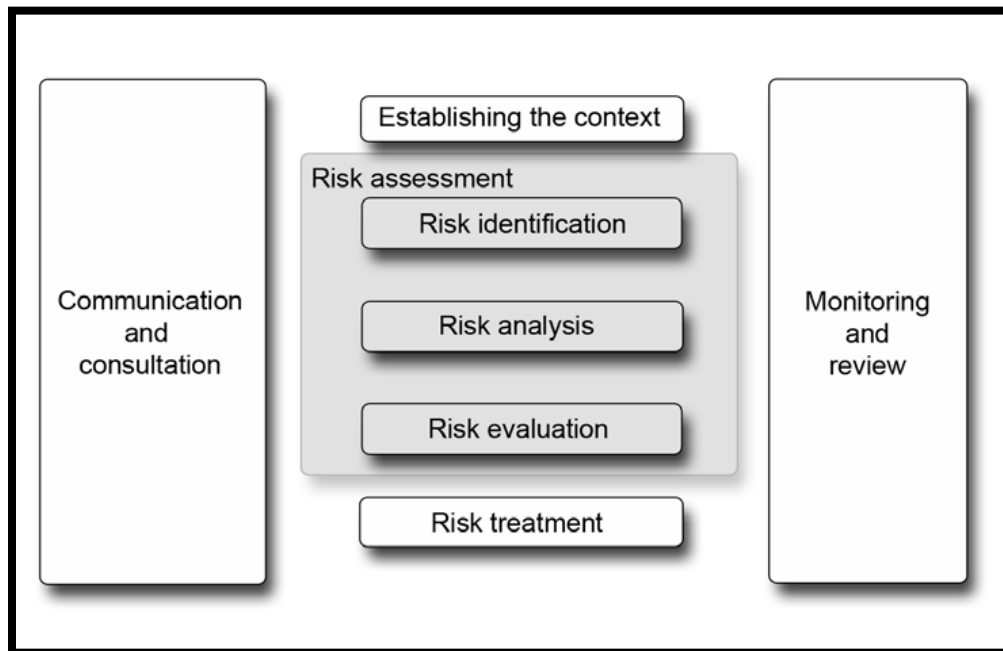


Figure 23 – Contribution of risk assessment (highlighted) to the risk management process (ISA Best Management Practices)

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.

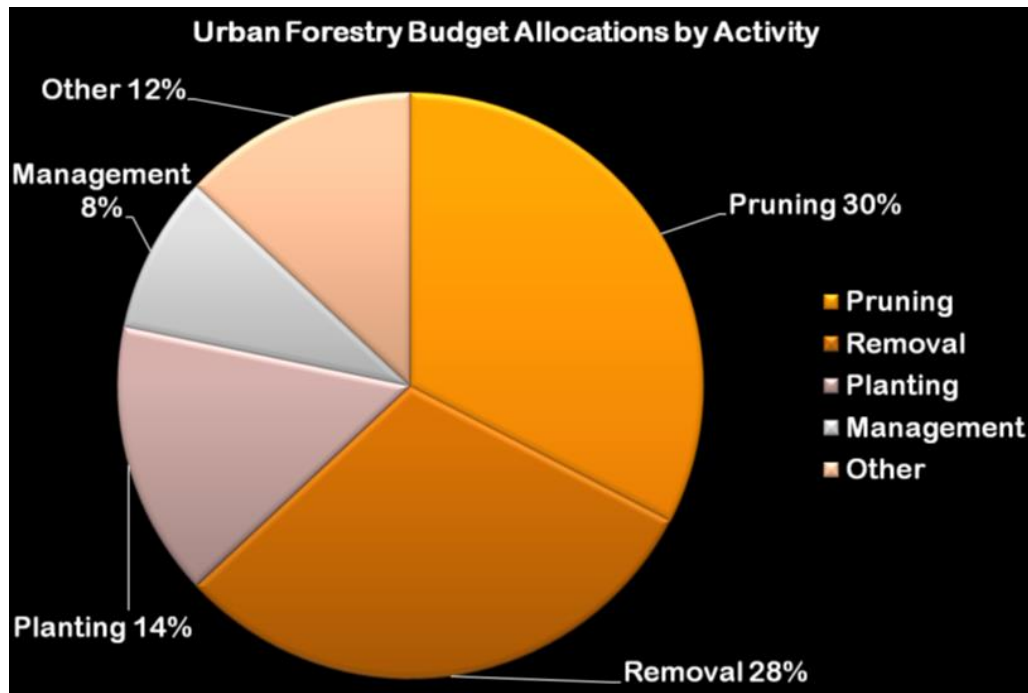


Figure 24 – Typical fund use in urban forestry tree budget allocations. College Place should adjust these figures to current conditions as outlined in the Extrapolated Maintenance Budget Table (Figure 25).

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.

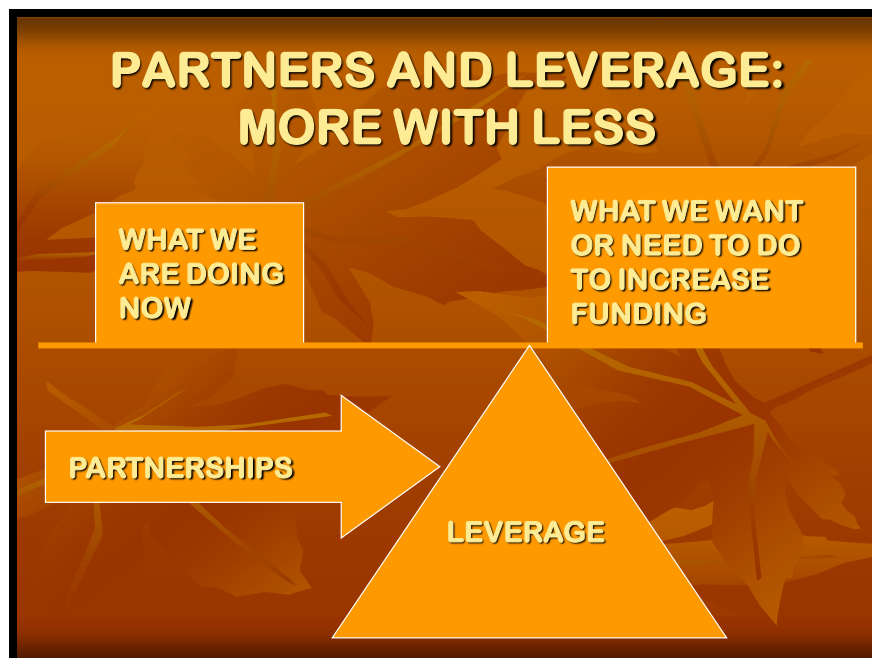
Annual training is a mandatory element in keeping staff updated on the current tree maintenance practices, risk assessment, and safety methods and practices in the arboriculture industry. Staff training is essential for working safely, efficient, following the best management practices of the arboriculture 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 B – Tree Ordinance Writing Resources

Urban Forest Network – Model Tree Ordinance

A step-by-step process for developing a tree ordinance.

[Model Tree Ordinance \(urbanforestrynetwork.org\)](https://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/>

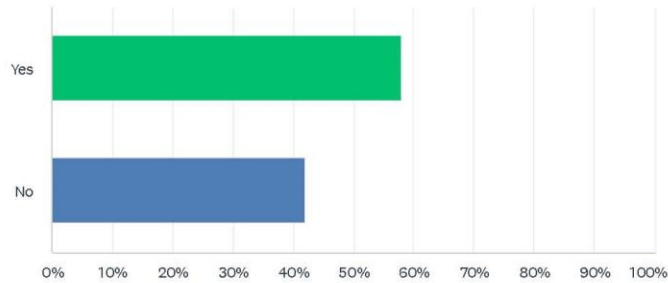
LexisNexis Municipal Codes

<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?

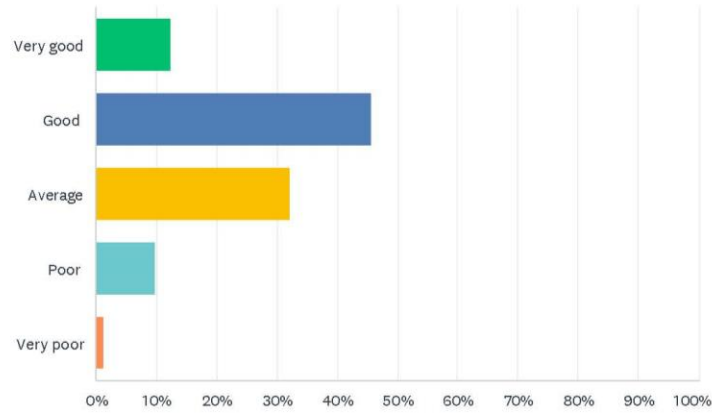
Answered: 81 Skipped: 0



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?

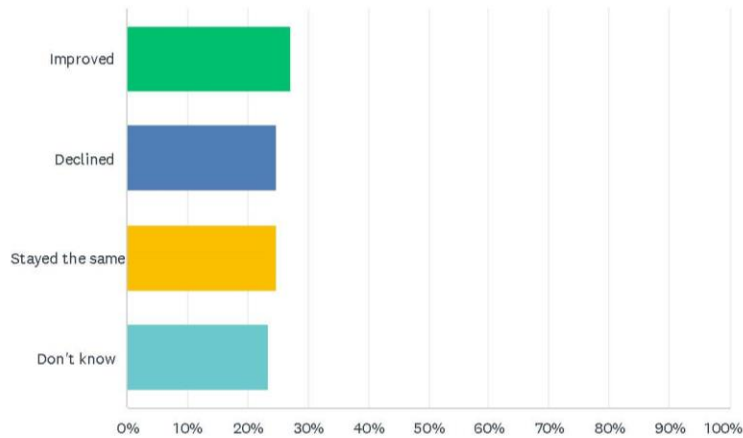
Answered: 81 Skipped: 0



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?

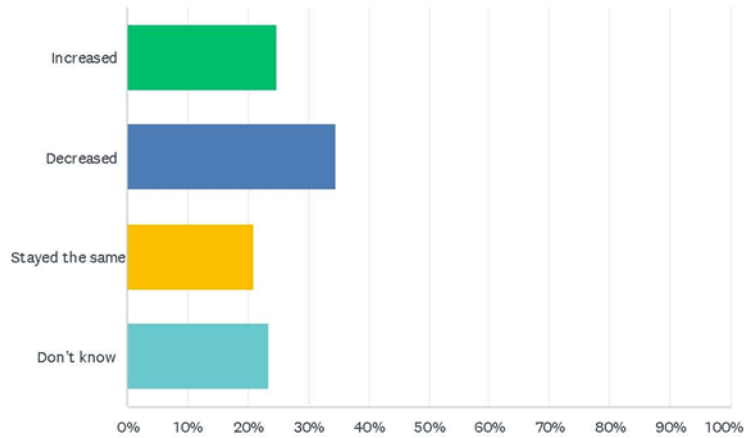
Answered: 81 Skipped: 0



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?

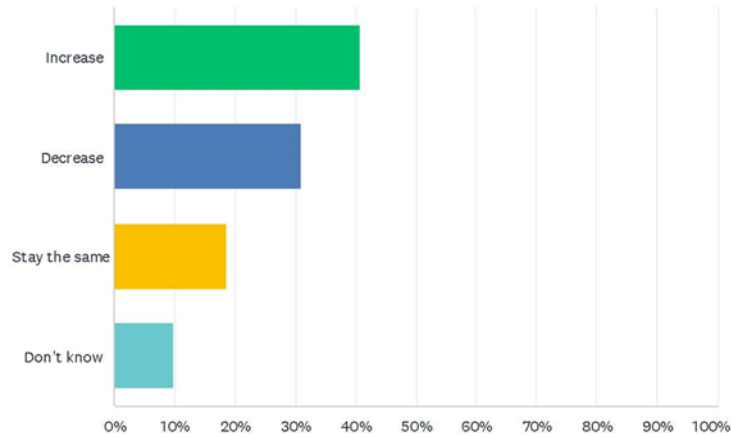
Answered: 81 Skipped: 0



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?

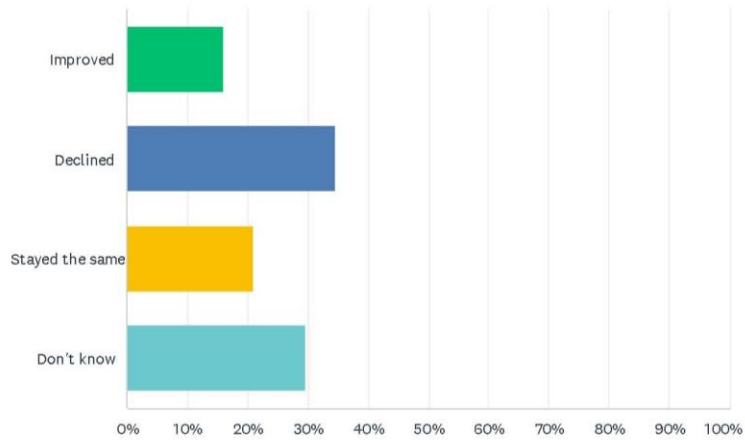
Answered: 81 Skipped: 0



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?

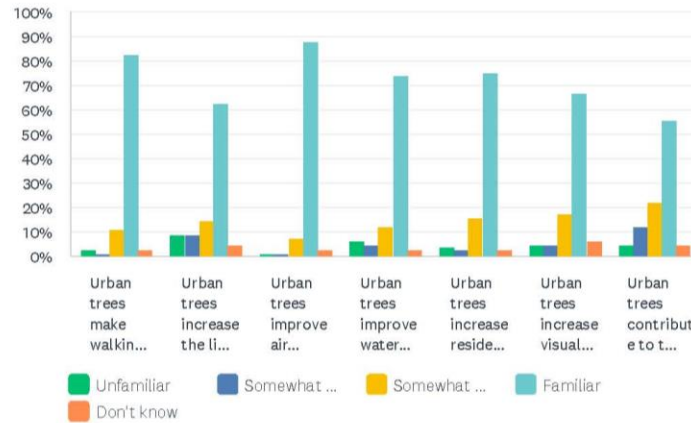
Answered: 81 Skipped: 0



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:

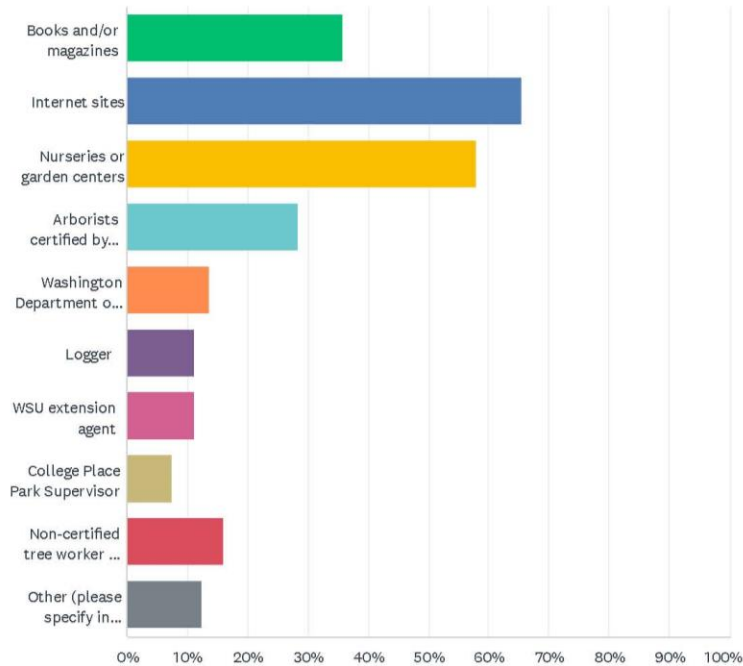
Answered: 81 Skipped: 0



	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

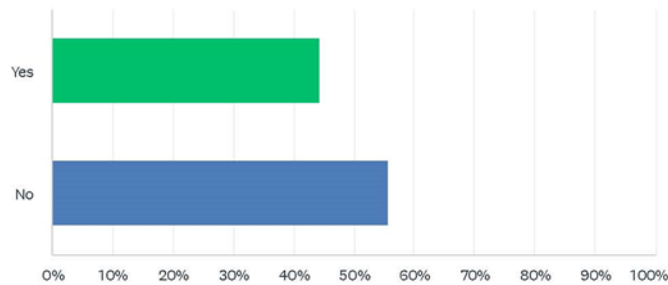
Q8 Where do you get your tree care advice (mark all that apply)?

Answered: 81 Skipped: 0



Q9 Do you have street trees along your street frontage located in the right-of-way?

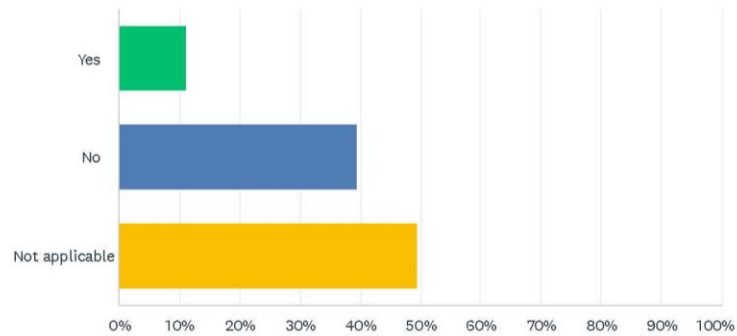
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	44.44%	36
No	55.56%	45
TOTAL		81

Q10 Were the tree(s) planted in the last five years?

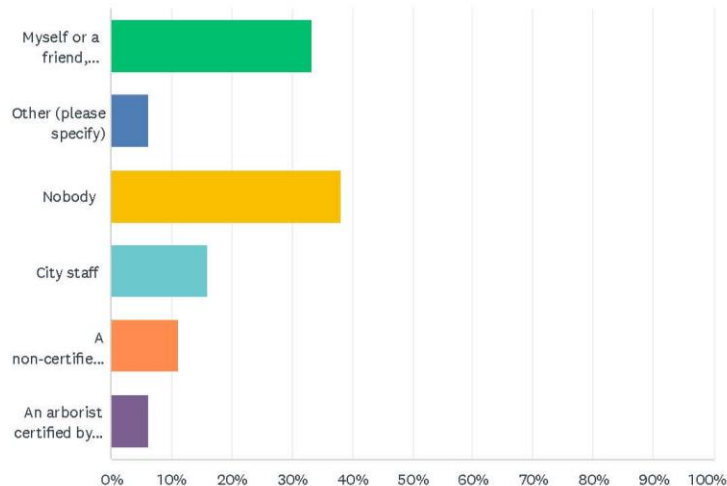
Answered: 81 Skipped: 0



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)?

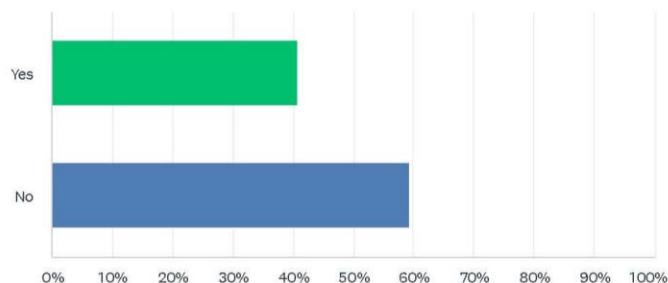
Answered: 81 Skipped: 0



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



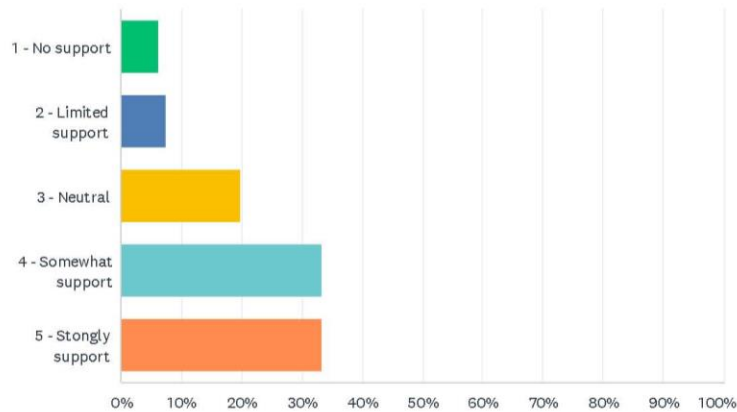
ANSWER CHOICES	RESPONSES	
Yes	40.74%	33
No	59.26%	48
TOTAL		81

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

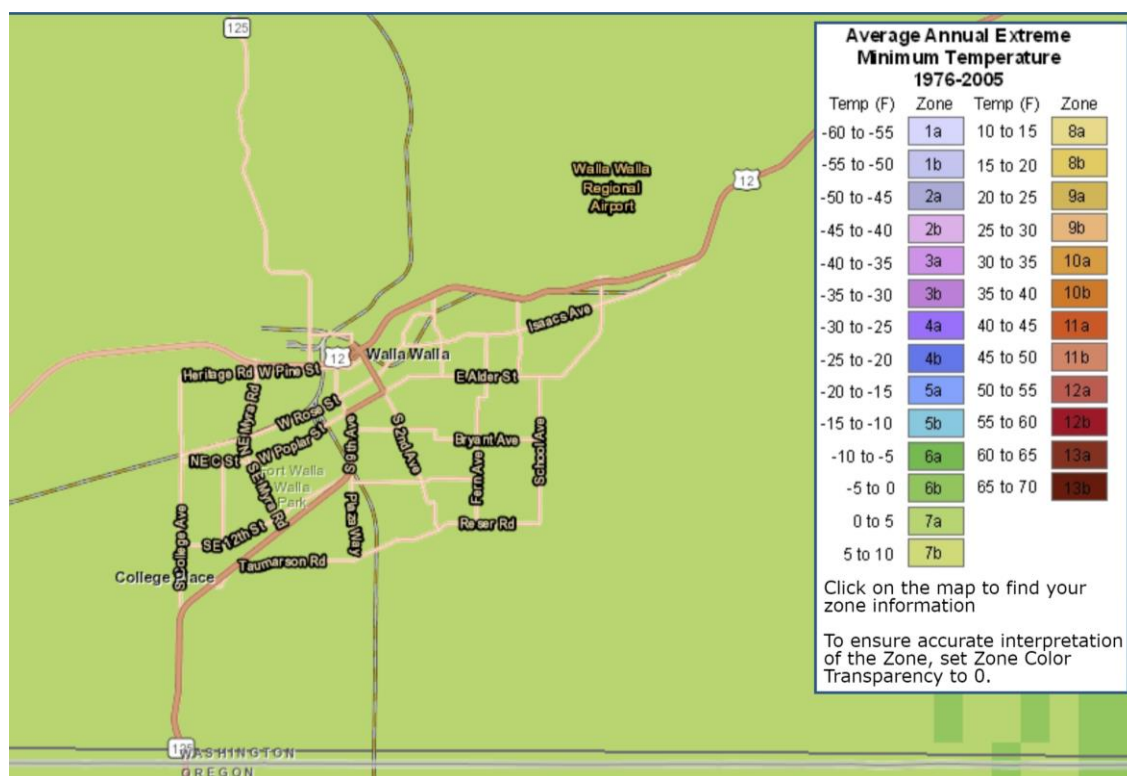
Roads – older development left little to no space for trees.

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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- URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

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A COMPREHENSIVE URBAN FOREST MANAGEMENT PLAN



HOW CAN THE CITY OF COLLEGE PLACE

- EXTEND THE LIFE OF CITY STREETS BY 10 TO 15 YEARS?
- HELP DOWNTOWN BUSINESSES IMPROVE THE BOTTOM LINE?
- REDUCE STORMWATER RUNOFF AND IMPROVE WATER QUALITY?
- INCREASE PROPERTY VALUES?
- RECEIVE A \$3.00 RETURN IN BENEFITS FOR EVERY \$1.00 INVESTED?
- REDUCE CARBON DIOXIDE AND OTHER POLLUTANTS?
- REDUCE EROSION, WIND SPEED, AND CONSERVE ENERGY?
- REDUCE CRIME, INCIDENCES OF VIOLENCE AND VANDALISM, AND MAKE COMMUNITIES SAFER?

Trees Have Value

Apart From the Value of the Property Upon Which They Grow

- Architectural
- Engineering
- Environmental
- Recreational
- Wood recycling
- Fruit and nut production
- Wildlife habitat
- Others (carbon storage, etc.)



Architectural

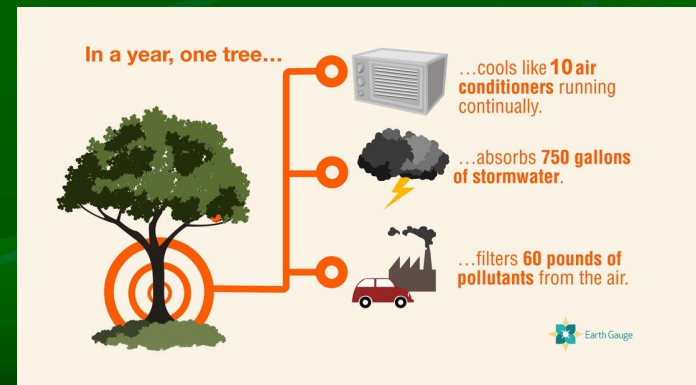
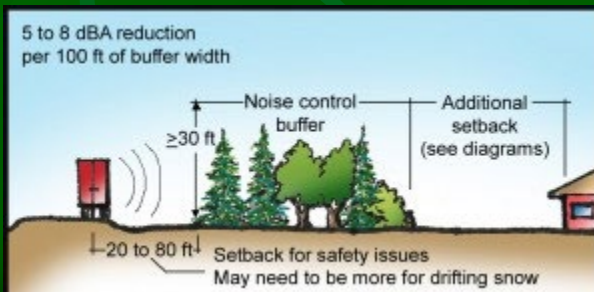
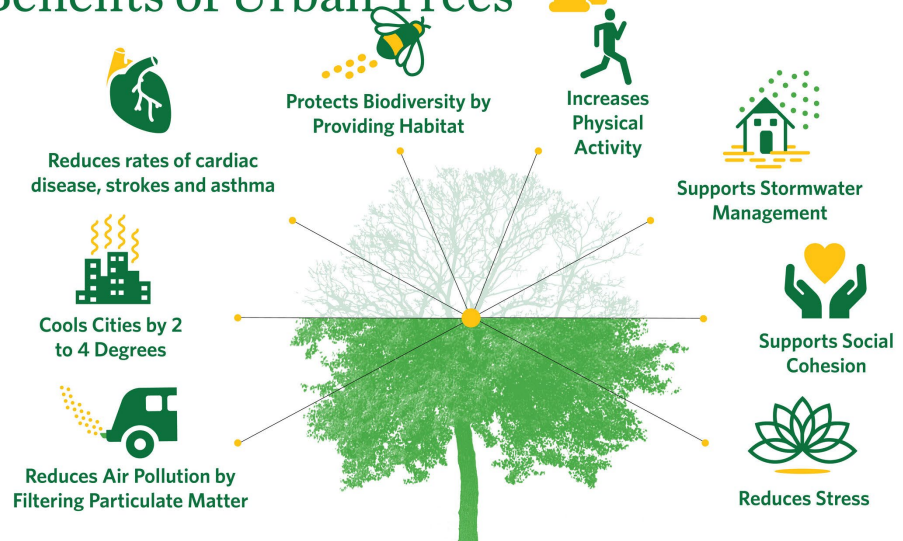
- Space articulators
- Screening objectionable views
- Privacy control



Engineering

- Air conditioning
- Traffic control
- Erosion control
- Noise abatement
- Air quality
- Water quality
- Stormwater abatement

Benefits of Urban Trees



Aesthetic

- Sculpture
- Softening architecture
- Frame
- Background
- Decorative wall



TREES:

- Enhance property values
- Increase a city's infrastructure value
- Reduce heating and cooling requirements
- Enhance human sociability



PROPERTY BENEFITS

Market price studies of treed versus un-treed lots show this range:

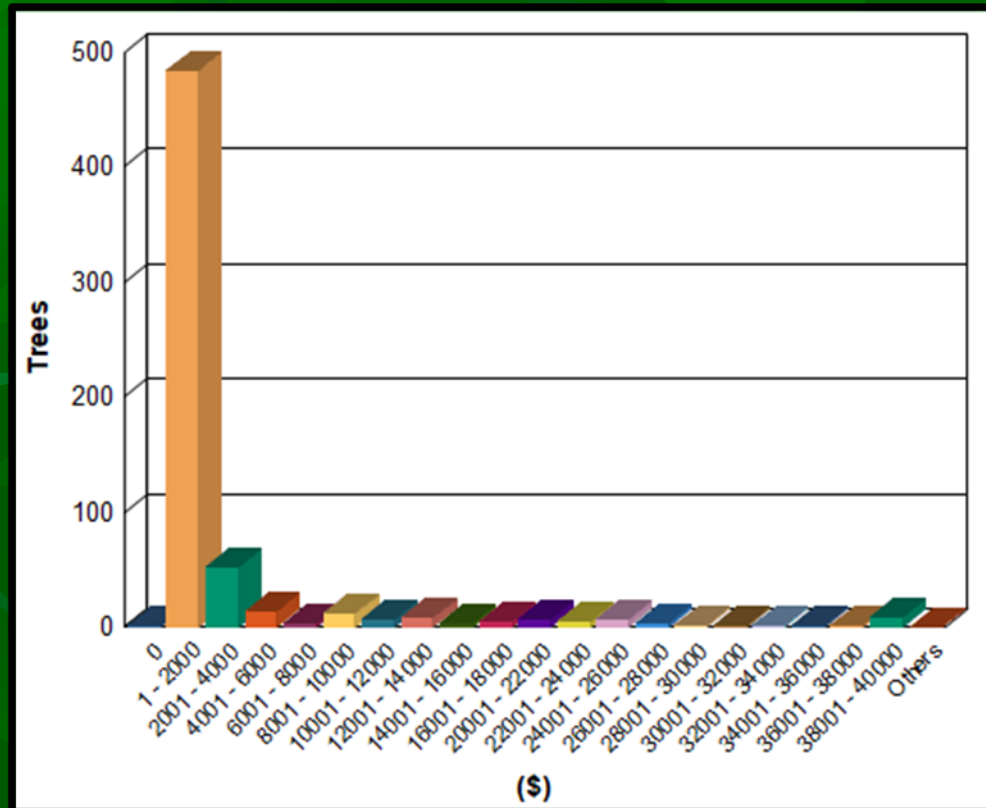
<u>Price Increase</u>	<u>Condition</u>
■ 18%	lots w/ substantial mature tree cover
■ 22%	tree-covered undeveloped acreage
■ 19-35%	lots bordering suburban wooded preserves
■ 37%	open land that is two-thirds wooded

TREE INVENTORY

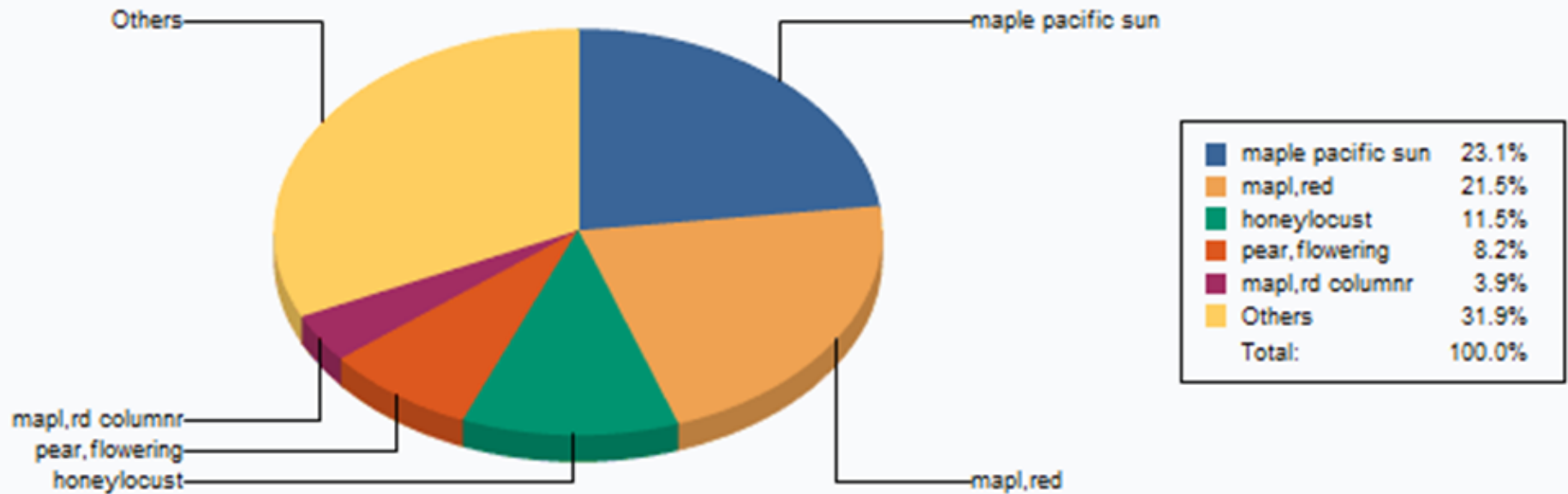
- 646 Federal and Local Streets and Parks
- 87% Pruning Maintenance (560)
- 4 % Removals (28)
- Limited Species Diversity, 59% Maple
- Limited and or Poor Arboriculture Practices
- Limited Right-of-Way

TREES HAVE VALUE

■ \$1,970,000.00

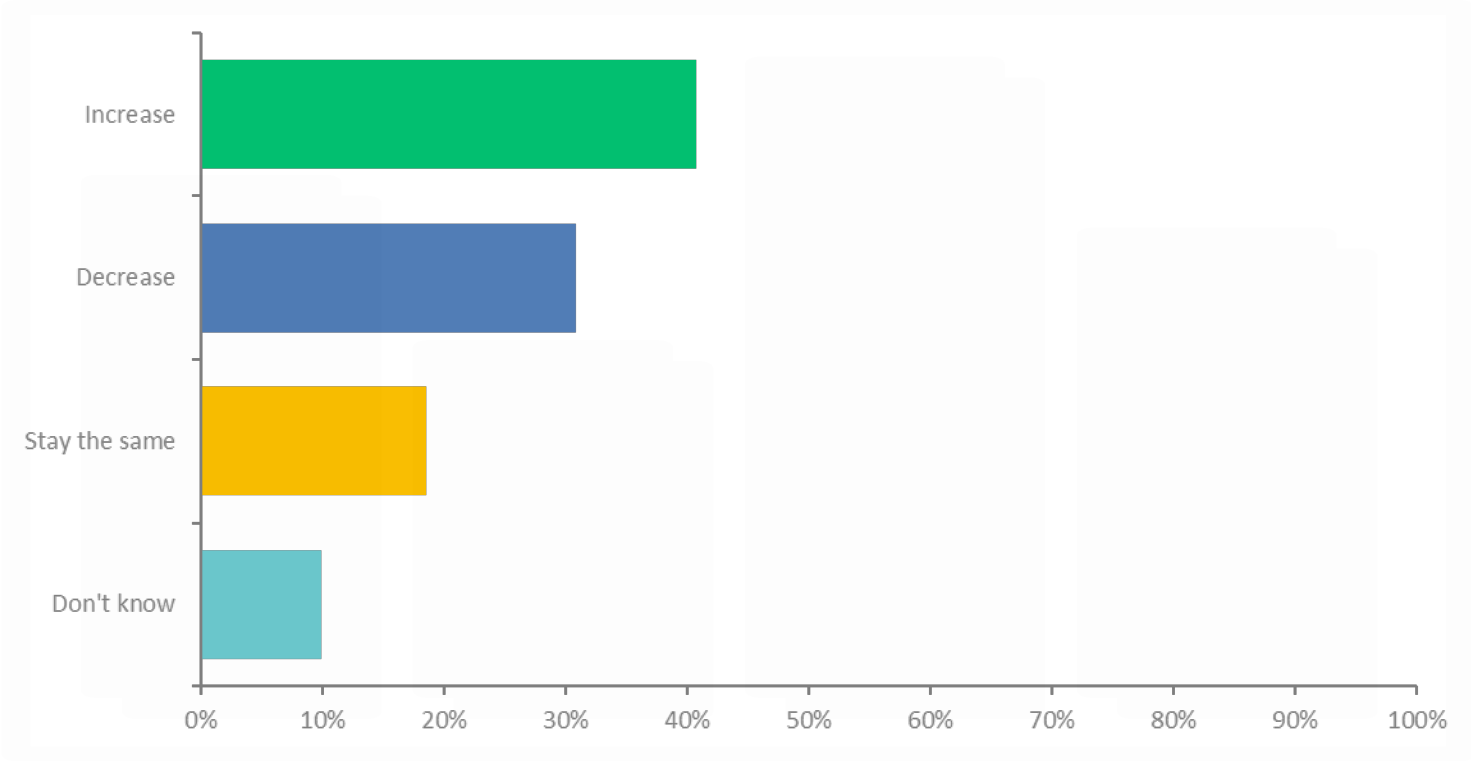


SPECIES DISTRIBUTION

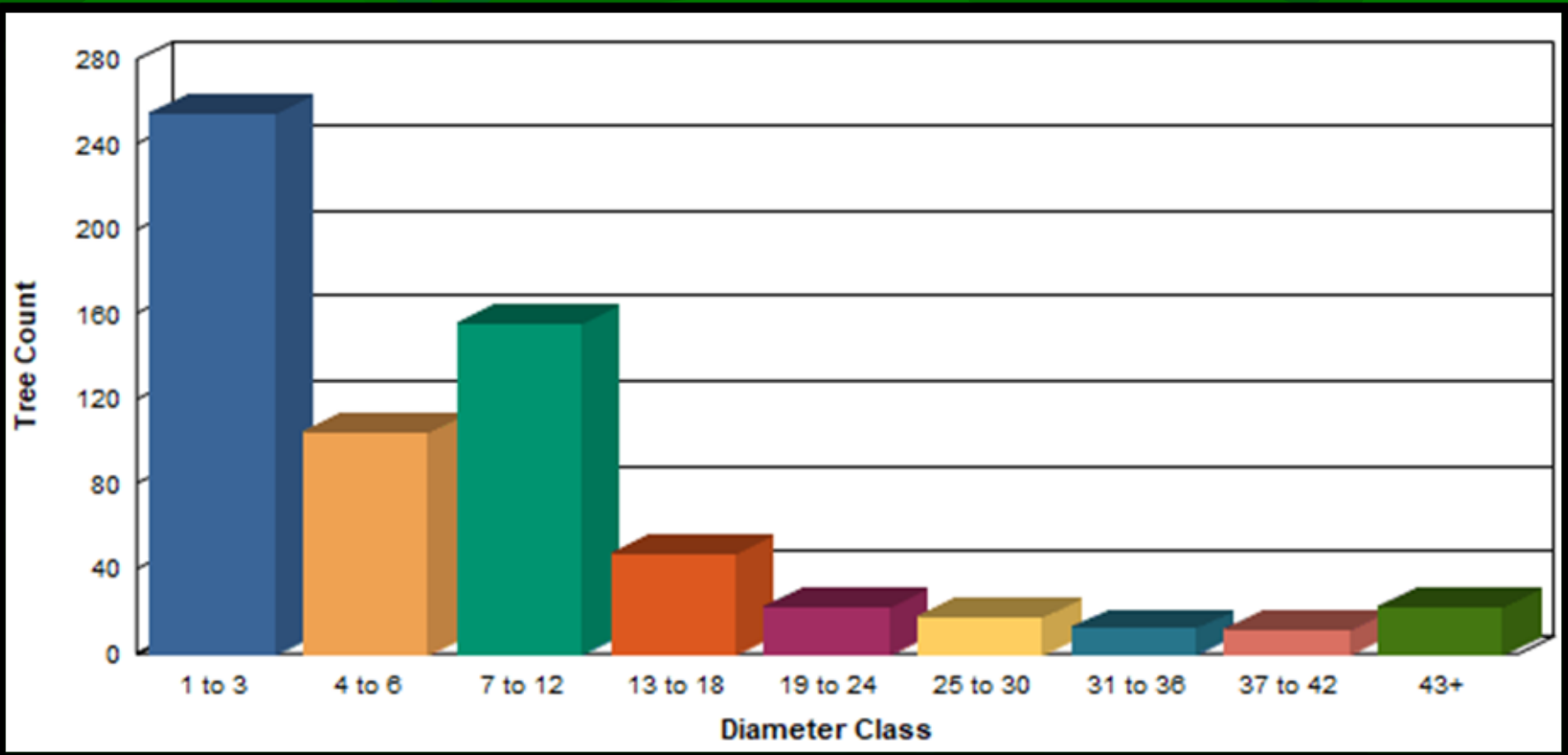


Q5: Looking forward 10 years into the future, do you expect the number of trees to increase, decrease, or stay the same given tree maintenance does not have a dedicated staff person or budget?

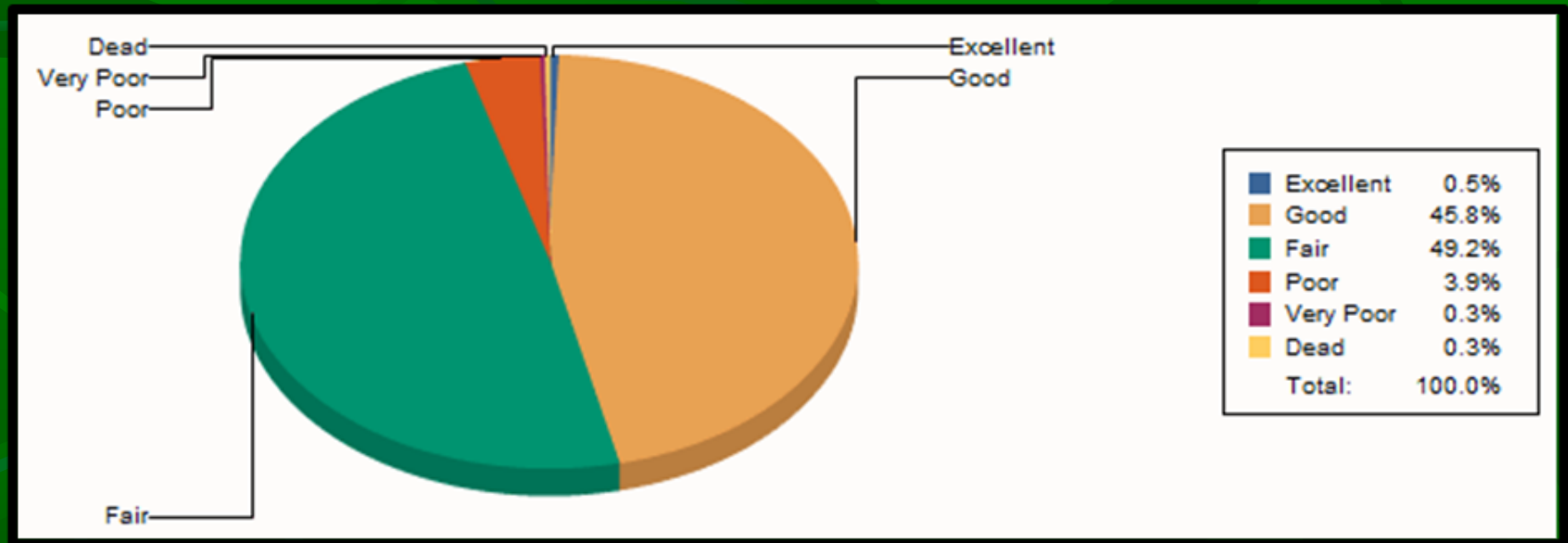
Answered: 81 Skipped: 0



DIAMETER DISTRIBUTION

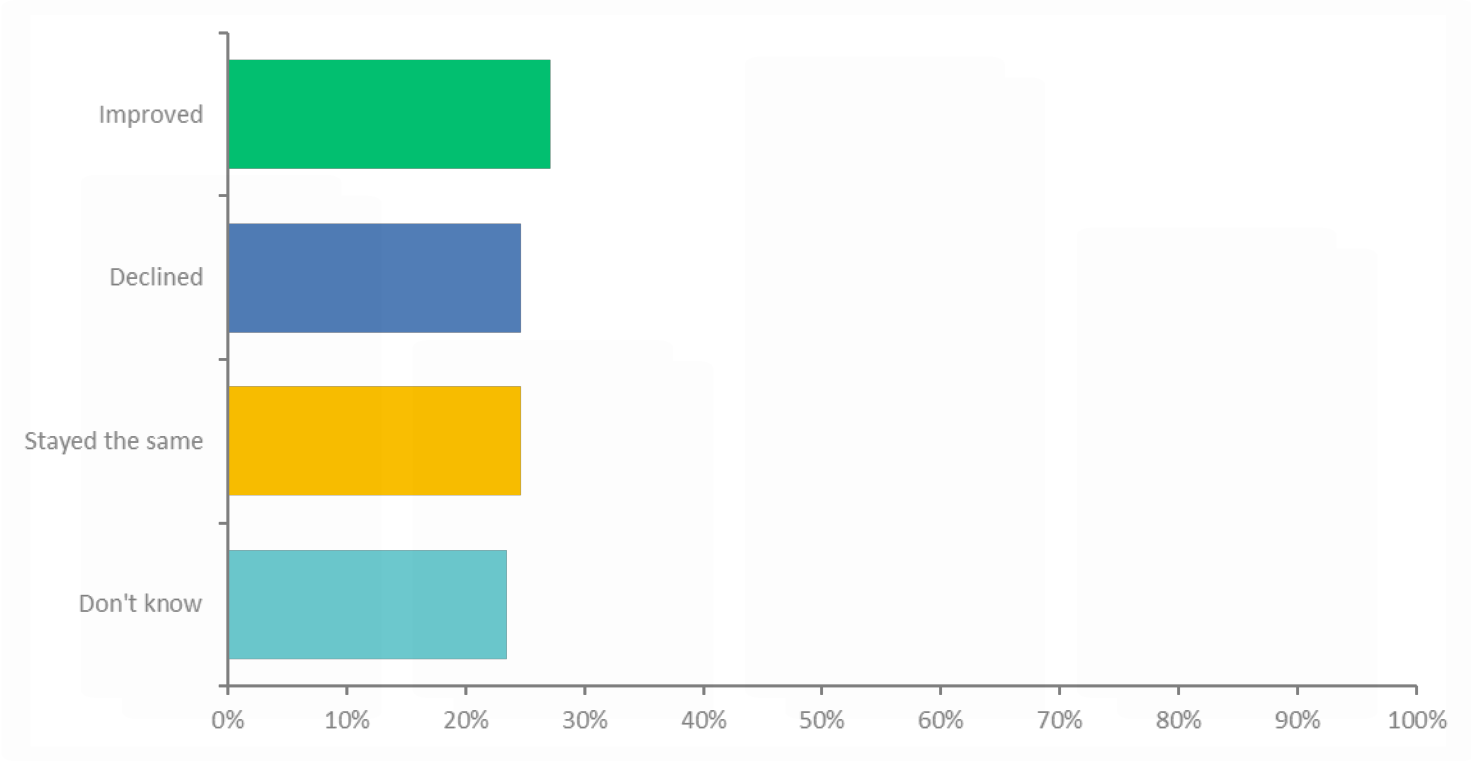


CONDITION RATINGS



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?

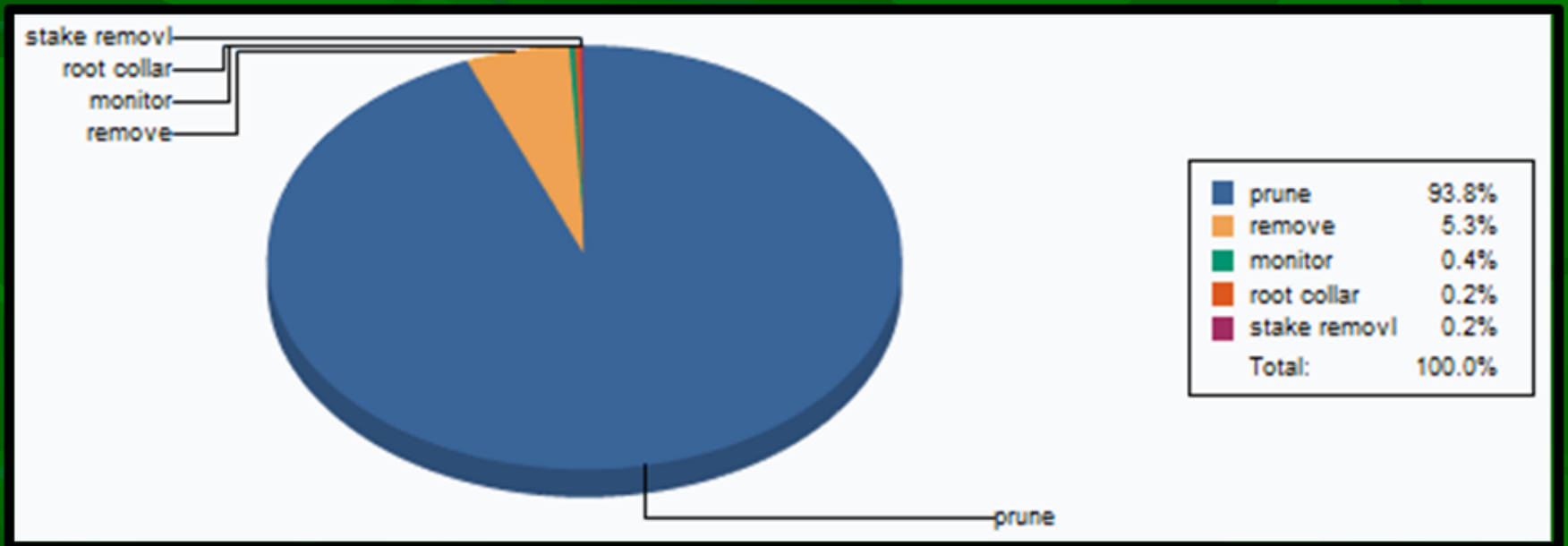
Answered: 81 Skipped: 0



RISK TREES



MAINTENANCE NEEDS



MAINTENANCE NEEDS



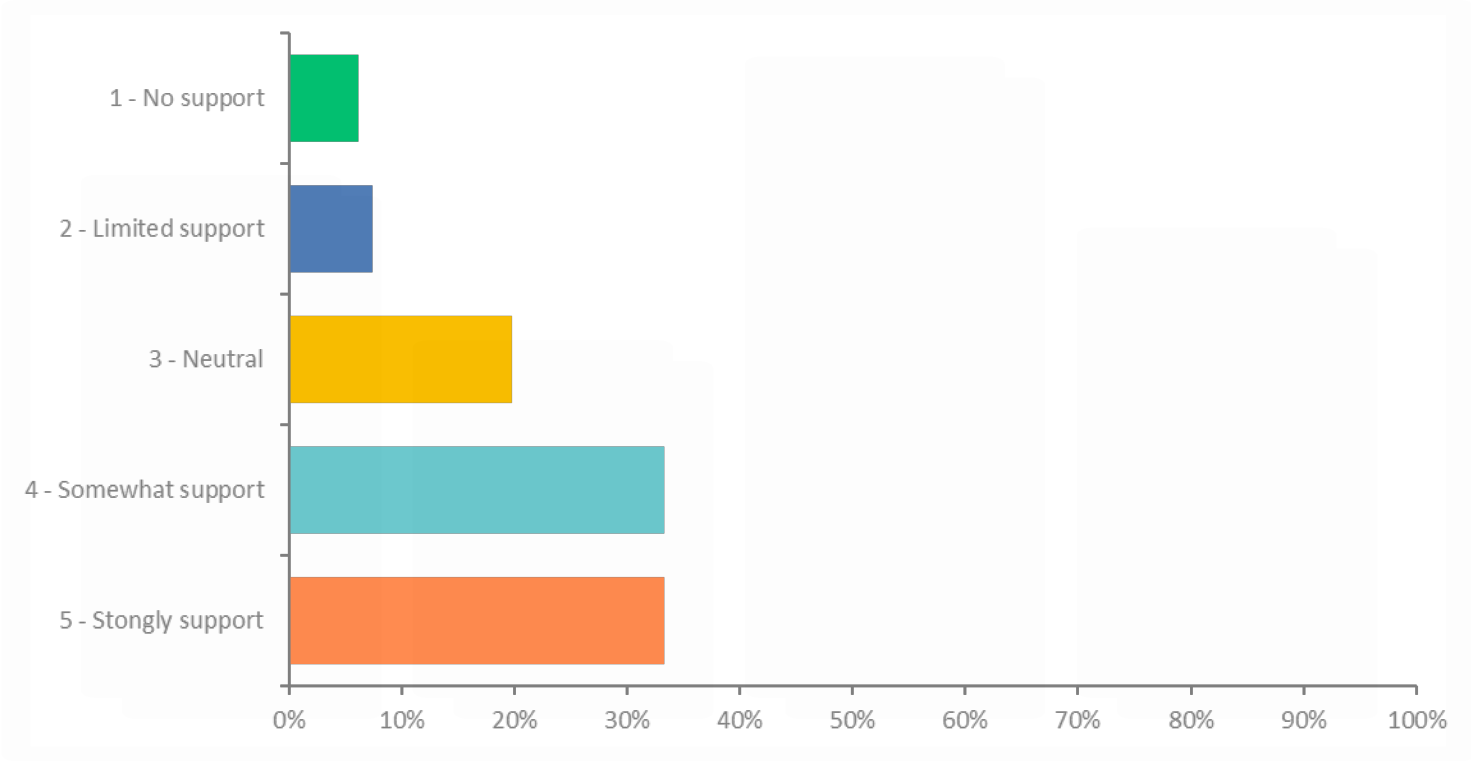
BUDGET

- Pruning costs – Average per tree \$ 300.00 - \$1,500
- Removal costs – Average per tree \$2200.00

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

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



EXISTING STAFF LEVELS



**THE BOTTOM LINE.....
URBAN FOREST BENEFITS
DEPEND ON A HEALTHY
TREE CANOPY.**

**A HEALTHY CANOPY
REQUIRES ON-GOING CARE.
QUALITY CARE DEPENDS ON
YOU!!!!**

RECOMMENDATIONS

- ADOPT AND IMPLEMENT UFMP
- INCREASE STAFF, PROGRAM RESOURCES
- IMPLEMENT A CYCLIC PRUNING PROGRAM
- DIVERSIFY THE TREE PLANTING PROGRAM
- DEVELOP CITY/RESIDENT PLANTING PROGRAM
- REVISE TREE ORDINANCE TO REFLECT UFMP
- DEVELOP AND COORDINATE AN EDUCATION PROGRAM FOR THE COMMUNITY
- MAINTAIN THE COMPUTERIZED TREE INVENTORY DATA BASE.



June 22, 2023

Mr. Robert McAndrews
Public Works Director
City of College Place
625 South College Avenue
College Place, Washington 99324

**RE: College Place Post Office Crosswalk Safety Project (500 S. College Avenue)
2023-25 Pedestrian & Bicycle Safety Program
State Funding**

Dear Mr. McAndrews:

WSDOT is pleased to advise you that the above-mentioned project was selected to receive funding through the Pedestrian & Bicycle Safety program. The state funding is limited as shown below:

College Place Post Office Crosswalk Safety Project (500 S. College Avenue) \$158,389

Scope: See attached project summary.

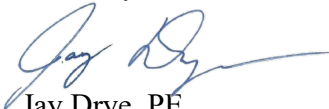
In order to meet state requirements, the following are required:

- Project expenditures incurred before receiving notice from Local Programs of state fund authorization are not eligible for reimbursement.
- Please refer to the Local Programs webpage for detailed authorization information, including: (<https://wsdot.wa.gov/business-wsdot/support-local-programs>)
 - ✓ Local Agency Guidelines (LAG) manual for detailed requirements.
 - ✓ Transportation Improvement Program (TIP) and Statewide Transportation Improvement Program (STIP) amendments, as applicable.
 - ✓ Funding and billing forms; and
 - ✓ Local Project Report required to be completed by the end of June and December each year. To access the database, you will need an account name and password. Your account name is **College Place** and your password is **ColPI899**. The password is case sensitive.

As a reminder, Local Programs encourages all agencies to submit monthly progress billings to ensure timely reimbursement of eligible expenditures.

For assistance, please contact your Region Local Programs Engineer, Randy Giles, at (509) 577-1780 or Randy.Giles@wsdot.wa.gov.

Sincerely,



Jay Drye, PE
Director
Local Programs

cc: Andres Gomez, Executive Director, WWV
Randy Giles, South Central Region Local Program Engineer

Project Summary

Program: Pedestrian and Bicycle Program

Date: May 2023

Agency: College Place

Project Title: College Place Post Office Crosswalk Safety Enhancement Project (500 S. College Avenue)

Project Description: Curb Extensions/Bulb-outs, Raised Crosswalk, New Marked Crosswalk, Crossing Advance Stop Bars, Rectangular Rapid Flashing Beacon (RRFB), Lane Width Reduction, ADA Curb Ramps, Audible Pedestrian Signal, Bicycle Wayfinding Signs/Markings, Bicyclist/Pedestrian Counters

Detailed Project Description:

- 1) On S College Ave between SW 4th St and SW 6th St
 - a. Construct curb extensions and a raised crosswalk at midblock (at post office)
 - b. Install RRFBs (with audible signaling) and update pedestrian luminaires
 - c. Reduce lane width to 10'
 - d. Mark crosswalk and advance stop bars
 - e. Mark sharrows to indicate bike route
 - f. Install Pedestrian/bicyclist dedicated counters

Project Schedule:

Begin PE	8/23
Environmental Documents Approved	10/23
Right-of-Way Approved	N/A
Estimated Contract Ad	11/23
Estimated Contract Award Date	1/24
Open to Traffic	5/24
Design Complete (Design-only projects)	

Project Cost and Award Amount:

Phase	Total Project Cost	Amount Requested	Amount Awarded
Preliminary Engineering	\$19,314	\$18,276	\$18,276
Right-of-Way	\$0.00	\$0.00	\$0.00
Construction	\$148,075	\$140,113	\$140,113
Total	\$167,389	\$158,389	\$158,389

If you agree to the project summary described above, please sign below and return to [Charlotte Claybrooke](#) or [Brian Wood](#).

Concurrence: I agree to the project summary described above.

Approving Authority Name (Print): Michael Rizzitiello

Approving Authority Signature: 

Date: 5-16-2023

City of College Place, Washington
RESOLUTION NO. 23-XXX

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON REGARDING ADOPTION OF THE URBAN FORESTRY MANAGEMENT PLAN FOR LOCAL ROADS RIGHT-OF-WAY.

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 obtained a grant from the State Department of Natural Resources to conduct a Urban Forestry Management Plan for \$25,000.00 that was accepted by the College Place City Council; and

Whereas, this plan went through extensive public outreach with discussions at multiple Park, Arbor, and Recreation Board meetings and two open houses which were held on May 2nd, 2023 and May 25th, 2023; and

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

1. Adopts the College Place Urban Forestry Management Plan for local road rights-of-way.

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 25th day of July, 2023.

Attest:

Norma L. Hernández, Mayor

Sherri St. Clair, City Clerk

EXHIBIT B - PRELIMINARY Project Cost Estimate

Cost Estimate for HMGP Grant Application

City of College Place

2020 Elevated Water Tank Seismic Retrofit

Jun-22

Description	Total Cost
Classification	

Task 1	Engineering Analysis & Design	\$ 207,000
1.1	Pre-Award Costs	\$ 5,750
1.2	Pre Design Coordination	\$ 5,750
1.3	Funding Administration	\$ 11,500
1.4	Structural Seismic Analysis	\$ 69,000
1.5	Preliminary Retrofit Design	\$ 80,500
1.6	Final Retrofit Design	\$ 34,500

Task 2	Implementation & Construction	\$ 1,797,968
1.7	<i>Bidding and Award (Engineering)</i>	\$ 13,225
1.8	<i>Services During Construction (Engineering)</i>	\$ 57,500
2.1	Mobilization	\$ 147,000
2.2	Structural & Foundation Improvements	\$ 1,225,000
2.3	Mechanical	\$ 28,000
2.4	Finishes	\$ 175,000
2.5	As-Builts	\$ 14,000
2.6	WA/City of College Place Sales Tax (8.7%)	\$ 138,243

PROJECT TOTAL	\$ 2,004,968
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City of College Place
Project: 2020 Water Tank Seismic Retrofit Project
Updated: 6/9/2022

[illegible]

