

Tuesday, February 2, 2021
Electronic City Council Workshop

5:30 P.M.

City Council Workshop - Electronic Attendance

Zoom Attendee Link: <https://zoom.us/j/91411139688>

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

Or you may call this number to listen: 1-669-900-9128 ID#914 1113 9688

1. Opening Items.

Subject :	1.01 Council Reference Materials
Meeting :	Feb 2, 2021 - Electronic City Council Workshop
Category :	1. Opening Items.
Access :	Private
Type :	Information
Subject :	1.02 Call To Order
Meeting :	Feb 2, 2021 - Electronic City Council Workshop
Category :	1. Opening Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Hernández will call the meeting to order.

Subject :	1.03 Pledge of Allegiance
Meeting :	Feb 2, 2021 - Electronic City Council Workshop
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 Moment of Silence for Reflection / Invocation - Any
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City Employee or Elected Official; delivering the invocation, does so in his/her capacity as a private citizen, and not in his /her official position as a city employee/elected city official.

Meeting : Feb 2, 2021 - Electronic City Council Workshop
Category : 1. Opening Items.
Access : Public
Type : Procedural
Subject : 1.05 Excuse Absence of Council Member Selby
Meeting : Feb 2, 2021 - Electronic City Council Workshop
Category : 1. Opening Items.
Access : Public
Type : Discussion, Information

2. Workshop Topics.

Subject : 2.01 Update on Well #6 - Mr. Hartwig & Mr. Cross
Meeting : Feb 2, 2021 - Electronic City Council Workshop
Category : 2. Workshop Topics.
Access : Public
Type : Discussion, Information

File Attachments

[College Place Water System Improvements - 20210129.pdf \(80 KB\)](#)

Subject : 2.02 Draft Green Tank Irrigation District Consolidation Study - Mr. Hartwig & Mr. Cross
Meeting : Feb 2, 2021 - Electronic City Council Workshop
Category : 2. Workshop Topics.
Access : Public
Type : Discussion, Information

Public Content

Workshop only No action to be taken

Historical Perspective:

The City received a Consolidation Study Grant from the State Department of Health in late 2019 to fund a study of what a potential consolidation of the Green Tank Irrigation District with the City would look like.

Information for Consideration:

RH2 Engineering has completed a early draft of the study. It details the totality of the Green Tank system, as well as benefits such as water right and wells, as well as some needed investments including at the respective wells as well as some needed upgrades to the distribution system. Please review the document and provide any questions to City staff and the RH2 Engineering team. RH2 Engineering will hold workshops later with the City Council as well as the Green Tank Irrigation District board to ascertain if this is something that both parties want to move forward with.

File Attachments

[Green Tank Consolidation Study - 20210129.pdf \(84 KB\)](#)

[GTID Consolidation Feasibility Study Report_20201119.pdf \(706 KB\)](#)

[DRAFT Combined Figures_20201102_opt \(1\).pdf \(21.299 KB\)](#)

Subject :	2.03 Downtown Parking Lot Grant Opportunity - Mr. Rizzitiello
Meeting :	Feb 2, 2021 - Electronic City Council Workshop
Category :	2. Workshop Topics.
Access :	Public
Type :	Discussion, Information

Public Content

Workshop only No action to be taken

Historical Perspective:

Throughout the 2018 College Place Comprehensive Plan and 2017 to 2026 Strategic Plan processes one item that came up is to help with business vitality in the College Avenue corridor a shared municipal parking facility is needed.

Information for Consideration:

The USDA-RD has a Rural Business Development Grant program that can cover the acquisition of land and construction of infrastructure when it as a economic development nexus. The Federal Economic Development Administration has a similar grant program. The project is within the Fiscal Year 2021 to 2026 Capital Facility Plan adopted via Ordinance 20-018 on November 24th, 2020. In the Plan, the estimated cost of the project is \$500,000. This project would involve a site analysis to determine best location, land acquisition, and construction. Creation of a parking lot would help to eliminate the need for project-by-project parking throughout the College Avenue corridor and would contribute to the vision within the College Avenue Design Guidelines.

File Attachments

[USDA_Grant_Program.pdf \(113 KB\)](#)

Subject :	2.04 FY 2021 Economic Development Fliers - Mr. Rizzitiello
Meeting :	Feb 2, 2021 - Electronic City Council Workshop
Category :	2. Workshop Topics.
Access :	Public

Type :

Discussion, Information

Public Content

Workshop only No action to be taken

Historical Perspective:

Every year the City Administrator works with the Economic Development Commission to update promotional fliers on the City and its key business districts including Downtown College Place, Meadowbrook Business District, and Myra Rd Business District. The fliers were recommended for approval by the EDTEC during its January 4th, 2021 meeting.

File Attachments

[EconomicDevelopment_SiteSelection_2021_AvailableProperties.pdf \(1,456 KB\)](#)

[CollegePlace_EDFlier_2021.pdf \(1,005 KB\)](#)

[Ec_Dev_MarketingInfo_MarketingFlier_12021.pdf \(513 KB\)](#)

[EcDev_MarketingInfo_DowntownCollegePlace_12021.pdf \(355 KB\)](#)

[EcDev_MarketingInfo_Meadowbrook2021.pdf \(393 KB\)](#)

[EcDev_MarketingInfo_MyraRdCorridor_12021.pdf \(374 KB\)](#)

February 2, 2021



WATER SYSTEM IMPROVEMENTS

WELL NO. 6

PRESENTATION OVERVIEW

- Progress to Date
 - Well Drilled with Good Water Quantity and Quality
 - Source Approval obtained from Washington State Department of Health
 - 30% Design Complete
 - Project Report Approved – 1/13/21
- Going Forward
 - Design and Construction Schedule
 - Challenges



GOING FORWARD

DESIGN

- Where we are at right now
 - 60% plans and specifications for Well No. 6 design is underway (Keller)
 - Telemetry/SCADA site review is complete
 - SEPA is proceeding and declaration of non-significance
- What is the schedule to complete the design
 - 60% design complete by the end of February 2021
 - City review and comments on 60%
 - Agency Review design completed by the end of April 2021
 - Submittal to Department of Health and City Permits for Approval
 - Approval from Council to Bid in June 2021

CONSTRUCTION

- When will this occur?
 - Award contract in late July 2021
 - Begin construction of well building/mechanical in August 2021
 - Well No. 6 functional in manual operation by March 2022
 - Substantially complete by May 2022
 - Completion of all projects by June 2022



QUESTIONS?

February 2, 2021



GREEN TANK IRRIGATION DISTRICT CONSOLIDATION STUDY

STUDY OVERVIEW

- Report evaluates the District's level of service, physical infrastructure, and water rights.
- Favorable characteristics of the District include:
 - Service pressures that can be met by the City's existing pressure zones near the boundary between the District and the City.
 - Three wells each capable of 450 to 500 gpm (albeit without treatment capabilities at this time, and with wellhouses and mechanical infrastructure that may be beyond its useful life and not up to City standards).
 - District uses approximately 61% of instantaneous water right and 45% of annual water right.
 - Opportunity to apply for DWSRF Consolidation Construction grant and loan at favorable rates and terms.

STUDY OVERVIEW

Other consolidation considerations:

- Average residential rates for District customers would increase from \$57.25 to \$58.15 per month (1.6% increase)
- Average commercial rates for District customers would increase from \$57.25 to \$66.12 per month (15.5% increase)
- RH2 reviewed multiple alternatives to connect the District and City's system's in the event consolidation was viable.
 - Improvements included minor piping and connection updates at hydraulically beneficial locations.
 - Capital improvements proposed were primarily replacing steel lines that are an ongoing liability to the District customers.

STUDY OVERVIEW

- Recommended that all District assets be transferred to the City as part of consolidation, including physical water system infrastructure (pipes, meters, wells, etc.), water rights, available funds, and outstanding debts.
- Correspondence with the District occurred in November, December, and early January. District Board considered the consolidation, but unanimously agreed in early January to not consolidate.
- Upon acceptance of this presentation, study will be submitted to the Department of Health for review, comments and finalization.



QUESTIONS?

EXECUTIVE SUMMARY

Green Tank Irrigation District No. 11 (District) provides water services within a pocket of the City of College Place (City) city limits on the north side of the City's corporate boundaries. The District and the City are jointly evaluating the feasibility of consolidating the District into the City system.

Overview of District System

The District's service area comprises an area of approximately 0.2 square miles, and is predominantly residential and is supplied by three groundwater wells.

In 2019, the District provided water service to an average of approximately 194 customer connections, or 196 equivalent residential units (ERUs). The District served a population of approximately 451 people in 2019.

The District's water system consists of a single pressure zone, with a nominal hydraulic grade of approximately 1,000 feet. Each of the District's three existing groundwater wells have a capacity between 450 and 500 gallons per minute (gpm), and pump directly into this pressure zone. The District primarily utilizes Well Nos. 1 and 3 to provide supply to the system. Well No. 4 is a backup well as a result of significant back hammer that occurs when the well is shut down. The District does not provide treatment at any of the three groundwater wells.

The District's water system contains more than 3.29 miles of 4- and 8-inch-diameter water main with the majority of the water main (approximately 72 percent) currently 8-inch-diameter. The District's system does not include any storage, booster pump, or pressure reducing valve facilities. The District does not have permanent backup power available at any of the three groundwater wells. A single intertie with the City provides emergency service to the District in the event that the District's wells are unavailable.

District Supply and Demands

The District has historically supplied between 30 and 35 million gallons per year to serve its customers. On an average daily demand basis, this supply rate is equivalent to approximately 60 gpm. Maximum day and peak hour demands were estimated for the District system to be 288 gpm on a maximum day demand basis, and 708 gpm on a peak hour demand basis. Future demands within the District system are anticipated to remain consistent with recent system demands as a result of minimal opportunities for growth within the system's area.

District Level of Service

The District's Well Nos. 1 and 3 have sufficient capacity to meet the system's maximum day and peak hour demands, with all customers receiving between 50 and 70 pounds per square inch (psi) during these demand conditions.

However, fire flow analyses indicate the resulting fire flow availability is less than 1,000 gpm in Wallula Avenue and N College Avenue, which is less than the City's 1,000 gpm planning-level fire flow requirement for residential customers. The maximum fire flow availability in well-looped 8-

inch-diameter water main portions of the District system is approximately 1,500 gpm, which is less than the City's 4,000 gpm planning-level fire flow requirement for commercial customers.

District Water Rights

The District currently utilizes three municipal groundwater right certificates for its supply. The combined water right total for all three water rights is 1,150 gallons per minute (gpm) and 261 acre-feet per year (afy). The District is anticipated to use approximately 61 percent of its instantaneous water right limit and 45 percent of its annual water right limit in the future.

Consolidation Connections and Hydraulics

The future level of service within the District's system was evaluated for two scenarios wherein the District system is consolidated into the City's system. The preferred scenario is Scenario 2, which consolidates the western two-thirds of the District's system into the City's Zone 1 with multiple system connection locations, and the eastern one-third of the District's system into the City's Zone 3, also with multiple connection locations.

In the consolidated Zone 1 area, new pressures experienced in the system under peak hour demand ranged from 45 to 59 psi. In the consolidated Zone 3 area, new pressures experienced in the system under peak hour demand ranged from 45 to 54 psi. In the consolidated Zone 1 area, the new available fire flow experienced in the system under maximum day demand ranged from 671 to 5,000 gpm. In the consolidated Zone 3 area, the new available fire flow experienced in the system under maximum day demand ranged from 2,454 to 5,000 gpm.

Provided a reduction in normal service pressure for the current District customers to a minimum of 44 psi during PHD conditions (down from 60 psi during current system configurations) is acceptable, Scenario 2 is a viable configuration for implementation. The fire flow availability provided to current District customers increases significantly as a result of Scenario 2, and additional looping will provide water quality benefits to the City.

District Financial Records

As of August of 2020, the District had existing debt with Banner Bank of \$415,064.11, outstanding B&O taxes due to the City, and likely some additional accounts payable and receivable not otherwise accounted for. The District's current cash account balances from their August 2020 Financial Statement show balances in the Maintenance account (\$173,773.45) and Construction account (\$368,985.95) that total over \$542,000.

Consolidation Connection Costs

Water system connection projects and improvement projects to replace all District 4-inch-diameter steel water main are estimated to have a total project cost of approximately \$2.62 million dollars, including the construction cost estimates, contingency, Washington state sales tax, and indirect costs. These improvements also include a video inspection of each of the

District's three active groundwater wells, but do not include costs dedicated to equipment, wellhouse, or site improvements.

Consolidation Connection Cost Funding

Funding the proposed water system connection and improvement projects is recommended to take place with a Drinking Water State Revolving Fund (DWSRF) loan. DWSRF consolidation loans may receive up to 50 percent principal forgiveness. If a DWSRF consolidation loan with 50 percent principal forgiveness is obtained, funding the cost of these improvements in this manner is estimated to be more than \$2.0 million dollars cheaper than funding the improvements with a municipal bond or a standard loan.

Rate Impact

Based on 2020 rates for the District and the City, the current monthly base charge for residential customers is \$57.25 for District customers. Based on an average residential customer demand, the average monthly water bill for District customers consuming less than 200,000 gallons per year is \$57.25, and will increase to \$58.15 if served by the City based on the same monthly consumption. This represents an approximate 1.6 percent increase to current District residential customers.

A typical commercial connection is expected to have a higher monthly water bill following water system consolidation. Based on average commercial customer demand, the average monthly water bill for District customers is \$57.25 and will increase to \$66.12 if served by the City based on the same monthly consumption. This represents an approximate 15.5 percent increase to current District commercial customers.

Consolidation Recommendation

It is recommended that if water system consolidation is to occur, that the Scenario 2 improvements be completed within 5 years of the consolidation. It is recommended that all District water system infrastructure, property, and assets be transferred to the City. It is not recommended for the City to operate the District's wells in their current condition. Instead, improvements to one or more of the wells may take place 6 or more years in the future, and be based on the results of the video inspection of each well.

It is recommended that the District's available funds be applied to the District's outstanding debt, and any remaining funds together with future collections as City customers be applied to capital upgrades needed within the District system upgrade the system to City standards. In exchange for transferring all remaining District assets to the City, all existing District customers will become City customers with the rates, charges, and obligations matching their customer classifications, and without surcharge.

BACKGROUND

Green Tank Irrigation District No. 11 (District) provides water services within a pocket of the City of College Place (City) city limits on the north side of the City's corporate boundaries. RH2 Engineering, Inc., (RH2) has been retained by the City to study the opportunities to consolidate District into the City system in order to improve the level of service within District water system.

If the consolidation of the District system into the City system is viable, the City would assume jurisdiction of the District's responsibilities, facilities, and equipment within the District's current service area. Consolidation of water districts is encouraged by the Growth Management Act, and would provide the current District customers a comprehensive level of service since the City also provides other services throughout much of the District, including sewer, road, fire, police, and emergency response services.

This report contains the following sections.

Section 1: Existing District System and Infrastructure

Section 2: Historical District Supply and Demand

Section 3: Existing District Level of Service

Section 4: Future Level of Service Scenarios

Section 5: Water Rights

Section 6: Water System Assets Consolidated

Section 7: Water System Cost Components

Section 8: Financial and Rate Impact

Section 9: Consolidation Recommendation

SECTION 1: EXISTING DISTRICT SYSTEM AND INFRASTRUCTURE

Water System Ownership And Management

The Green Tank Irrigation District Water Department is a Group A water system publicly owned and managed by the Green Tank Irrigation District No. 11 (District). Water system data for the District's system is shown in **Table 1**.

Table 1
Water System Ownership Information

Information Type	Description
System Name	Green Tank Irr. Dist. 11
System Type	Group A, Community
DOH System ID Number	29550 K
County	Walla Walla
Owner Name and Address	Green Tank Irr. Dist. 11 Gary L. McCracken, Secretary 835 NE C Street College Place, WA 99324
Primary Contact	Curtis W. Skifstad (509) 540-8461

Overview of Existing System

The District is located in Walla Walla County (County), located adjacent to the City of College Place's (City) Zone 1 distribution system and between two portions of the City's Zone 3 distribution system. The District's service area comprises an area of approximately 0.2 square miles, and is approximately bound by College Avenue to the west, Wallula Avenue to the north, Myra Road to the east, and C Street to the south. The District's system is predominantly residential and is supplied by three groundwater wells.

In 2019, the District provided water service to an average of approximately 194 customer connections, or 196 equivalent residential units (ERUs). The District served a population of approximately 451 people in 2019. A summary of the District's current water system data is shown in **Table 2**.

Table 2
2019 Water System Data

Information Type	Description
Water Service Area Population	414
Retail Water Service Area (sq. mi.)	0.2
Total Connections	194
Total ERUs	192
Demand per ERU (gpm)	430
Demand per Capita (gpm)	200
Average Annual Supply (MG)	30.2
MDD/ADD Factor	4.45
PHD/MDD Factor	2.46
Supply Capacity (gpm)	1,421
Storage Capacity (MG)	0.0
Length of Water Piping (ft)	17,360

ADD = Average day demand

MDD = Maximum day demand

MG = Million gallons

PHD = Peak hourly demand

Inventory of Existing Facilities

Pressure Zones

The District's water system consists of a single pressure zone, with a nominal hydraulic grade of approximately 1,000 feet. Each of the District's existing groundwater wells pumps directly into this pressure zone. The District's existing system facilities are shown in plan view in **Figure 1**.

Supply Facilities

The District's water system is supplied by three active groundwater wells. A summary of the supply sources and their capacities is shown in **Table 3**.

Table 3
Supply Facilities Summary

Name	Status	Total Pumping Capacity (gpm)
Well No. 1	Active	488
Well No. 2	Inactive	---
Well No. 3	Active	483
Well No. 4	Backup	450
System Total		1,421

Well No. 1

Well No. 1 is located on Myra Road between W Rose St and NE Spitzenburg St. The well is drilled to a depth of 600 ft below ground surface (BGS).

Well No. 2 – Inactive/Emergency

Well No. 2 is inactive and non-operational, and is designated as an emergency source. The well is drilled to a depth of 750 ft BGS.

Well No. 3

Well No. 3 is located on Myra Road between W Rose St and NE Spitzenburg St. The well is drilled to a depth of 750 ft BGS.

Well No. 4

Well No. 4 is located on NE Spitzenburg St west of NE Lambert Ave. The well is drilled to a depth of 800 ft BGS and currently used as a backup well as a result of significant back hammer that occurs when the well is shut down.

Interties

The District currently has one intertie, which provides for emergency flows from the City. The intertie is located near the intersection of NE Spitzenburg Street and Myra Road. The intertie flows from the City into the District system, and is manually operated by City staff. The City bills the District for any water used through the intertie.

Pump Station Facilities

There are no pumping station facilities in the District's system.

Storage Facilities

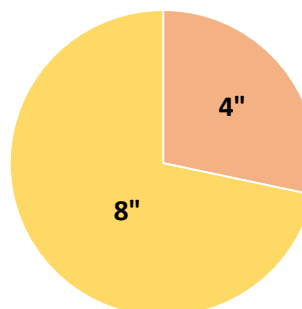
There are no storage facilities in the District's system.

Distribution and Transmission System

The District's water system contains more than 3.29 miles of 4- and 8-inch-diameter water main. As shown in **Table 4**, the majority of the water main (approximately 72 percent) within the District's system is 8-inch-diameter.

Table 4
Water Main Diameter Inventory

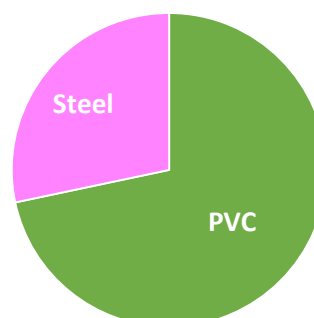
Diameter (inches)	Length (feet)	Percentage of Total
4"	4,917	28%
8"	12,443	72%
Total	17,360	100%



The water main in the District's system is constructed of PVC or steel, with the majority of the District's piping (approximately 72 percent) constructed of PVC. **Table 5** and **Figure 2** show the District's existing water main inventory by material.

Table 5
Water Main Material Inventory

Water Main Material	Length (feet)	Percentage of Total
PVC	12,443	72%
Steel	4,917	28%
Total	17,360	100%

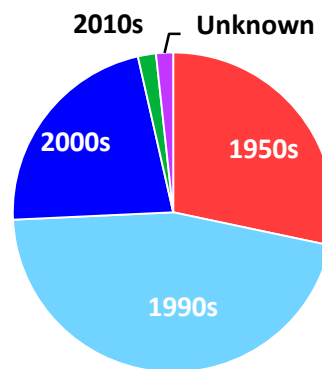


NOTE: Components may not sum due to rounding.

Per industry standard, the life expectancy of water main is generally 50 to 75 years. At least 28 percent of the system's water main is approximately 40 years old or older, and may be reaching or has reached its projected life expectancy. All of this older water main is 4-inch-diameter steel. The remainder of the water main in the District's water system is primarily 30 years old or less, and is believed to be in generally in good condition. A detailed breakdown of the District's water main installation inventory per year is shown in **Table 6** and **Figure 3**.

Table 6
Water Main Installation Year Inventory

Water Main Installation Year	Length (feet)	Percentage of Total
1950s	4,917	28%
1990s	7,975	46%
2000s	3,854	22%
2010s	315	2%
Unknown	299	2%
Total	17,360	100%



Water Service Areas

The District's existing service area, retail water service area, and future water service area are the same boundary, and are shown in **Figure 4**, along with other adjacent water systems for reference.

SECTION 2: HISTORICAL DISTRICT SUPPLY AND DEMAND

Water Use Classifications

The District has divided its water customers into two different classes for planning purposes: (1) residential, (2) commercial, and (3) sprinklers. The demand analysis will report on the water use patterns of these three user groups.

Water Consumption

Water consumption is the amount of water used by all customers of the system as measured by the customers' meters. The majority (91 percent) of the District's consumption occurs from residential customers, with commercial and sprinkler use comprising the rest of the District's historical consumption. **Table 7** shows the historical average number of connections and average annual consumption within the District from 2016 through 2019.

As shown in **Table 7**, based on the average consumption between 2017 and 2019, residential customers consumed an average of approximately 456 gallons per day (gpd) per connection; compared to approximately 313 gpd per connection for commercial connections and approximately 656 gpd per connection for sprinkler connections.

Table 7
Average Annual Metered Consumption and Service Connections

Customer Class				
Year	Residential	Commercial	Sprinkler	Total
Average Number of Connections				
2016	176	14	2	192
2017	176	15	2	193
2018	176	16	2	194
2019	176	16	2	194
Annual Consumption (MG)				
2016	30.2	1.5	0.8	32.4
2017	27.5	1.4	0.5	29.3
2018	30.6	2.0	0.5	33.0
2019	27.1	2.0	0.5	29.6
Average Daily Consumption per Connection (gallons/day/connection)				
2016	469	288	1,046	462
2017	427	259	630	416
2018	476	337	623	466
2019	465	343	716	418
2017 to 2019 Average	456	313	656	433

Water Supply

Water supply is the total amount of water supplied to the system, as measured by the meters at each supply source. Water supply differs from water consumption in that water supply is the recorded amount of water put into the system, and water consumption is the recorded amount of water taken out of the system. The measured amount of water supply in any system is typically more than the measured amount of water consumption, due to water system leaks and non-metered water uses, which will be described more in the **Distribution System Leakage** section. **Table 8** summarizes the total amount of water supplied by the sources for 2014 through 2019 and the calculated average day demand (ADD) for each year.

Table 8
Historical Water System Demand

Year	Annual Supply Volume (gallons)				Average Day Demand (gpm)
	Well No. 1	Well No. 3	Well No. 4	Gross Supply	
2014	26,058,000	10,833,000	0	36,891,000	70
2015	28,340,000	9,310,000	0	37,650,000	72
2016	23,954,000	9,465,000	0	33,419,000	63
2017	23,880,000	6,510,000	0	30,390,000	58
2018	20,202,000	13,843,000	0	34,045,000	65
2019	22,238,000	7,968,000	0	30,206,000	57
Average 2017 to 2019					60

(1) Consumption data not available for years 2014-2015.

Chart 1 shows the historical amount of water supplied by the District on a monthly basis from 2014 to 2019. The peak supply months generally occur in July and August when temperatures are the warmest and irrigation demands are highest. On average, the amount of water supplied during these two months is approximately 40 percent of the total supply for the entire year.

Chart 1
Historical Monthly Water Supply

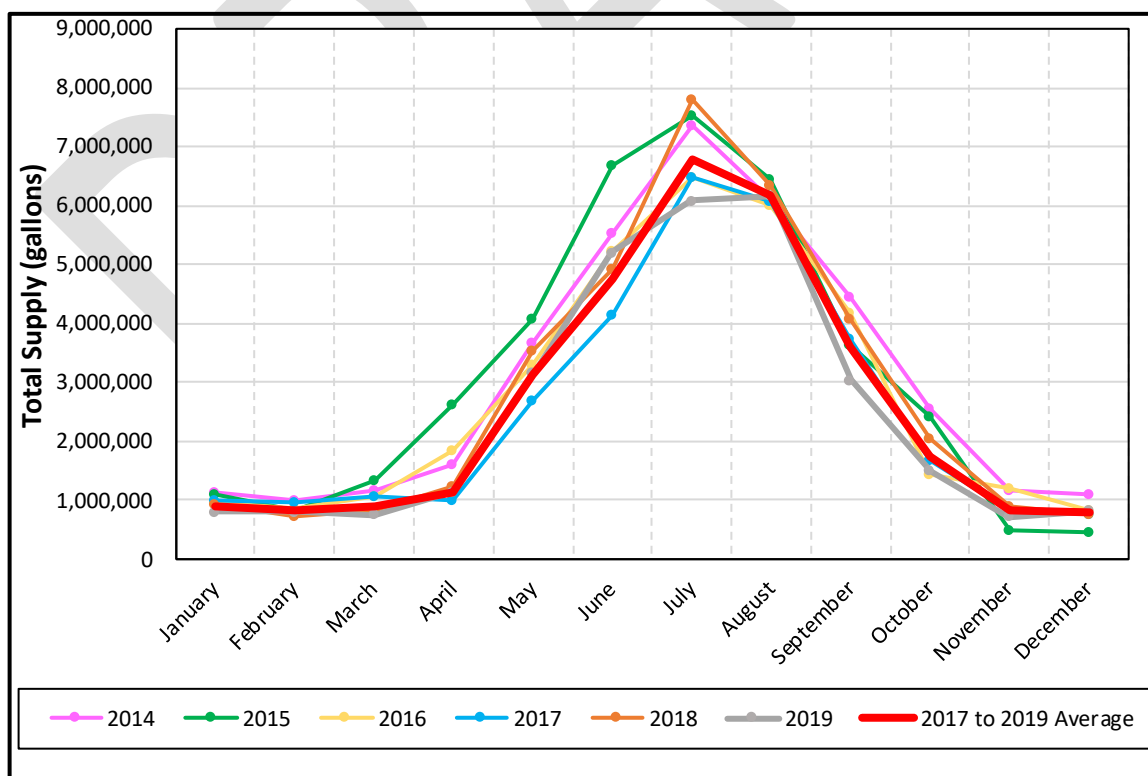


Chart 2 identifies the monthly volume of supply in the District's system from 2014 to 2019, and **Chart 3** shows the annual water supply by source from 2014 to 2019.

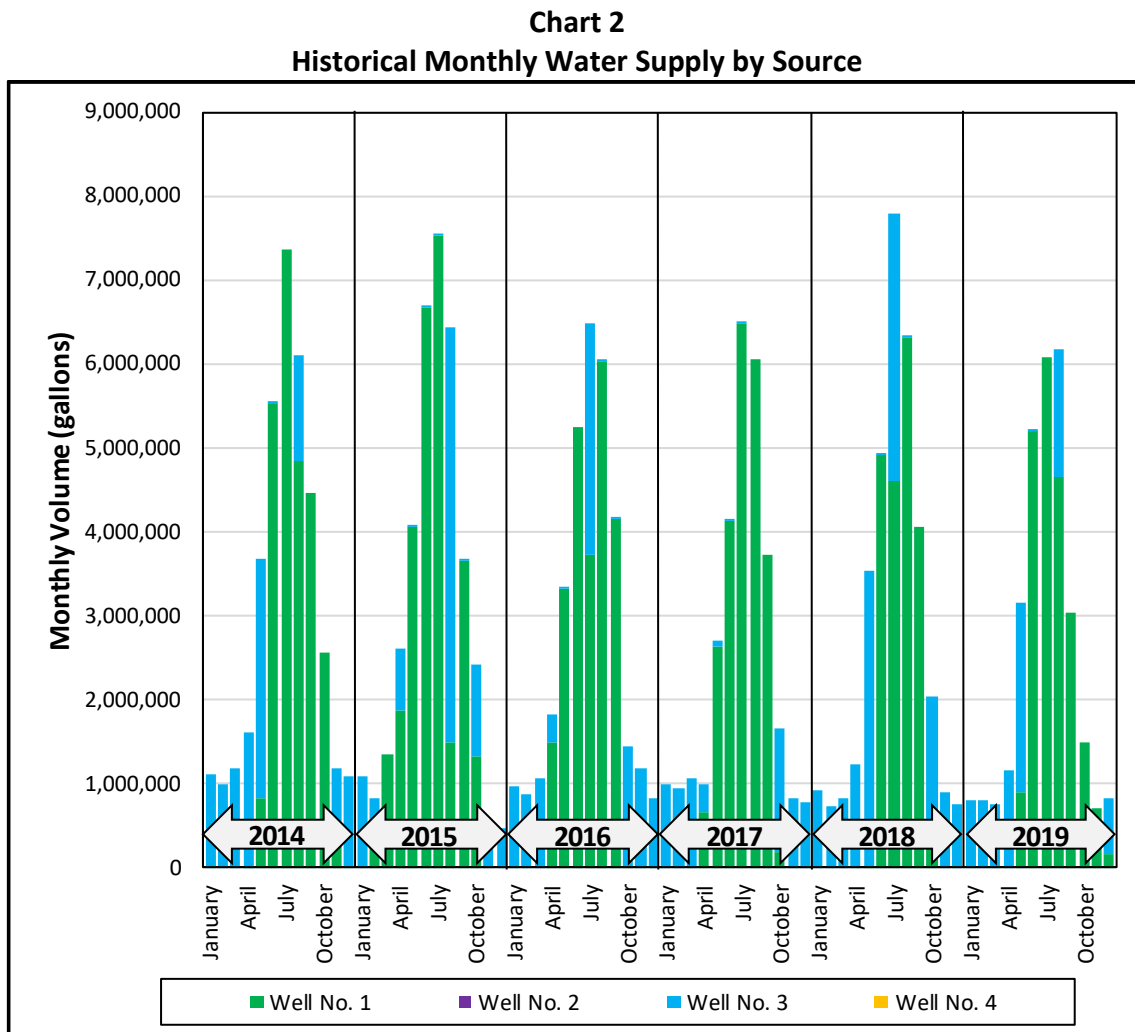
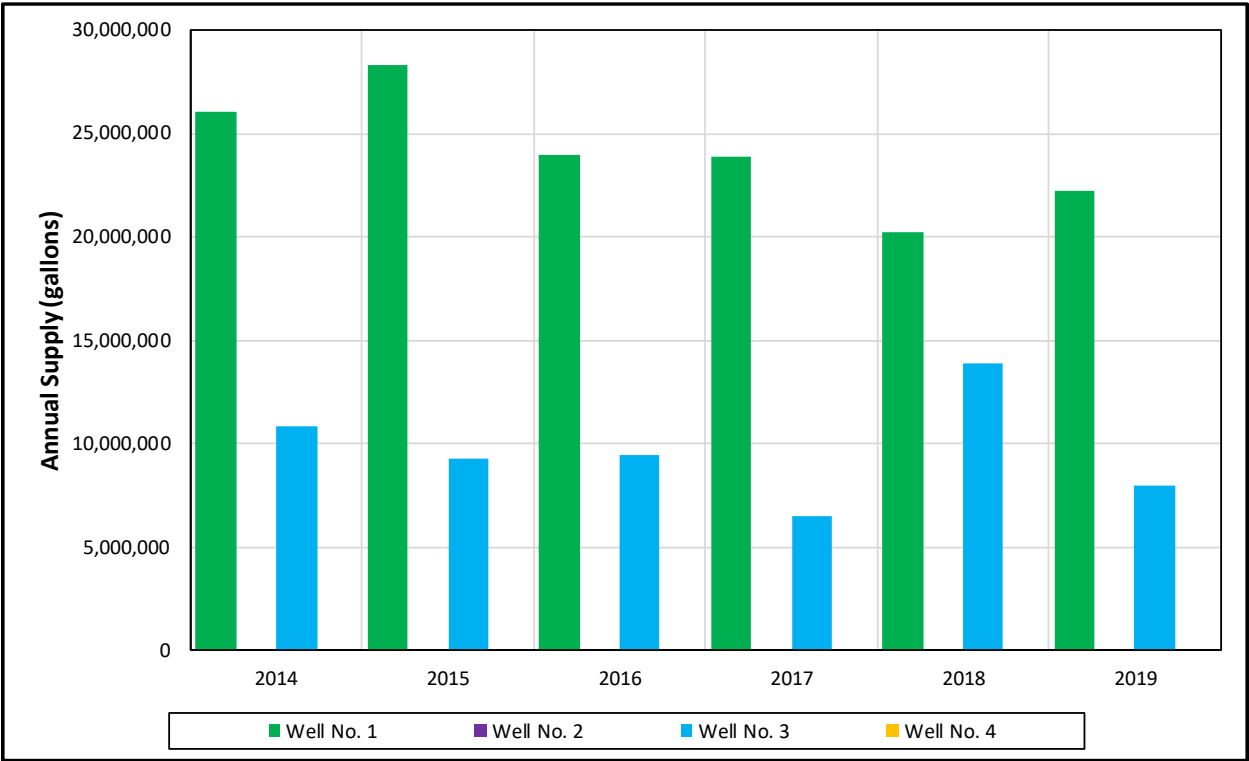
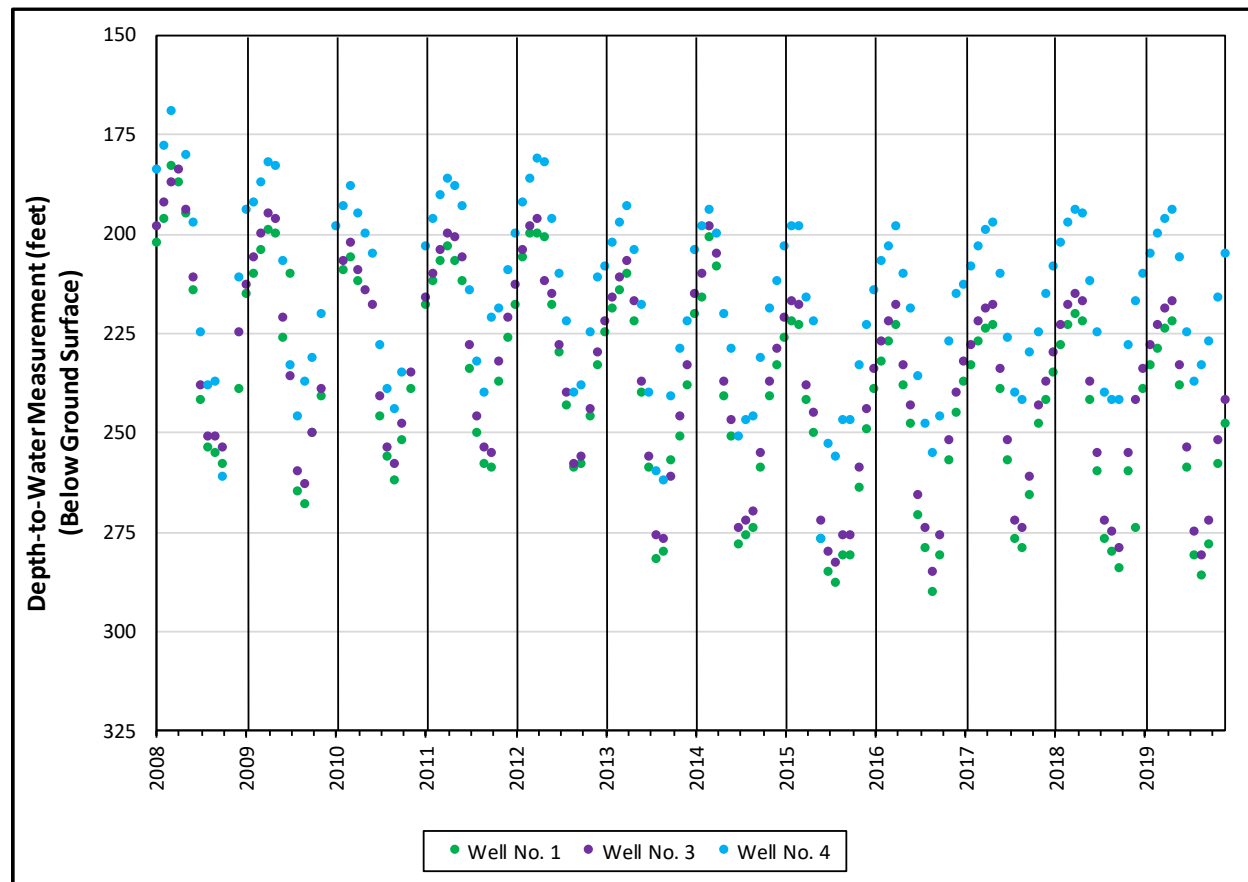


Chart 3
Annual Water Supply by Source



The District currently records depth-to-water measurements of each well on a monthly basis. **Chart 4** presents the depth-to-water measurements of each well from 2008 to 2019.

Chart 4
Well Depth-to-Water Measurements



Distribution System Leakage

The difference between the amount of water supply and authorized water consumption is the amount of distribution system leakage (DSL). There are many sources of DSL in a typical water system, including water system leaks, inaccurate supply metering, inaccurate customer metering, well backwash, illegal water system connections or water use, unauthorized fire hydrant usage, unmetered water main flushing, and malfunctioning telemetry and control equipment resulting in reservoir overflows. The amount of DSL in the District's system has historically been under 10 percent on an annual basis, as shown in **Table 9**.

Table 9
Distribution System Leakage

Description	Year					
	2014 ¹	2015 ¹	2016	2017	2018	2019
Authorized Consumption						
Metered Customer Use (MG)	---	---	32.4	29.3	33.0	29.6
Total Supply						
Gross Supply (MG)	36.9	37.7	33.4	30.4	34.0	30.2
Distribution System Leakage (DSL): All Authorized Consumption						
Total DSL Volume (MG)	---	---	1.0	1.0	1.0	0.6
Total DSL Percentage	2.2%	0.2%	3.0%	3.4%	3.0%	2.0%
Rolling 3-Year Average DSL %	---	---	1.8%	2.2%	3.2%	2.8%

(1) DSL percentages for years 2014 and 2015 based on information in annual WUE reports on the DOH Sentry System database, and used to calculate the 3-year rolling average for 2016 and 2017.

Average Day Demand

ADD is the total amount of water delivered to the system in a year divided by the number of days in the year. ADD is determined from the system's historical water use patterns and can be used to project future demand within the system. Water supply records from the District's supply facilities were reviewed to determine the system's ADD as approximately 65 gpm (based on ADD during the year of the system's MDD), as shown in **Table 10**.

Maximum Day Demand

Maximum day demand (MDD) is the maximum amount of water used throughout the system during a 24-hour time period of a given year. MDD typically occurs on a hot summer day when lawn watering is occurring throughout much of the system. In accordance with Washington Administrative Code (WAC) 246-290-230 – Distribution Systems – the distribution system shall provide fire flow at a minimum pressure of 20 pounds per square inch (psi) during MDD conditions. Supply facilities (e.g., wells, treatment plants, pump stations, interties) typically are designed to supply water at a rate that is equal to or greater than the system's MDD.

Daily water supply records for 2014 to 2019 were used to determine the system's MDD. The District's maximum historical supply month is July 2018, when 7,791,000 gallons were supplied to the system. The average supply to the District's system during July 2018 was 175 gpm. Section 3.4.1 of the DOH *Water System Design Manual* recommends applying a 1.65 peaking factor to the maximum month's average day demand to estimate the actual MDD of the month. Based on this peaking factor, the estimated historical MDD of the District's system is 288 gpm, as shown in **Table 10**.

Table 10
Historical Peak Demands and Peaking Factors

Description	Date	Demand (gpm)
Average Day Demand (ADD) ¹	2018	65
Maximum Day Demand (MDD) ²	July 2018	288
Peak Hour Demand (PHD)	Approximated ²	708
Peaking Factors		
MDD/ADD		4.45
PHD/MDD		2.46
PHD/ADD		10.93

(1) Based on same year as MDD.

(2) MDD based on average July 2018 supply rate multiplied by 1.65, per Section 3.4.1 of the DOH *Water System Design Manual*.

(3) Calculated using DOH *Water System Design Manual* Equation 3-1.

Peak Hourly Demand

Peak hour demand (PHD) is the maximum amount of water used throughout the system, excluding fire flow, during a 1-hour time period of a given year. In accordance with WAC 246-290-230 – Distribution Systems – new public water systems or additions to existing systems shall be designed to provide domestic water at a minimum pressure of 30 psi during PHD conditions. Equalizing storage requirements typically are based on PHD data.

Historical hourly water supply records for the District's facilities are not available. Therefore, the system's PHD could not be computed based on actual system data. Instead, it was estimated as outlined in Equation 3-1 of the DOH *Water System Design Manual* for systems with predominantly residential demands. The resulting PHD for the District's water system was 708 gpm, as shown **Table 10**.

Equivalent Residential Units

The demand of each customer class can be expressed in terms of ERUs for demand forecasting and planning purposes. One ERU is equivalent to the amount of water used by one single-family residence. The number of ERUs represented by the demand of the other customer classes is determined from the total demand of the customer class and the unit demand per ERU from the single-family residential demand data.

Table 11 presents the computed number of ERUs for each customer class from 2016 to 2019. The demands shown are based on the consumption of each customer class (**Table 7**). Based on the system's average day demands, the average demand per ERU from 2017 to 2019 was 454 gpd.

Table 11
Equivalent Residential Units

Year	Average Number of Connections	Average Annual Demand (gallons) ¹	Demand per ERU (gpd/ERU)	Total ERUs
Metered Customer Connections (ERU Basis)				
2016	176	31,081,863	484	176
2017	176	28,409,156	442	176
2018	176	31,519,513	490	176
2019	176	27,615,833	430	176
Commercial				
2016	14	1,474,430	484	8
2017	15	1,419,831	442	9
2018	16	1,968,076	490	11
2019	16	2,003,176	430	13
Sprinklers				
2016	2	787,270	484	4
2017	2	476,317	442	3
2018	2	468,399	490	3
2019	2	533,934	430	3
System-Wide Totals				
2016	192	33,343,563	484	189
2017	193	30,305,303	442	188
2018	194	33,955,988	490	190
2019	194	30,152,943	430	192
Average 2017 to 2019			454	190

(1) Includes DSL.

Demand Projections

Growth within the District system has been negligible since 2014, with the annual supply in the system decreasing by approximately 15 percent in the same time period. Future demands within the District system are anticipated to remain consistent with recent system demands as a result of minimal opportunities for growth within the system's area.

Combined City and District Demand Projections

Table 12 presents the projected water demand for the combined City and District water systems, should the District system be consolidated by the City. These projections are based on the historical District demands shown in Table 10, and demand projections for the City's system presented in the City's draft *Water System Plan*.

Table 13 presents the projected ERUs for the combined City and District water systems, and are based on the ERUs of the District system shown in Table 11, and the ERU projections for the City's system presented in the City's draft *Water System Plan*.

Table 12
Future City and District Water Demand Projections

Description	Historical Maximum 2016 ¹	Baseline					Projected ²							
		2020	2021 (+1 yr)	2022 (+2 yrs)	2023 (+3 yrs)	2024 (+4 yrs)	2025 (+5 yrs)	2026 (+6 yrs)	2027 (+7 yrs)	2028 (+8 yrs)	2029 (+9 yrs)	2030 (+10 yrs)	2031 (+11 yrs)	2040 (+20 yrs)
Population Data														
WSA Population	8,122	8,494	8,543	8,591	8,640	8,689	8,739	8,789	8,839	8,889	8,940	8,991	9,042	9,518
Increase from 2020	-	0	48	97	146	195	245	294	345	395	446	497	548	1,024
Connection Data														
WSA Connections	3,686	4,136	4,160	4,184	4,208	4,232	4,256	4,280	4,305	4,329	4,354	4,379	4,404	4,636
Increase from 2020	-	0	24	47	71	95	119	144	168	193	218	242	268	500
Demand Basis Data (gpd/capita)³														
ADD without WUE	152	152	152	152	152	152	152	152	152	152	152	152	152	152
ADD with WUE	-	152	152	151	151	151	151	151	150	150	150	150	149	147
Average Day Demand (gpm)³														
Demand without WUE	878	917	922	927	933	938	943	948	954	959	964	970	975	1025
Demand with WUE	-	917	900	904	907	911	915	919	923	926	930	934	938	974
Maximum Day Demand (gpm)³														
Demand without WUE	3,189	3,329	3,347	3,365	3,384	3,402	3,421	3,440	3,458	3,477	3,497	3,516	3,535	3,714
Demand with WUE	-	3,329	3,342	3,356	3,370	3,384	3,397	3,411	3,425	3,439	3,453	3,467	3,481	3,611
Peak Hour Demand (gpm)³														
Demand without WUE	5,550	5,784	5,815	5,845	5,876	5,907	5,938	5,969	6,001	6,032	6,064	6,096	6,128	6,427
Demand with WUE	-	5,784	5,807	5,830	5,853	5,876	5,899	5,922	5,945	5,968	5,992	6,015	6,039	6,256

(1) The system's historical maximum demands are shown and used as the baseline for projecting future peak demands.

(2) Projected demands for all future years are based on the peaking factors presented in Table 10.

(3) Includes DSL.

Table 13
Future City and District ERU Projections

Description	Historical Maximum	Baseline	Projected ²											
	2016 ¹	2020	2021 (+1 yr)	2022 (+2 yrs)	2023 (+3 yrs)	2024 (+4 yrs)	2025 (+5 yrs)	2026 (+6 yrs)	2027 (+7 yrs)	2028 (+8 yrs)	2029 (+9 yrs)	2030 (+10 yrs)	2031 (+11 yrs)	2040 (+20 yrs)
Average Day Demand Basis³														
ADD without WUE (gpm)	878	917	922	927	933	938	943	948	954	959	964	970	975	1,025
Demand per ERU without WUE (gpd/ERU)	338	333	333	333	333	333	333	333	333	333	333	333	333	332
Total System ERUs (ERU _{ADD})	3,741	3,964	3,987	4,009	4,032	4,055	4,078	4,101	4,125	4,148	4,172	4,196	4,220	4,442
Maximum Day Demand Basis³														
MDD Without WUE (gpm)	3,189	3,329	3,347	3,365	3,384	3,402	3,421	3,440	3,458	3,477	3,497	3,516	3,535	3,714
Demand per ERU Without WUE (gpd/ERU)	1,206	1,189	1,188	1,188	1,188	1,188	1,188	1,188	1,187	1,187	1,187	1,187	1,187	1,186
Total System ERUs (ERU _{MDD})	3,809	4,033	4,055	4,078	4,101	4,124	4,147	4,170	4,194	4,217	4,241	4,265	4,289	4,511
Peak Hour Demand Basis³														
PHD Without WUE (gpm)	5,550	5,784	5,815	5,845	5,876	5,907	5,938	5,969	6,001	6,032	6,064	6,096	6,128	6,427
Demand per ERU Without WUE (gpd/ERU)	2,013	1,984	1,984	1,984	1,983	1,983	1,983	1,983	1,982	1,982	1,982	1,982	1,981	1,979
Total System ERUs (ERU _{PHD})	3,971	4,198	4,220	4,243	4,266	4,289	4,312	4,335	4,359	4,382	4,406	4,430	4,454	4,677

(1) The system's historical maximum demands are shown and used as the baseline for projecting future peak demands.

(2) Projected demands for all future years are based on the same peaking factors presented in **Table 10**.

(3) Includes DSL.

SECTION 3: EXISTING DISTRICT LEVEL OF SERVICE

WATER SYSTEM ANALYSIS

Source Analysis

This section evaluates the District's sources to determine if they have sufficient capacity to provide water supply to the system at a rate that meets the demands of the system.

Source facilities must provide a sufficient quantity of water at pressures that meet the requirements of WAC 246-290-230. The evaluation of the combined capacity of the sources in this section is based on the criteria that they provide supply to the system at a rate that is equal to or greater than the MDD plus fire flow requirements of the system, while pumping 24 hours per day.

The District's existing active sources include Wells No. 1, 3, and 4. The combined capability of these sources to meet both existing demand and fire flow requirements is presented in **Table 14**. With Well Nos. 1, 3, and 4 available to the system, 1,133 gpm is available for fire flow purposes during MDD conditions. With the largest source unavailable to the system, which is required to be considered per DOH *Water System Design Manual* Section 8.1.2 if permanent backup power is not available at the facilities, 643 gpm is available for fire flow purposes during MDD conditions.

Table 14
Water Source Capacity Evaluation

Description	All Sources Available	Largest Source Offline
Required Source Capacity (gpm)		
MDD	288	290
Available Source Capacity (gpm)		
Well No. 1	488	---
Well No. 3	483	483
Well No. 4	450	450
Total Source Capacity (24-hour Pumping)	1,421	933
Surplus or Deficient Source Capacity (gpm)		
24-hour Pumping Surplus For Fire Flow Purposes	1,133	643

Distribution and Transmission System Analysis

Hydraulic Model Description

A computer-based hydraulic model of the existing water system was created using version V8i (SELECTseries 3) of the WaterGEMS® program, developed by Bentley Systems. All water mains and facilities in the District's water system were modeled.

Demand data shown in **Table 10** was added to the District's hydraulic model, and allocated based on the addresses of the metered billing records of the District customers.

Hydraulic Analyses Results

Hydraulic analyses were performed to determine the existing pressures and fire flows available to the District's customers with Well Nos. 1 and 3 active.

The first set of analyses was performed to determine the pressures throughout the system under existing PHD conditions. The resulting pressures are shown in **Figure 5**, and indicate all District customers receive adequate service pressures, with most pressures between 50 and 70 psi.

The second set of analyses was performed to determine the capability of the existing water system to provide fire flow during MDD conditions. A separate fire flow analysis was performed for each node in the model to determine the available fire flow at a minimum residual pressure of 20 psi. **Figure 6** shows the existing fire flow availability in the District's water system while maintaining 20 psi at all service connections and hydrants, but without consideration for velocity limitations in the District's transmission and distribution mains. The resulting fire flow availability is less than 1,000 gpm in Wallula Avenue and N College Avenue, which is less than the City's 1,000 gpm planning-level fire flow requirement for residential customers. The maximum fire flow availability in well-looped 8-inch-diameter water main portions of the District system is approximately 1,500 gpm, which is less than the City's 4,000 gpm planning-level fire flow requirement for commercial customers.

SECTION 4: FUTURE LEVEL OF SERVICE SCENARIOS

The future level of service within the District's system was evaluated for two scenarios wherein the District system is consolidated into the City's system. A description of the future system consolidation scenarios and their resulting District and City pressures and flows are as follows.

The first scenario consolidates the entire District's system into the City's Zone 1. The District system connects to the City north of the intersection of N College Ave and NE Rose St; NE Rose St and NE Damson St; NE Spitzenburg St and NE Damson St; NE Damson Ave and NE C St; NE Lambert Ave and NE C St. The City's pipe along NE C St, between NE Damson Ave and NE Lambert Ave, was abandoned. The new pressures experienced in the system under peak hour demand ranged from 39 to 58 psi. the new available fire flow experienced in the system under maximum day demand ranged from 686 to 5,000 gpm.

The second scenario consolidates the western two-thirds of the District's system into the City's Zone 1 with connections north of the intersection of N College Ave and NE Rose St; NE Rose St and NE Damson St; NE Spitzenburg St and NE Damson St; NE Damson Ave and NE C St; NE Lambert Ave and NE C St. The eastern one-third of the District's system consolidates into the City's Zone

3 with connections at NE C St and NE Maple Ave; the intertie at NE Myra Rd and NE Spitzenburg St; NE Rose St and NE Carey Ct. The City's pipe along NE C St, between NE Damson Ave and NE Lambert Ave, was abandoned. Zone valves were closed at NE Spitzenburg St and NE Lambert Ave; NE C St and NE Lambert Ave. In the consolidated Zone 1 area, new pressures experienced in the system under peak hour demand ranged from 45 to 59 psi. In the consolidated Zone 3 area, new pressures experienced in the system under peak hour demand ranged from 45 to 54 psi. In the consolidated Zone 1 area, the new available fire flow experienced in the system under maximum day demand ranged from 671 to 5,000 gpm. In the consolidated Zone 3 area, the new available fire flow experienced in the system under maximum day demand ranged from 2,454 to 5,000 gpm.

All of the future system analyses with the District and City systems combined are based on the District wells being offline for conservatism, and assume full service being provided by the City's existing facilities.

Scenario 1 – Zone 1 Connections

Scenario 1 includes evaluation of the District system with service provided exclusively by the City's Zone 1 system. The District's wells would be utilized as back-up supply to the City's system during the high demand months, and utilized more frequently in the low-demand periods of the year to prevent the City's larger sources from operating when demands are suppressed.

Within Scenario 1, the District system is proposed to connect to the City north of the intersection of N College Ave and NE Rose St (16-inch from City and 4-inch from District); NE Rose St and NE Damson St (12-inch from City and 4-inch from District); NE Spitzenburg St and NE Damson St (12-inch from City and 8-inch from District); NE Damson Ave and NE C St (12-inch from City and 8-inch from District); NE Lambert Ave and NE C St (12-inch from City and 8-inch from District). The City's pipe along NE C St, between NE Damson Ave and NE Lambert Ave, was abandoned.

Figure 7 presents the pressures in the combined District and City system during existing PHD conditions, based on the Scenario 1 configuration. The resulting pressures range between 39 to 58 psi. Under existing conditions as a separate water system, the District experiences pressures between 57 to 72 psi.

Figure 8 presents the fire flows in the combined District and City system with consideration for maintaining 20 psi at all service connections and hydrants, and limiting the velocity of water in the District's transmission and distribution mains to 14 fps, based on the Scenario 1 configuration. The resulting fire flow availability is between 686 and 5,000 gpm. Under existing conditions as a separate water system, the District experiences fire flow availability ranging from about 300 to 1,600 gpm.

As a result of the significant reduction in normal service pressure for the current District customers if the District is supplied entirely from the City's Zone 1, Scenario 1 is not recommended for implementation.

Scenario 2 – Zones 1 and 3 Connections

Alternative 2 includes evaluation of the District system with service provided by the City's Zone 1 and 3 system. The District's wells would be utilized as back-up supply to the City's system during the high demand months, and utilized more frequently in the low-demand periods of the year to prevent the City's larger sources from operating when demands are suppressed.

Within Scenario 2, the western two-thirds of the District system consolidates into the City's Zone 1 with connections at the following locations.

- N College Ave and NE Rose St (16-inch from City and 4-inch from District);
- NE Rose St and NE Damson St (12-inch from City and 4-inch from District);
- NE Spitzenburg St and NE Damson St (12-inch from City and 8-inch from District);
- NE Damson Ave and NE C St (12-inch from City and 8-inch from District); and
- NE Lambert Ave and NE C St (12-inch from City and 8-inch from District).

The eastern one-third of the District system consolidates into the City's Zone 3 with connections at the following locations.

- NE C St and NE Maple Ave (8-inch from City and 8-inch from District);
- the intertie at NE Myra Rd and NE Spitzenburg St (16-inch from City and 8-inch from District); and
- NE Rose St and NE Carey Ct (16-inch from City and 8-inch from District).

The City's pipe along NE C St, between NE Damson Ave and NE Lambert Ave, can be abandoned. Zone valves were closed at the intersection of NE Spitzenburg St and NE Lambert Ave; and at the intersection of NE C St and NE Lambert Ave.

Figure 7 presents the pressures in the combined District and City system during existing PHD conditions, based on the Scenario 2 configuration. The resulting pressures in the consolidated Zone 1 range between 45 to 55 psi. The resulting pressures in the consolidated Zone 3 range between 45 to 54 psi. Under existing conditions as a separate water system, the District experiences pressures between 67 to 72 psi.

Figure 8 presents the fire flows in the combined District and City system with consideration for maintaining 20 psi at all service connections and hydrants, and limiting the velocity of water in the District's transmission and distribution mains to 14 fps, based on the Scenario 2 configuration. The resulting fire flow availability for the consolidated Zone 1 range between 671 and 5,000 gpm. The resulting fire flow availability for the consolidated Zone 3 range between 2,454 and 5,000 gpm. Under existing conditions as a separate water system, the District experiences fire flow availability ranging from about 264 to 2,310 gpm.

Provided a reduction in normal service pressure for the current District customers to a minimum of 44 psi during PHD conditions (down from 60 psi during current system configurations) is acceptable, Scenario 2 is a viable configuration for implementation. The fire flow availability provided to current District customers increases significantly as a result of Scenario 2, and additional looping will provide water quality benefits to the City.

SECTION 5: WATER RIGHTS

A water right is a legal authorization to use a specified amount of public water for specific beneficial purposes. The water right amount is expressed in terms of instantaneous diversion/withdrawal rate and annual volume. Unless water use started before the applicable water code was enacted (1917 for surface water and 1945 for groundwater) and is documented by a water right claim or adjudicated certificate, Washington State law requires users of public water to receive approval from the Washington State Department of Ecology (Ecology) prior to actual water use. This approval is granted in the form of a water right permit or certificate. However, a State-issued water right is not required for certain uses of groundwater that are exempt from the permitting process, including the use of 5,000 gpd or less for domestic and industrial purposes, unlimited use for stockwatering, and irrigation of ½ acre or less of lawn or non-commercial garden.

The process for obtaining a water right involves submitting a water right application that is reviewed by Ecology. If the request is approved, a water right is issued to allow for water use to commence. A water right permit provides permission to construct the necessary wells or diversions, pumps, and pipes to start using water. The water right permit remains in effect until the permit holder determines that their project is complete, and they have used as much water as they will under the water right. At that time, the permit holder files a proof of appropriation form, which attests to the rate and volume of water used under the water right. A water right certificate is issued by Ecology following a proof of examination and determination that the amount of water put to beneficial use is consistent with the amount and conditions indicated on the water right permit.

A water right permit can be issued by Ecology only if the proposed use meets the following requirements:

- Water will be put to beneficial use.
- There will be no impairment to existing or senior rights.
- Water is physically and legally available for appropriation.
- Issuance of the requested water right will not be detrimental to the public interest.

During preparation of the report of examination, Ecology considers existing basin management plans, stream closures, minimum instream flows, hydraulic continuity (surface water interconnected to groundwater), utilization of existing water sources, water conservation, and availability of alternative water supplies, among other things. The water right decision process is increasingly becoming more complex and time consuming, due to the many competing interests for water, environmental issues, and regulatory requirements.

Existing Water Rights

The District currently utilizes three municipal groundwater right certificates for its supply. The combined water right total for all three water rights is 1,150 gallons per minute (gpm) and 261 acre-feet per year (afy). A summary of the District's water right information is presented below and in **Table 15**, and the principal water right documents are contained in **Appendix #**.

Table 15
Existing Water Rights

Water Right	Document	Purpose of Use	Source	Instantaneous Rate (gpm)			Annual Volume (afy)		
				Additive	Non-Additive	Total	Additive	Non-Additive	Total
GWC 867-D	Sup. Cert.	Municipal	Well No. 1	350	0	350	82	0	82
GWC 3353-A	Sup. Cert.	Municipal	Well No. 3	350	150	500	101	82	183
GWC 7029-A	Sup. Cert.	Municipal	Well No. 4	450	0	450	78	183	261
Water Right Total				1,150			261		

Ground Water Certificate 867-D has a priority date of January 1, 1910. The most recent water right document is a superseding certificate issued in December 2019 that authorizes withdrawal of 350 gpm and 82 afy from Well No. 1 for year round municipal supply.

Ground Water Certificate 3353-A has a priority date of March 21, 1956. The most recent water right document is a superseding certificate issued in December 2019 that authorizes withdrawal of 500 gpm and 183 afy from Well No. 3 for year round municipal supply. Both the instantaneous rate and annual volume have partially additive and non-additive values. The additive instantaneous rate is 350 gpm, while the non-additive rate is 150 gpm. The additive annual volume is 101 afy, while the non-additive volume is 82 afy.

Ground Water Certificate 7029-A has a priority date of January 30, 1967. The most recent water right document is a superseding certificate issued in December 2019 that authorizes withdrawal of 450 gpm and 261 afy from Well No. 4 for year round municipal supply. The annual volume is partially additive and partially non-additive. The additive annual volume is 78 afy, while the non-additive volume is 183 afy.

Water Right Discussion

District requested that the Washington State Department of Ecology issue conforming documents on all three of its water rights under Revised Code of Washington (RCW) 90.03.560. If the water use qualifies as being for municipal water supply purposes as defined under RCW 90.03.015, then the code allows for the water right holder to request that the water rights be reissued to explicitly state the purpose of use as municipal water supply purposes. Ecology agreed and issued superseding certificates for each water right in December 2019.

The non-additive annual volume relationship between the water rights provides District with flexibility on which well is used to withdraw water for the system. Well No. 1 can withdraw up to a maximum of 82 afy, Well No. 3 can withdraw up to a maximum of 183 afy, and Well No. 4 can withdraw up to a maximum of 261 afy. However, the total combined withdrawal from all wells is 261 afy, so any non-additive portion of the annual volume pumped from one well reduces the volume that can be taken from another well.

Water Right Places of Use

Since these water rights are for municipal water supply purposes, the place of use for the water rights are the service area of District.

The exact language for the place of use from the superseding certificates is:

The place of use (POU) of this water right is the service area described in the most recent Water System Plan/Small Water System Management Program approved by the Washington State Department of Health, so long as the water system is and remains in compliance with the criteria in RCW 90.03.386(2). RCW 90.03.386 may have the effect of revising the place of use of this water right.

Pending Water Right Applications

District does not have any active pending new water right applications, nor any active pending water right change applications.

Water Supply Evaluation

An evaluation of District's existing water rights was performed to determine the sufficiency of the water rights to meet the existing water demands. **Table 16** compares the combined maximum instantaneous water right of the sources with the peak hour demand of the system, and the combined maximum annual water right volume of the sources with the average day demand of the system. Metering data from 2019 was used in this analysis. Peak hour demand was compared against the instantaneous water right limit since this system does not have any storage. As shown in the table, District has sufficient water rights (both instantaneous and annual amounts) to meet the demands of its existing customers.

Table 16
Existing Water Rights Evaluation

Description	Instantaneous Rights Peak Hour Demand	Annual Rights Average Day Demand	
	(gpm)	(acre-feet)	(gpm)
Total Municipal Water Rights	1,150	261	162
Existing (2019) Water Demand	702	93	57
Surplus (or Deficient) Rights	448	168	104

As can be seen from **Table 16**, District is currently utilizing approximately 61 percent of its instantaneous water right limit and 36 percent of its annual water right limit.

No additional growth or demand is anticipated in the District service area. In reviewing the metering data from 2014 through 2019, the highest water use year was 2015, which was a state-wide drought. To be conservative, it has been assumed that the 2015 level of use will occur in the future.

Table 17 summarizes the results of the future water rights evaluation, which compares the municipal water rights with the system's future 10-year (2030), 11-year (2031), and 20-year (2040) demand projections. The results of the future water rights evaluation indicate District has sufficient water rights to meet the demands through the year 2040.

Table 17
Future Water Rights Evaluation

Description	Instantaneous Rights / Peak Hour Demand	Annual Rights / Average Day Demand	
	(gpm)	(acre-feet)	(gpm)
Year 2030 (+ 10 years) Without Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90
Year 2031 (+ 11 years) Without Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90
Year 2040 (+ 20 years) Without Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90
Year 2030 (+ 10 years) With Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90
Year 2031 (+ 11 years) With Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90
Year 2040 (+ 20 years) With Conservation			
Total Municipal Water Rights	1,150	261	162
Projected Water Demand	702	116	72
Surplus (or Deficient) Rights	448	145	90

As can be seen from **Table 17**, District is anticipated to use approximately 61 percent of its instantaneous water right limit and 45 percent of its annual water right limit.

The Water Right Self-Assessment Form for the existing, 10-year, and 20-year forecasted use are included in **Appendix #**.

SECTION 6: WATER SYSTEM ASSETS CONSOLIDATED

If the District water system is consolidated into the City's system, the entirety of the area served by the District will be served by the City. The facilities to be assumed from the District by the City are necessary to permanently serve the City constituents in the consolidation area.

Well and Well Pump Stations

Under the proposed water system consolidation, the District's Well Nos. 1, 3, and 4 would be assumed by the City.

Storage Facilities

No storage facilities will be assumed as part of the system consolidation.

Pump Stations

No pump stations will be assumed.

Pressure Reducing Stations

No pressure reducing stations will be assumed.

Interties

No water system interties will be assumed. The existing District and City intertie on Myra Road will remain in place. The City will retain full control of the existing City and District Intertie on Myra Road.

Water Main

Under the proposed water system consolidation, all of the District's water main infrastructure, presented in **Tables 4, 5, and 6**, would be assumed by the City.

Hydrants, Valves, Blow-offs, Meters, and Fittings

Under the proposed water system consolidation, all of the District's hydrants, valves, blow-offs, meters, fittings, and other associated water system infrastructure would be assumed by the City.

Treatment Facilities

No treatment facilities will be assumed.

Water Rights

Under the proposed water system consolidation, the entirety of the District's water rights portfolio would be assumed by the City.

SECTION 7: WATER SYSTEM COST COMPONENTS

This section provides an engineering basis for determining the value of the existing water system facilities and utilities which serve the consolidation area. The costs provided are included in order to document the existing and replacement valuations of the existing District system; however, in accordance with RCW 35.13A, monetary transfers do not occur for the facilities. The cost components include:

- An existing system valuation;
 - Replacement cost using present day costs;
 - Replacement cost less depreciation (using straight line depreciation through year 2020); and
- System connection costs.

The physical facilities and utilities that were analyzed under these cost components include only those which will be acquired as described in **Section 6: Water System Assets Consolidated**. The following summarizes the results of the valuation of the various cost components.

Existing Wells and Well Pumps Valuation

Valuation costs for Well Nos. 1, 2, and 3 are presented in **Table 18**.

Table 18
Well Valuation

Well	Replacement Cost ¹	Replacement Cost Less Depreciation ²
Well No. 1	\$1,250,000	\$0
Well No. 3	\$1,250,000	\$0
Well No. 4	\$1,250,000	\$0
Total	\$3,750,000	\$0

(1) Based on service life of 25 years. Assumes that the casing condition is acceptable and replacements would relate to the pump, motor, wellhouse, and site improvements.

(2) Year constructed is ####.

Existing Water Main Valuation

Valuation costs for the existing water main in the consolidation area are presented in **Table 19**. Replacement costs were based on an average cost per linear foot of \$160, consistent with the planning-level cost per linear foot of 8-inch-diameter water main in the City's 2020 Draft *Water System Plan*.

Table 19
Water Main Valuation

Water Main	Replacement Cost ¹	Replacement Cost Less Depreciation ²
4-inch Steel	\$787,000	\$0
8-inch PVC	\$1,991,000	\$1,593,000
Total	\$2,778,000	\$1,593,000

(1) Based on service life of 50 years for steel main, and 100 years for PVC main.

(2) Year constructed is 1952 for steel main, and 2000 for PVC main.

System Connection Costs

The subsequent sections identify the projects and costs that are anticipated to be needed to allow the District system to be connected to and served by the City system in the future, for each of the two scenarios presented in **Section 4**.

Scenario 1 – Zone 1 Connections Costs

The projects shown in **Table 20** are anticipated to be necessary if Scenario 1 is implemented. These projects could be paid for using water rates, a bond, Drinking Water State Revolving Fund (DWSRF) loan or grant, local improvement district funding, or any combination thereof.

Table 20
Scenario 1 Consolidation Connection Costs

Project No.	Description	Planning-Level Construction Cost Estimate
1-1	Open Existing Intertie	\$0
1-2	College Avenue and Rose Street Connection (1,000 LF of 8-inch Water Main)	\$160,000
1-3	Rose Street and Damson Street Connection (Intersection and Valving Reconfiguration)	\$60,000
1-4	Damson Street and C Street Connection (Intersection and Valving Reconfiguration)	\$60,000
1-5	Spitzenburg St and NE Damson St (Intersection and Valving Reconfiguration)	\$60,000
1-6	Lambert Street and C Street Connection (Intersection and Valving Reconfiguration)	\$60,000
1-7	Abandon City Water Main in C Street between Damson Street and Lambert Avenue	\$30,000
1-8	Telemetry and SCADA Improvements for Well Nos. 1, 3, and 4 Communications	\$150,000
1-9	Well Nos. 1, 3, and 4 Chlorination Improvements	\$150,000
1-10	4-inch Steel Water Main Replacement	\$787,000
1-11	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
1-12	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
1-13	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
Construction Cost Estimate Grand Total		\$5,267,000

Scenario 2 – Zones 1 and 3 Connections Costs

The projects shown in **Table 21** are anticipated to be necessary if Scenario 2 is implemented. These projects could be paid for using water rates, a bond, DWSRF loan or grant, local

improvement district funding, or any combination thereof. As described in **Section 4**, Scenario 1 is not recommended for implementation; therefore, Scenario 2 is recommended as the appropriate collection of improvements for implementation if water system consolidation takes place. **Table 21** identifies the planning horizon that is recommended for each of the improvements within Scenario 2, to guide the sequencing and implementation of the improvements.

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Table 21
Scenario 2 Consolidation Connection Costs

Project No.	Description	Planning-Level Construction Cost Estimate
Immediate Consolidation Improvements		
2-1	Open Existing Intertie	\$0
2-2	Install and Close Valve on East Side of Spitzenberg Avenue and Lambert Road Intersection	\$30,000
2-3	Rose Street and Carey Court/Myra Road Connection and 4-inch Steel Abandonment (Intersection and Valving Reconfiguration)	\$120,000
2-4	Install and Close Valve on East Side of C Street and Lambert Road Intersection	\$30,000
2-5	Lambert Street and C Street Connection (Intersection and Valving Reconfiguration)	\$60,000
2-6	4-inch Steel Water Main Replacement and Connections in N College Avenue, Damson Street, and Lambert Road	\$1,067,000
Immediate Improvements Construction Cost Total		\$1,307,000
Near-Term (within 5 years) Consolidation Improvements		
2-7	Abandon City Water Main in C Street between Damson Street and Lambert Avenue and Connect Existing Services and Connections to 8-inch PVC Water Main	\$75,000
2-8	Maple Street and C Street Connection (Intersection and Valving Reconfiguration)	\$60,000
2-9	Pull Well Nos. 1, 3, and 4 Pumps and Motors, and Perform Video Inspection of Well Casing, Screens, and Appurtenances	\$45,000
Near-Term Improvements Construction Cost Total		\$180,000
Medium-Term (between 6 and 10 years) Consolidation Improvements		
2-10	Well Nos. 1, 3, and 4 Chlorination Improvements	\$150,000
2-11	Telemetry and SCADA Improvements for Well Nos. 1, 3, and 4 Communications	\$150,000
2-12	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
Medium-Term Improvements Construction Cost Total		\$1,550,000
Long-Term (beyond 10 years) Consolidation Improvements		
2-13	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
2-14	Construct Wellhouse and Replace Well Pump and Motor at One Well Site	\$1,250,000
Long-Term Improvements Construction Cost Total		\$2,500,000
Construction Cost Estimate Grand Total		\$5,537,000

SECTION 8: FINANCIAL AND RATE IMPACT

Financial Impact

Consolidation Connection Costs

The immediate and near-term consolidation improvements identified in **Table 21** are recommended to be the minimum improvements completed if District water system consolidation takes place. Completion of the medium- and long-term improvements may prove to be necessary or desired following the inspection of the existing wells identified as Project No. 2-9. However, these improvements are not mandatory from a connection or level-of-service perspective for the consolidation to occur. The combined planning-level cost of these improvements, including the construction cost estimates, contingency, Washington state sales tax, and indirect costs, are shown in **Table 22**.

Table 22
Scenario 2 Consolidation Connection Project Costs

Description	Planning-Level Cost Estimate
Immediate Consolidation Improvements	\$1,307,000
Near-Term Consolidation Improvements	\$180,000
Contingency (20 percent)	\$298,000
Washington State Sales Tax (8.7 percent)	\$156,000
Construction Cost Total	\$1,941,000
Indirect Costs (35 percent)	\$680,000
Project Cost Total	\$2,621,000

(1) Indirect costs include an estimate of design, permitting, administration, bidding, and construction observation costs.

Consolidation Connection Cost Funding

Table 23 presents the Scenario 2 consolidation connection costs with three funding alternatives: a 20-year municipal bond with 3.75 percent interest and 1 percent issuance costs, a 20-year standard loan with 4.50 percent interest and a 1 percent issuance cost, and a DWSRF consolidation loan with 50 percent loan forgiveness, no issuance costs and 1.25 percent interest. As shown in **Table 23**, funding the consolidation-related improvements with a DWSRF consolidation loan with 50 percent loan forgiveness is estimated be the lowest cost funding alternative by nearly \$2.5 million.

Table 23
Funding Cost Estimates

Description	Municipal Bond	Standard Loan	DWSRF Consolidation Loan
Project Cost Total	\$2,621,000	\$2,621,000	\$2,621,000
Project Cost after Forgiveness	\$2,621,000	\$2,621,000	\$1,310,500
Term (years)	20	20	20
Compounding Periods per Year	2	1	1
Issuance Cost Rate	1%	1%	0%
Interest Rate	3.75%	4.50%	1.25%
Total Paid	\$3,809,976	\$4,070,146	\$1,489,262

The District currently has a bond with Banner Bank with an outstanding principal amount of \$415,064.11. Communications with the Walla Walla County Treasurer indicate that there would be no prepayment penalties if the bond were paid off early. The District's current cash account balances from their August 2020 Financial Statement show balances in the Maintenance account (\$173,773.45) and Construction account (\$368,985.95) that total over \$542,000. These balances could allow the District to pay off the bond and reduce the project cost after forgiveness by an additional \$125,000.

Rate Impact

Water rates presented in this section are based on 2020 rates for the District. The current monthly base charge for residential customers is \$57.25 for District customers. Based on an average demand of 456 gpd per residential customer (**Table 7**), the average monthly water bill for District customers consuming less than 200,000 gallons per year is \$57.25, and will increase to \$58.15 if served by the City based on the same monthly consumption. This represents an approximate 1.6 percent increase to current District residential customers.

A typical commercial connection is expected to have a higher monthly water bill following water system consolidation. Based on an average demand of 313 gpd per commercial customer (**Table 7**), the average monthly water bill for District customers is \$57.25 and will increase to \$66.12 if served by the City based on the same monthly consumption. This represents an approximate 15.5 percent increase to current District commercial customers.

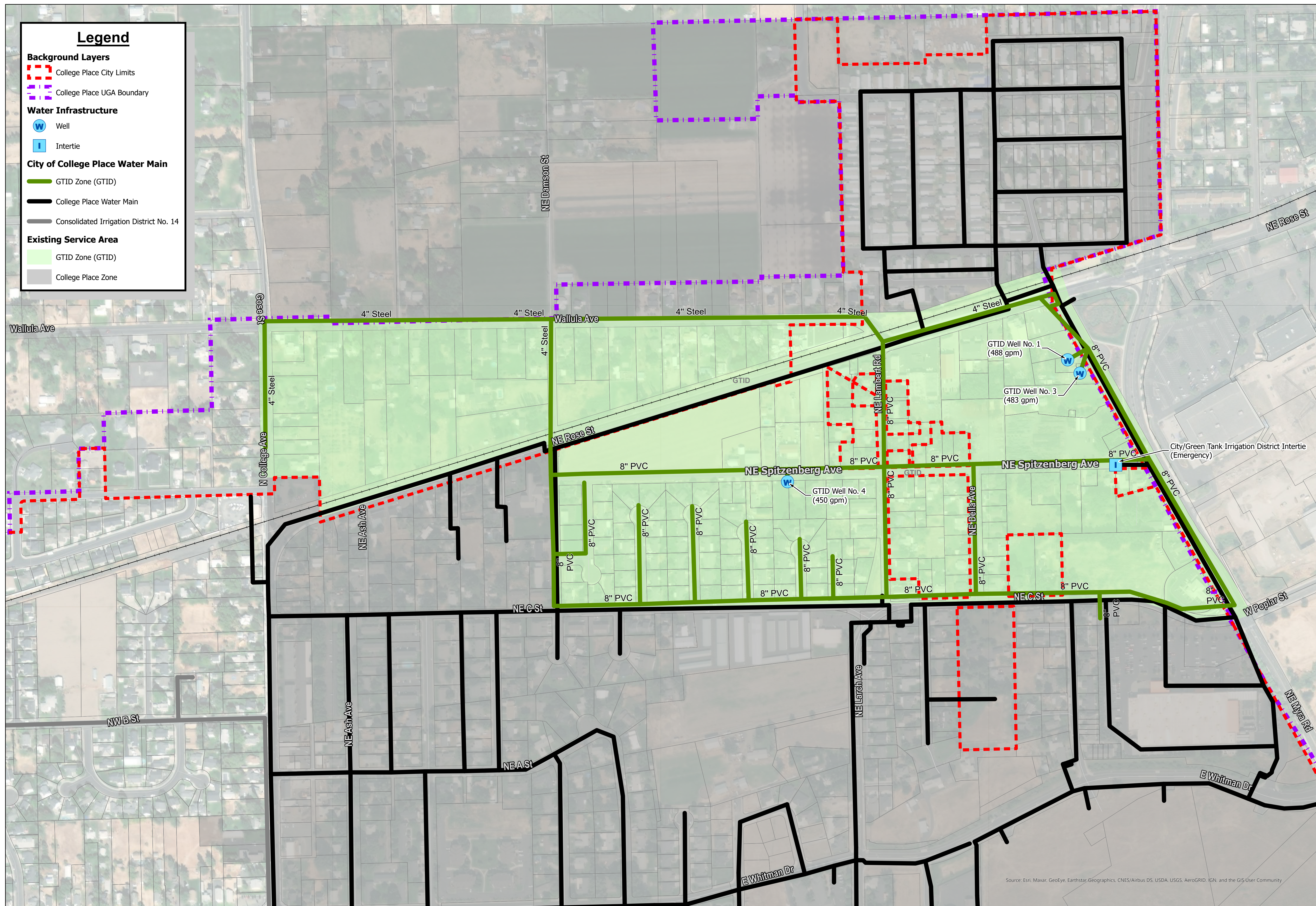
SECTION 9: CONSOLIDATION RECOMMENDATION

It is recommended that if water system consolidation is to occur, that the Scenario 2 improvements be completed within 5 years of the consolidation. It is recommended that all District water system infrastructure, property, and assets be transferred to the City. It is not recommended for the City to operate the District's wells in their current condition. Instead,

improvements to one or more of the wells may take place 6 or more years in the future, and be based on the results of the video inspection of each well.

It is recommended that the District's available funds be applied to the District's outstanding debt, and any remaining funds together with future collections as City customers be applied to capital upgrades needed within the District system to update the system to City standards. In exchange for transferring all remaining District assets to the City, all existing District customers will become City customers with the rates, charges, and obligations matching their customer classifications, and without surcharge.

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Vicinity Map

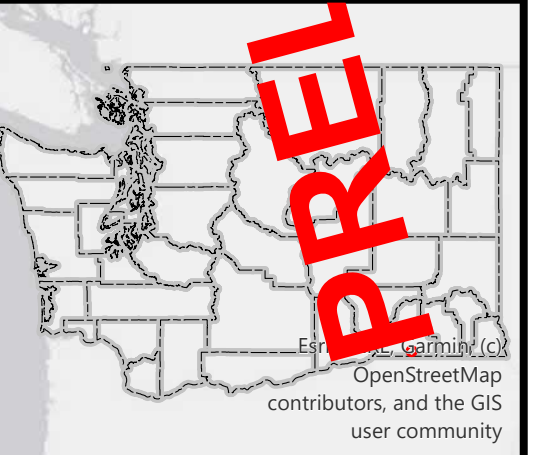
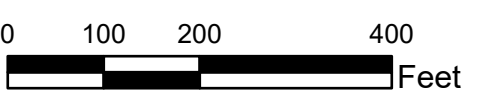


Figure 1 Existing Water System

City of College Place Green Tank Consolidation Feasibility



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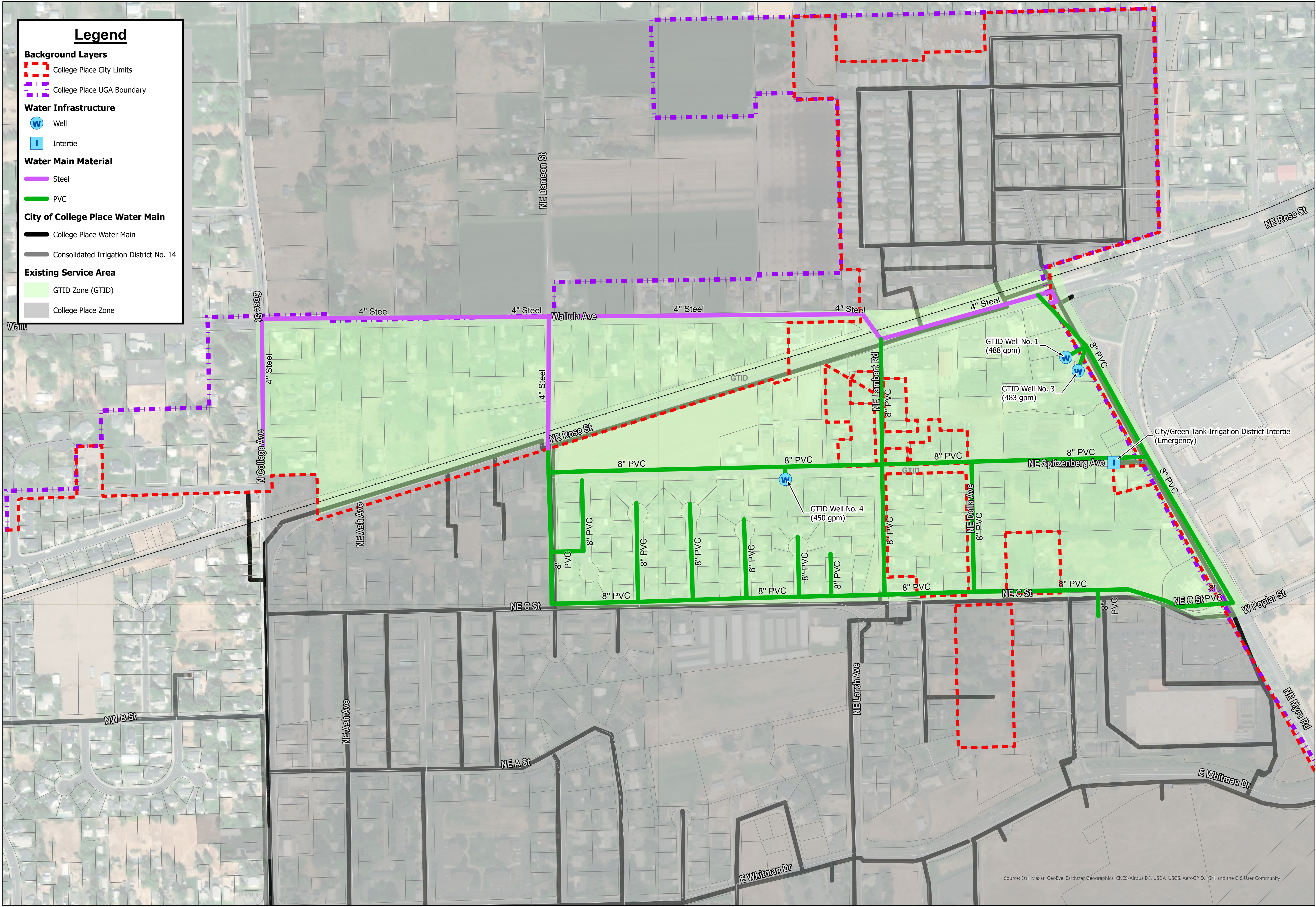


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Legend

Background Layers

College Place City Limits

College Place UGA Boundary

Water Infrastructure

Well

Intertie

Water Main Material

Steel

PVC

City of College Place Water Main

College Place Water Main

Consolidated Irrigation District No. 14

Existing Service Area

GTID Zone (GTID)

College Place Zone

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Vicinity Map

Figure 2

Water Main Material

City of College Place

Green Tank Consolidation Feasibility

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Feet

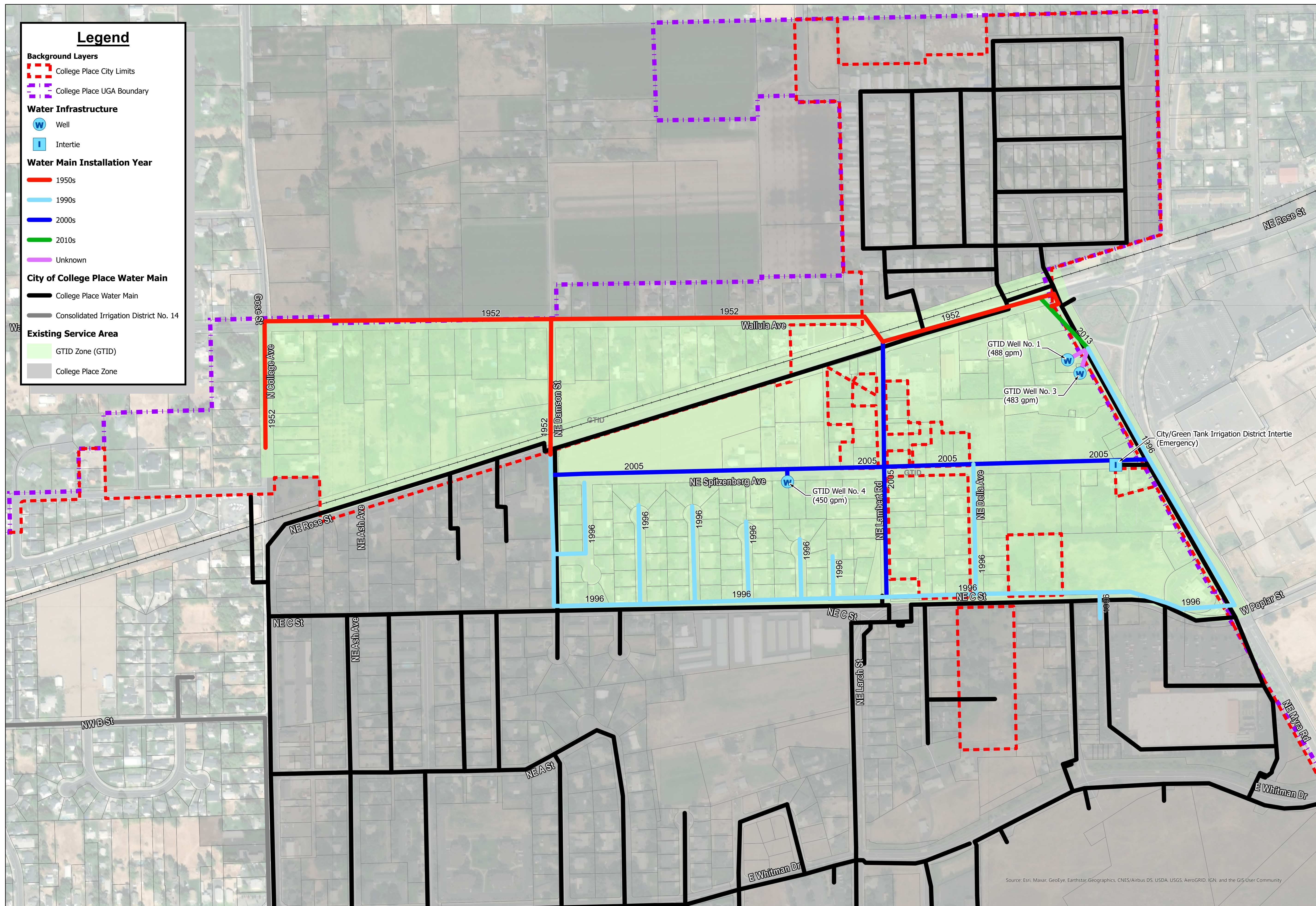
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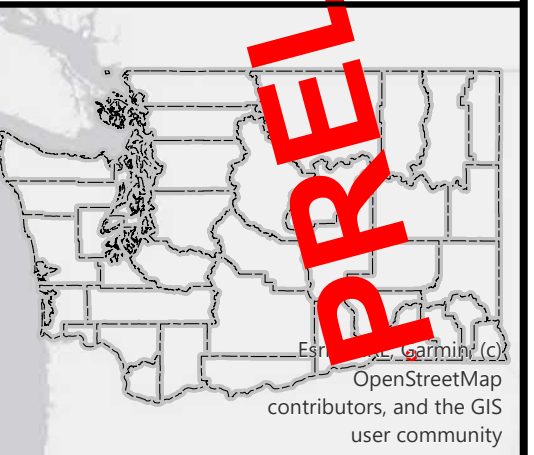
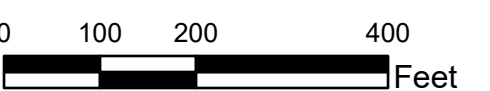


Figure 3 Water Main Installation Year

City of College Place Green Tank Consolidation Feasibility



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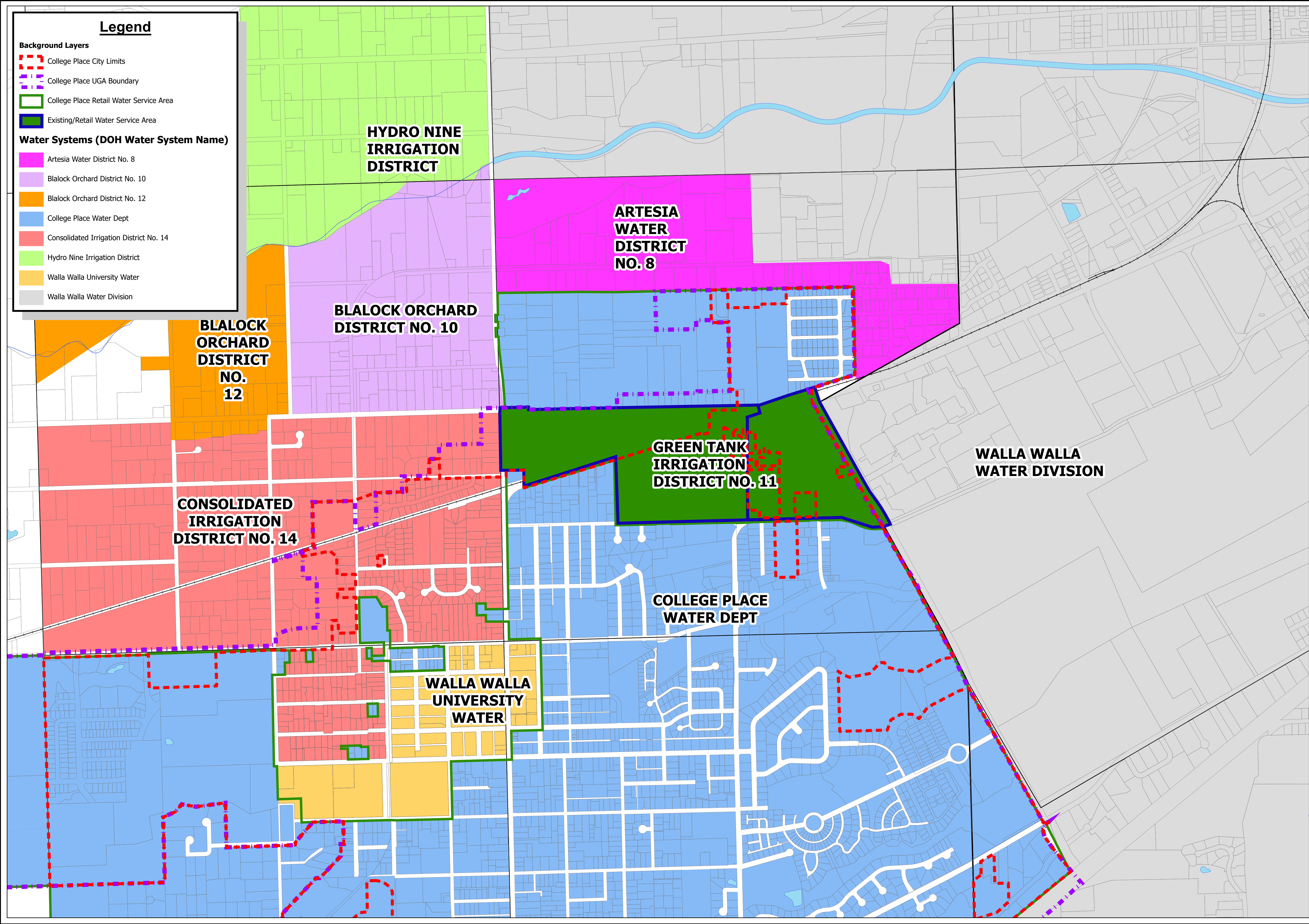


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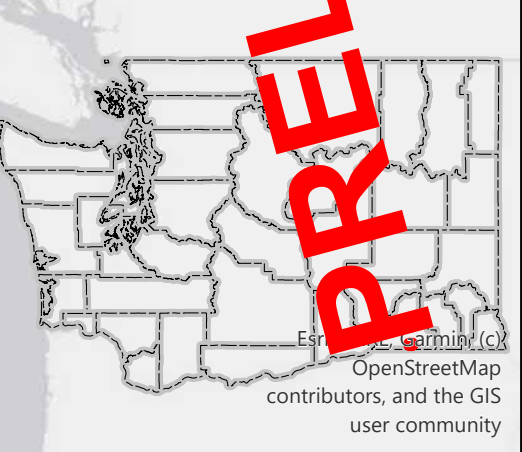
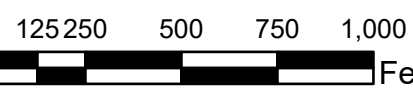


Figure 4 Service Areas and Adjacent Systems City of College Place Green Tank Consolidation Feasibility



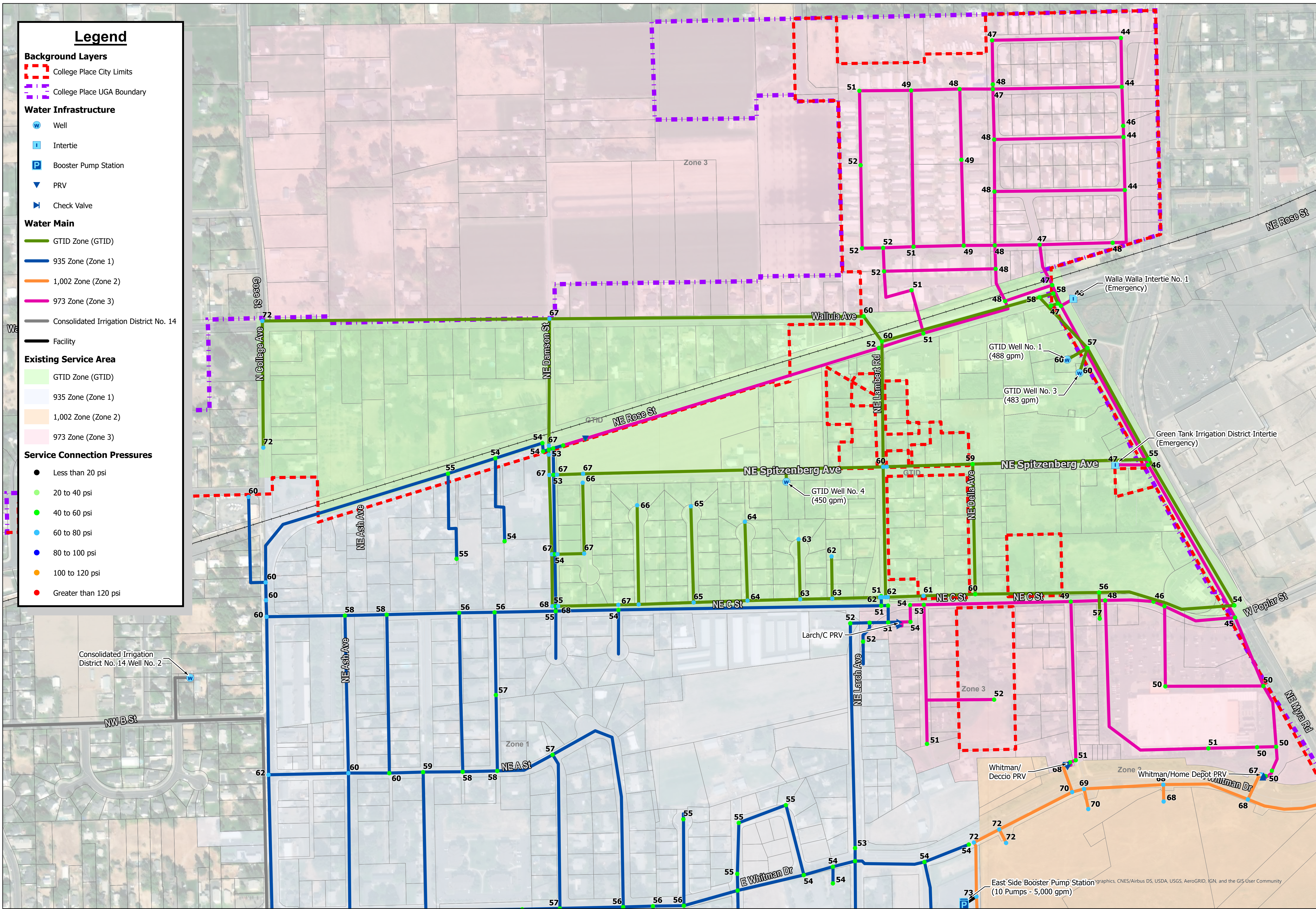
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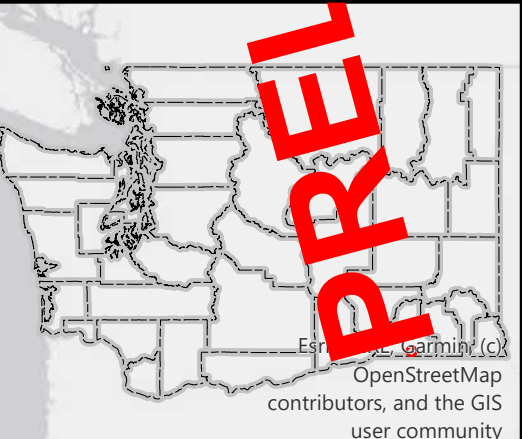


Figure 5 Existing Water System Pressures Under PHD Demands City of College Place Green Tank Consolidation Feasibility

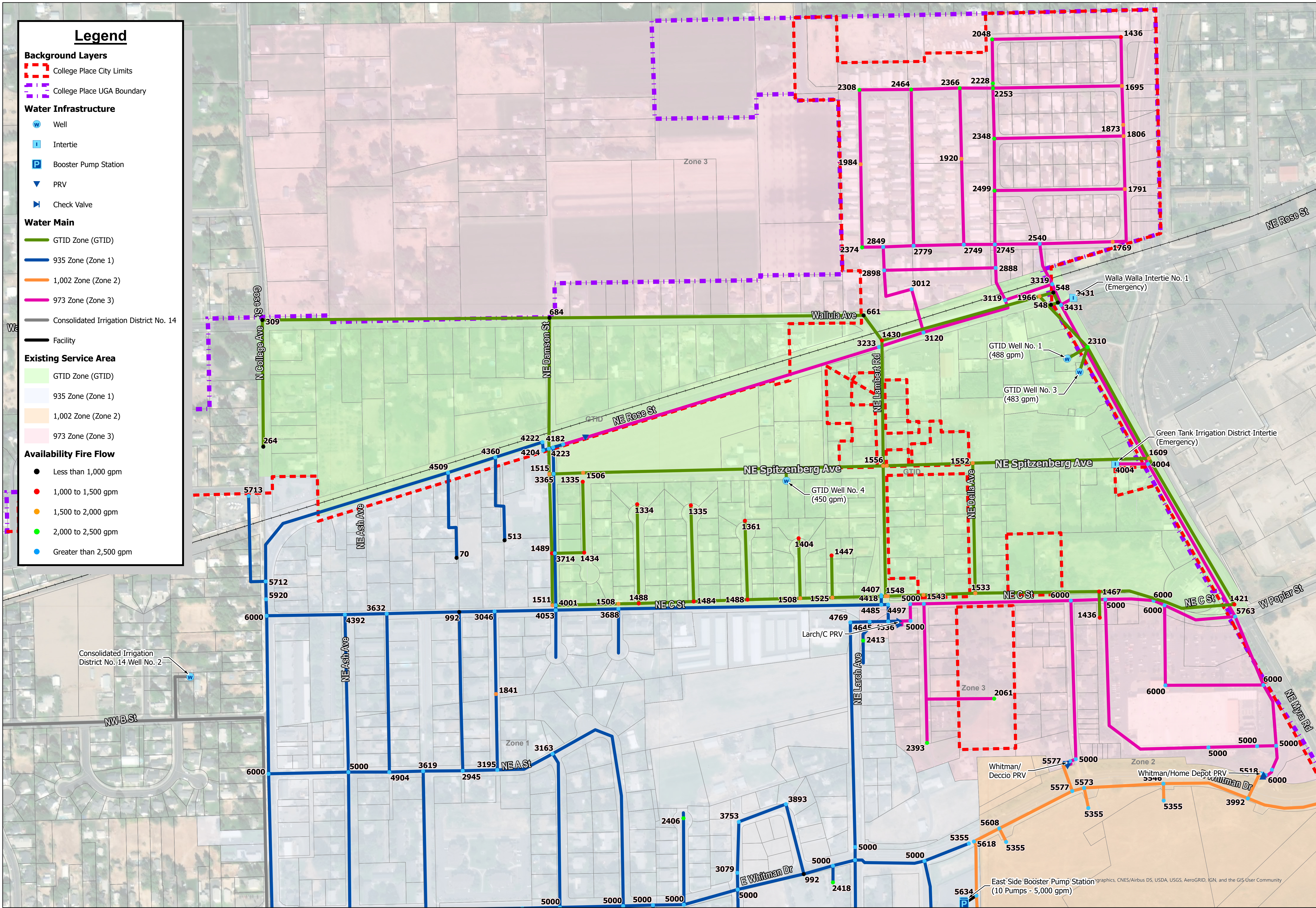


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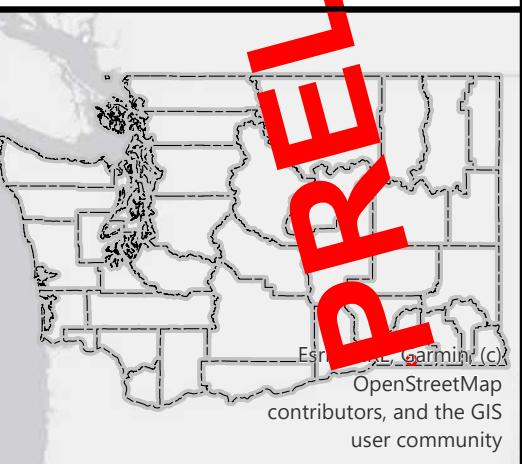


Figure 6 Existing Fire Flow Under MDD Demands City of College Place Green Tank Consolidation Feasibility

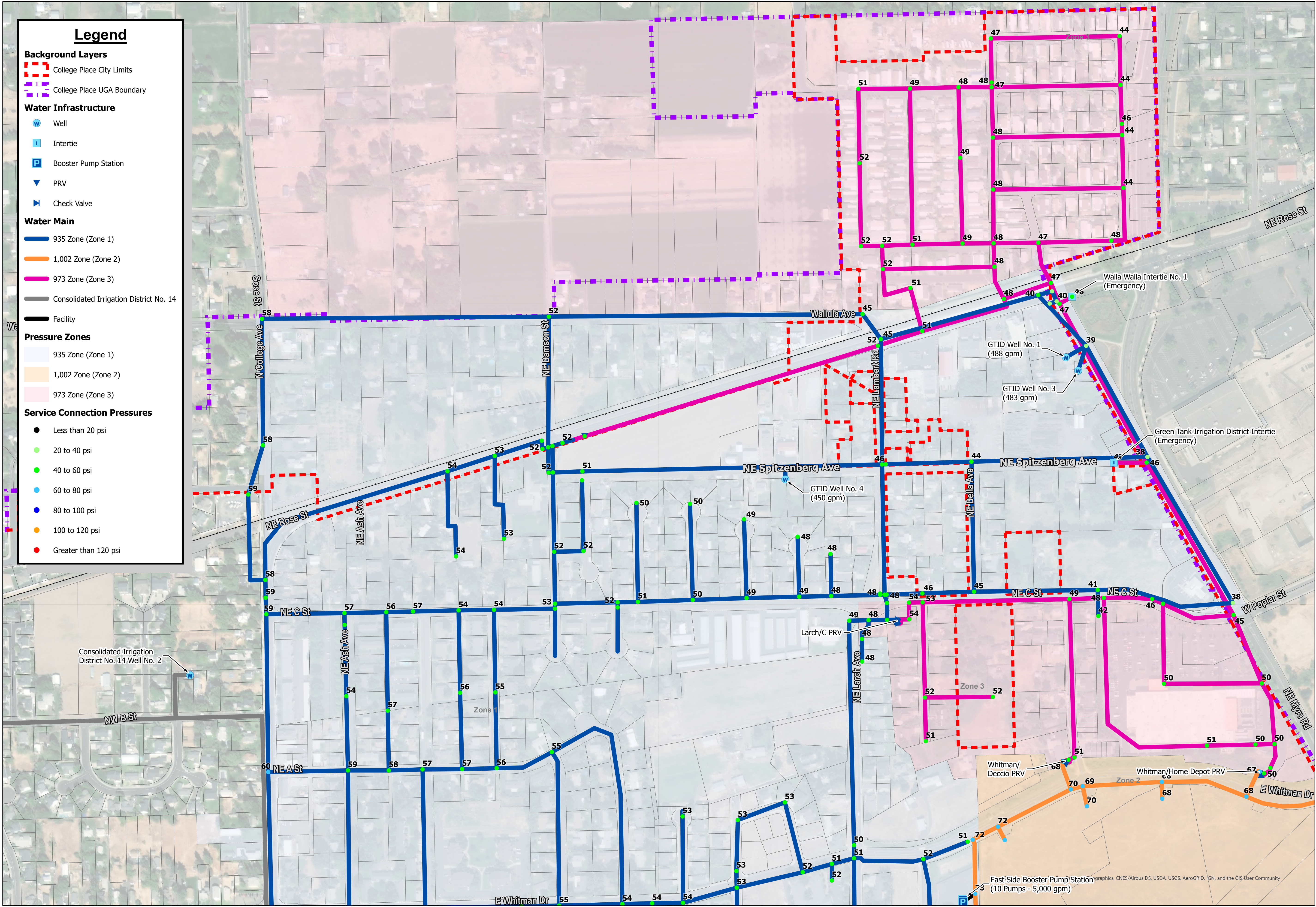


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Legend

Background Layers

- College Place City Limits
- College Place UGA Boundary

Water Infrastructure

- Well
- Intertie
- Booster Pump Station
- PRV
- Check Valve

Water Main

- 935 Zone (Zone 1)
- 1,002 Zone (Zone 2)
- 973 Zone (Zone 3)
- Consolidated Irrigation District No. 14
- Facility

Pressure Zones

- 935 Zone (Zone 1)
- 1,002 Zone (Zone 2)
- 973 Zone (Zone 3)

Service Connection Pressures

- Less than 20 psi
- 20 to 40 psi
- 40 to 60 psi
- 60 to 80 psi
- 80 to 100 psi
- 100 to 120 psi
- Greater than 120 psi

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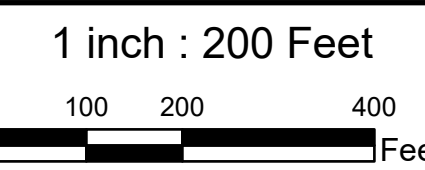
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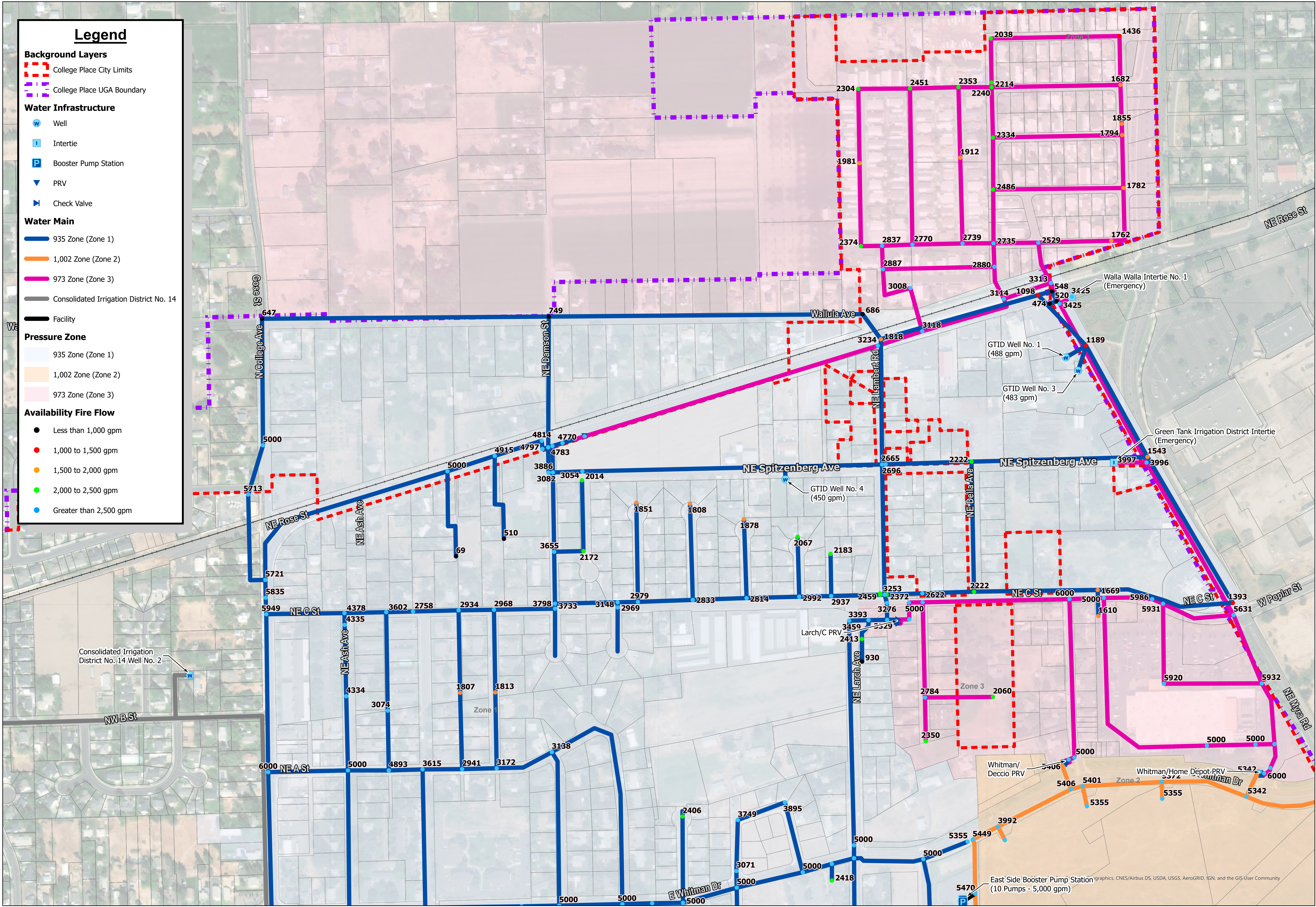
Figure 7
Scenario 1 - System Pressures
Under PHD Demands
City of College Place
Green Tank Consolidation Feasibility



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Legend

Background Layers

- College Place City Limits
- College Place UGA Boundary

Water Infrastructure

- Well
- Intertie
- Booster Pump Station
- PRV
- Check Valve

Water Main

- 935 Zone (Zone 1)
- 1,002 Zone (Zone 2)
- 973 Zone (Zone 3)
- Consolidated Irrigation District No. 14
- Facility

Pressure Zone

- 935 Zone (Zone 1)
- 1,002 Zone (Zone 2)
- 973 Zone (Zone 3)

Availability Fire Flow

- Less than 1,000 gpm
- 1,000 to 1,500 gpm
- 1,500 to 2,000 gpm
- 2,000 to 2,500 gpm
- Greater than 2,500 gpm

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Figure 8
Scenario 1 - Fire Flow
Under MDD Demands
City of College Place
Green Tank Consolidation Feasibility

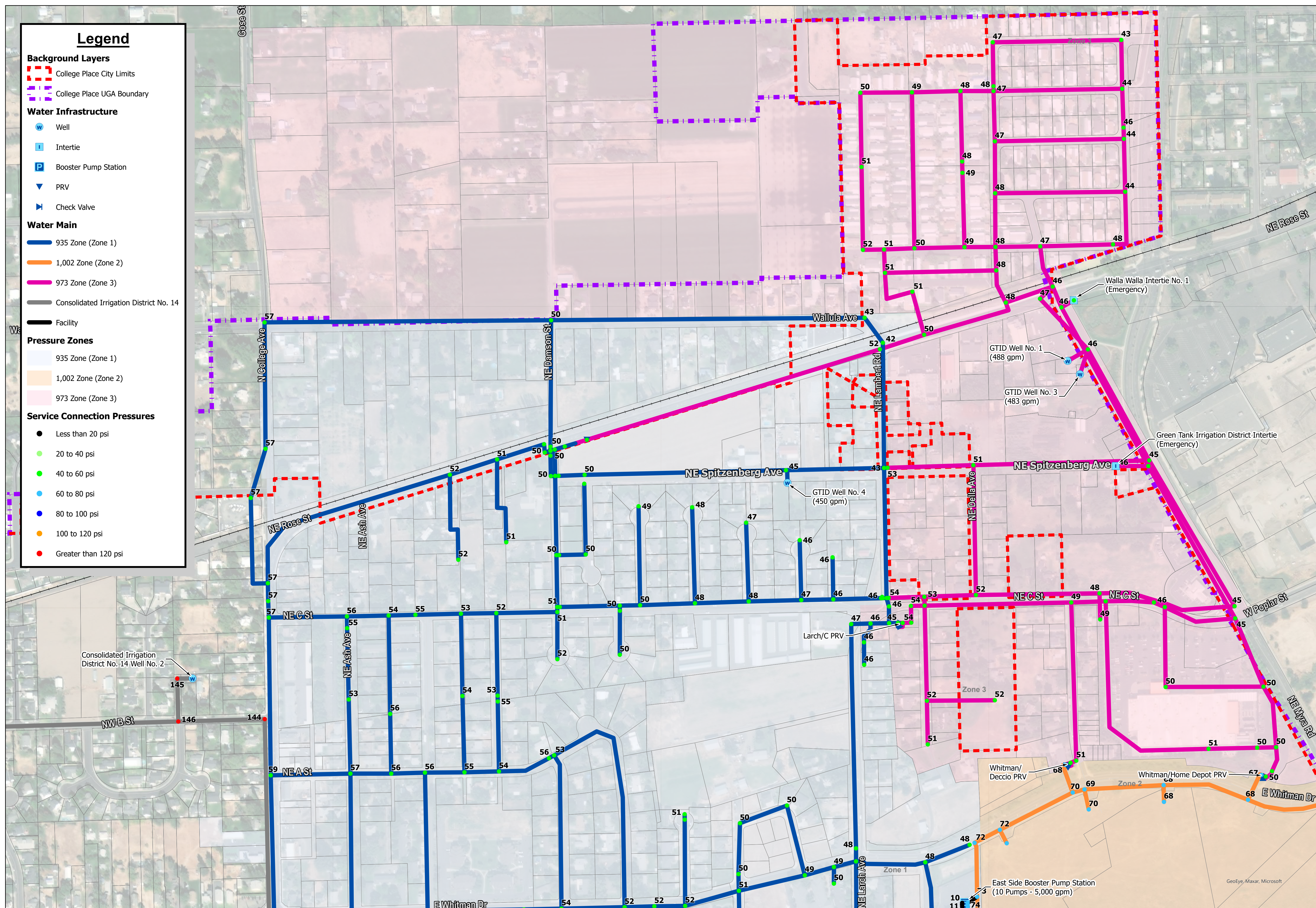


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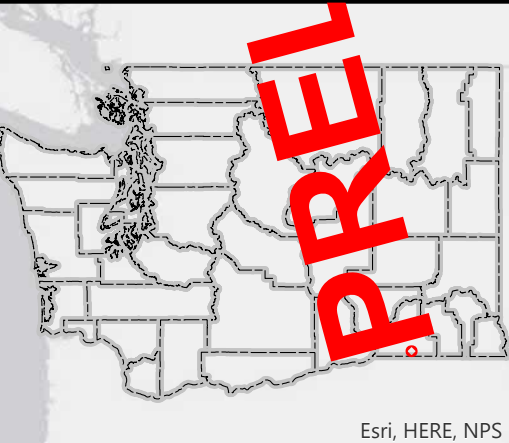
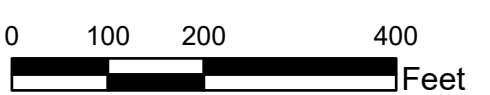


Figure 9
Scenario 2 - System Pressures
Under PHD Demands
City of College Place
Green Tank Consolidation Feasibility



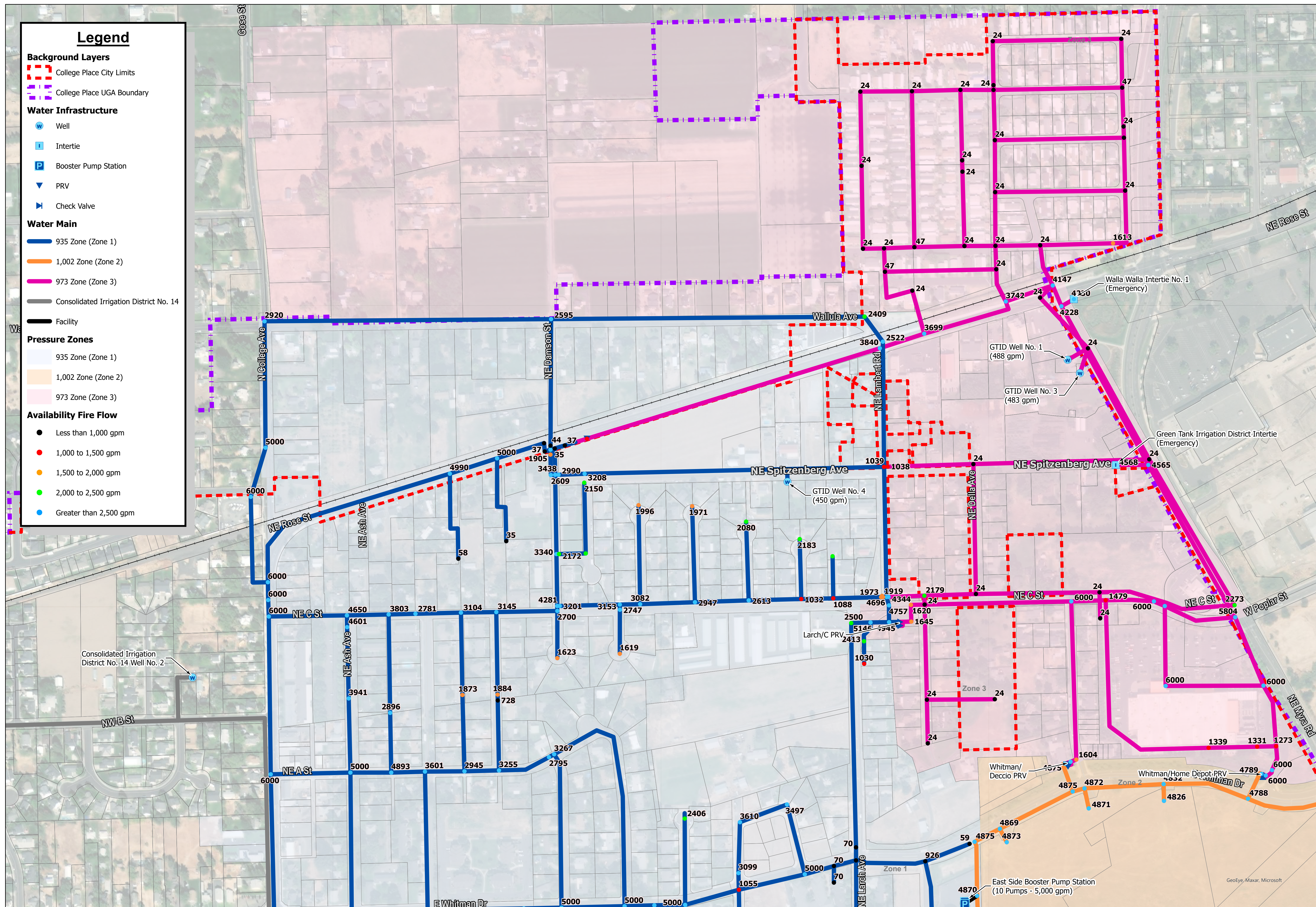
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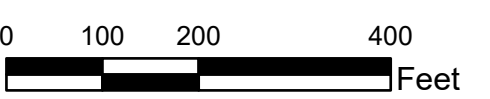
Vicinity Map



Figure 10
Scenario 2 - Fire Flow
Under MDD Demands
City of College Place
Green Tank Consolidation Feasibility



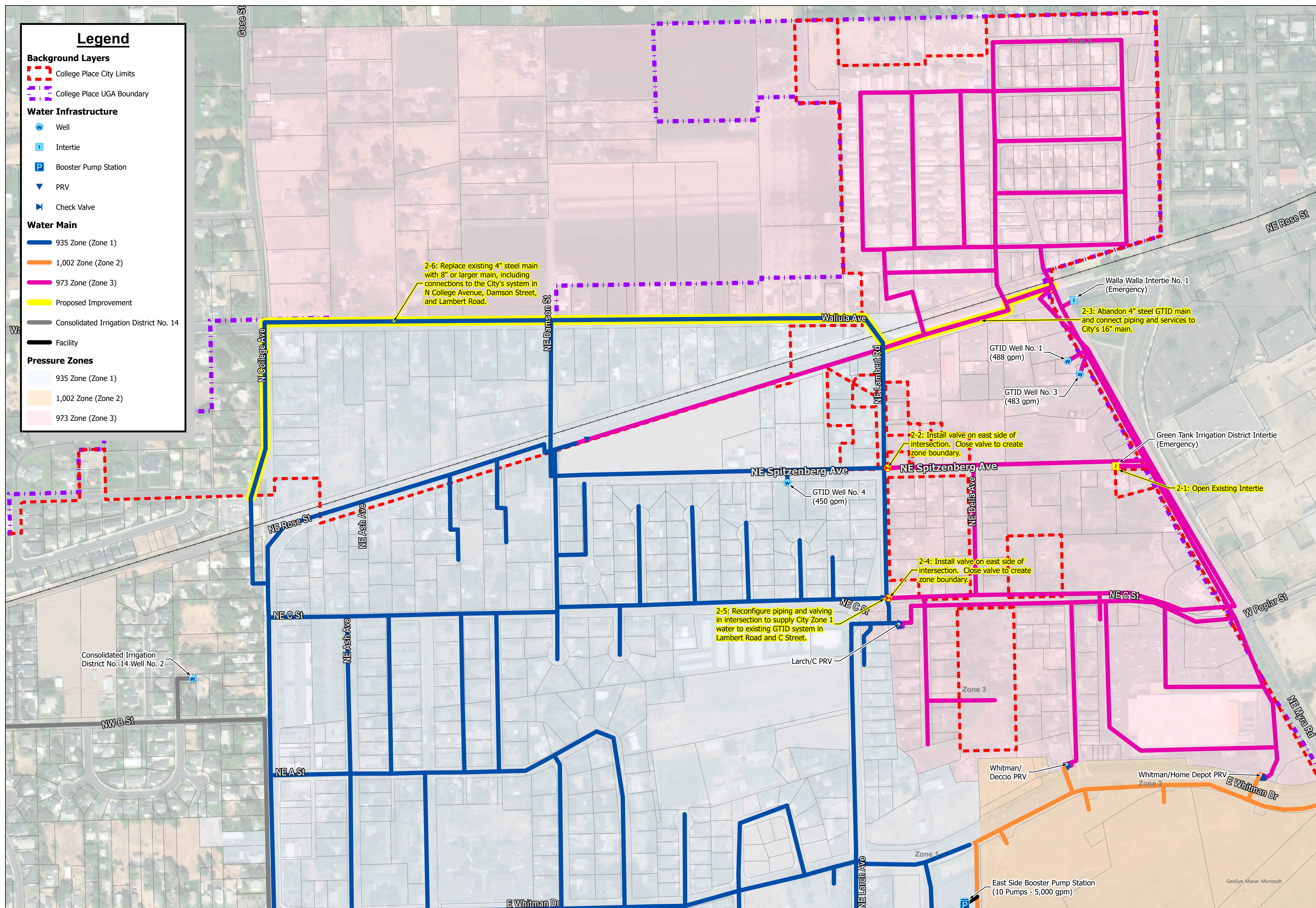
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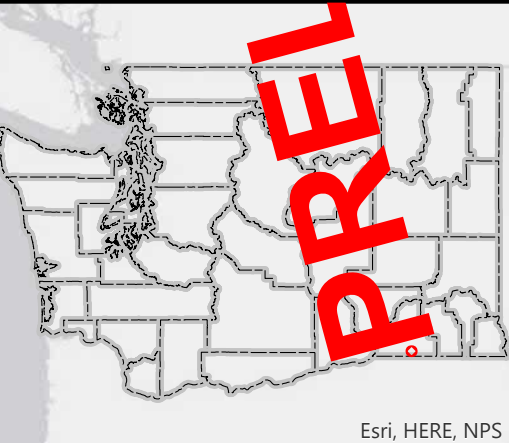


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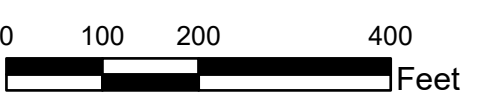


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Figure 11
Scenario 2 - Immediate
Improvement Recommendations
City of College Place
Green Tank Consolidation Feasibility



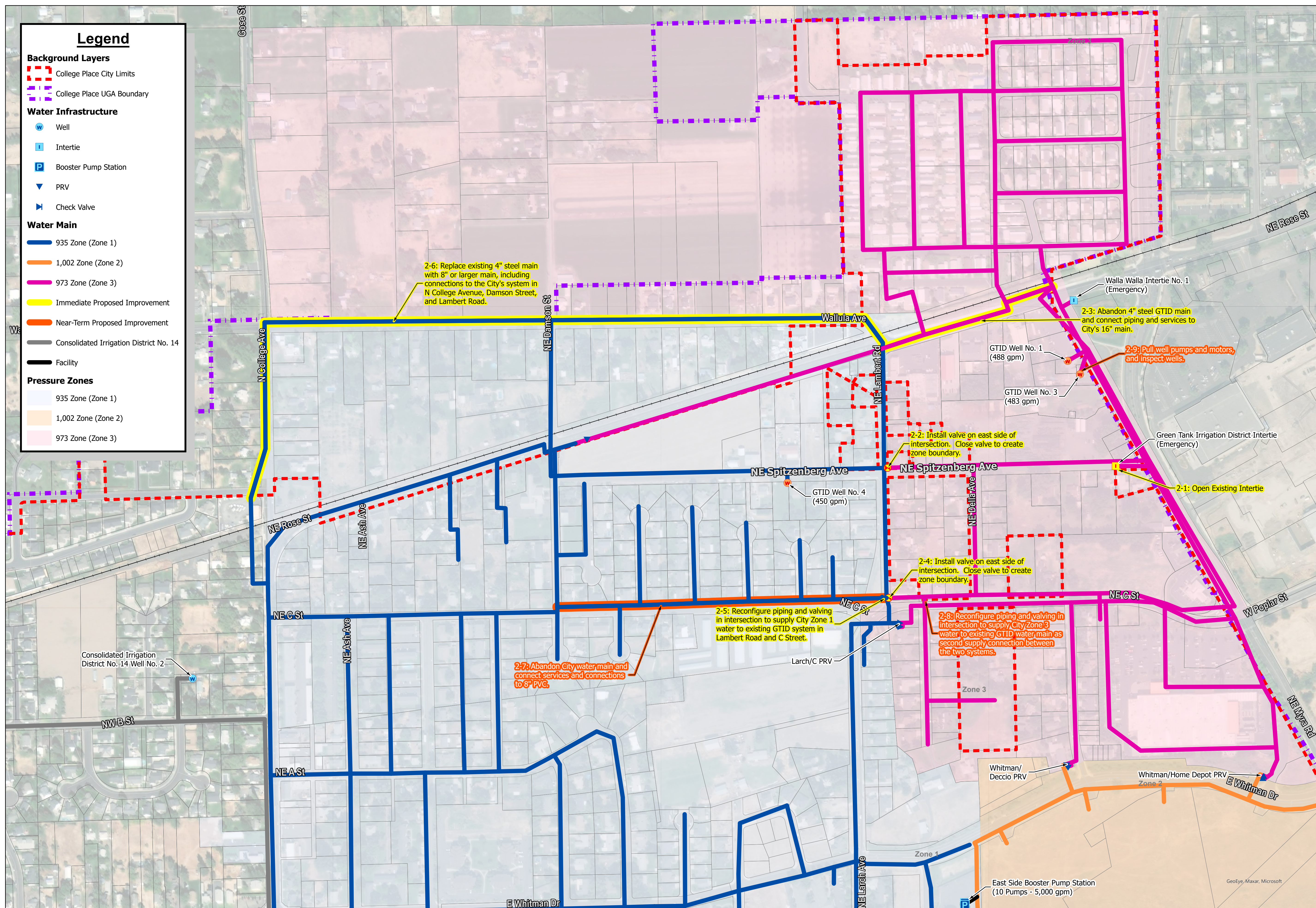
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WHEN BAR MEASURES 2"



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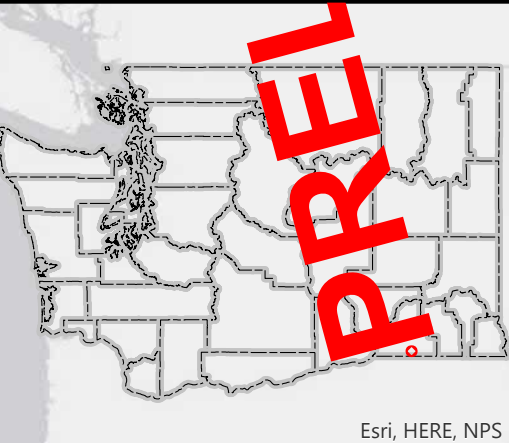


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Vicinity Map

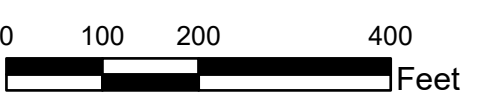


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Figure 12
Scenario 2 - Near-Term
Improvement Recommendations
City of College Place
Green Tank Consolidation Feasibility



1 inch : 200 Feet



DRAWING IS FULL SCALE
WHEN BAR MEASURES 2"



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An official website of the United States government
[Here's how you know](#)



Rural Development
U.S. DEPARTMENT OF AGRICULTURE

MENU

HOME › PROGRAMS & SERVICES › RURAL BUSINESS DEVELOPMENT GRANTS › RURAL BUSINESS DEVELOPMENT GRANTS IN WA...

-- Select State --

Rural Business Development Grants in Washington

Overview

To Apply

Other Requirements

Events

Contact

PROGRAM STATUS:

Open

APPLICATION DEADLINE:

Please select your state above to determine the deadline for applications.

Program Fact Sheet

Hoja Informativa del Programa

What does this program do?

This program is designed to provide technical assistance and training for small rural businesses. Small means that the business has fewer than 50 new workers and less than \$1 million in gross revenue.

Who may apply for this program?

Rural public entities including, but not limited to:

- Towns.
- Communities.
- State agencies.
- Authorities.
- Nonprofit corporations.
- Institutions of higher education.
- Federally-recognized tribes.
- Rural cooperatives (if organized as a private nonprofit corporation).

What is an eligible area?

Rural Business Development Grant money must be used for projects that benefit rural areas or towns outside the urbanized periphery of any city with a population of 50,000 or more. Check [eligible areas](#).

What kind of funding is available?

There is no maximum grant amount; however, smaller requests are given higher priority. There is no cost sharing requirement. Opportunity grants are limited to up to 10 percent of the total Rural Business Development Grant annual funding.

How may funds be used?

Enterprise grants must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application. Uses may include:

- Training and technical assistance, such as project planning, business counseling and training, market research, feasibility studies, professional or/technical reports or producer service improvements.
- Acquisition or development of land, easements, or rights of way; construction, conversion, renovation of buildings; plants, machinery, equipment, access for streets and roads; parking areas and utilities.
- Pollution control and abatement.
- The capitalization of revolving loan funds, including funds that will make loans for start-ups and working capital.
- Distance adult learning for job training and advancement.
- Rural transportation improvement.
- Community economic development.
- Technology-based economic development.

- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

Opportunity grants can be used for:

- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

How are applications evaluated?

All applications are evaluated based on:

- Evidence showing job creation at local businesses.
- Percent of non-federal funding committed to the project.
- Economic need in the area to be served.
- Consistency with local economic development priorities.
- Experience of the grantee with similar efforts.

Other factors are described in the current Notice of Solicitation of Applications (NOSA), if one is published.

How do we get started?

- Applications are accepted through USDA Rural Development's local or state offices. Applicants are advised to view program information specific to your local or state office to learn about local application timelines, concept paper requirements, etc.
- Grant awardees will need to complete required paperwork and comply with the terms and conditions of the award. Contact your local or state office for details.

Who can answer questions?

- Contact your [local office](#).

What law governs this program?

- Basic Program – [7 CFR Part 4280, Subpart E](#). This program is authorized by the Consolidated Farm and Rural Development Act (ConAct).

What governed the predecessor programs of Rural Business Enterprise Grants (RBEG) and Rural Business Opportunity Grants (RBOG), as well as all awards given before FY 2015?

- RBEG Basic Program - [RD Instruction 1942-G](#).
- RBOG Basic Program - [7 CFR Part 4284](#).
- This program was authorized by the Consolidated Farm and Rural Development Act (ConAct).

Why does USDA Rural Development do this?

This program provides grant money to assist with economic development planning and/or the financing or expansion of rural businesses.

NOTE: Because citations and other information may be subject to change, please always consult the program instructions listed in the section above titled “What law governs this program?” You may also contact your [local office](#) for assistance.

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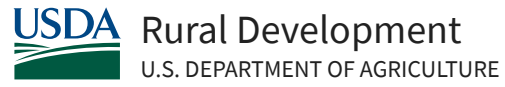
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- No FEAR Act
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- Accessibility Statement
- Privacy Policy
- Non-Discrimination Statement
- Anti-Harassment Policy
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COLLEGE PLACE-WASHINGTON

WALLA WALLA VALLEY

COMMERCIAL PROPERTIES



Michael Rizzitiello, City
Administrator
City of College Place
625 S. College Ave.
College Place, WA 99324
City Hall (509)394-8506
Mobile (509) 520-9091



COLLEGE PLACE AT-A-GLANCE

■ POPULATION (Trade Area)

- College Place – 9,780
- Walla Walla – 34,400
- WW County – 62,580
- Columbia County (WA) – 4,185
- Umatilla County (OR) – 78,383
- Union County (OR) – 26,835
- Wallowa County (OR) – 7,208
- **Total Trade Area – 179,191**

■ MEDIAN HOUSEHOLD INCOME

- \$57,858 – Walla Walla County
- \$49,347 – City of College Place
- \$50,550 – City of Walla Walla

■ RETAIL SALES (2019)

- College Place – \$164,272,589
- Walla Walla – \$695,415,712
- Walla Walla Unincorporated – \$252,332,878
- Prescott – \$4,723,391
- Waitsburg – \$8,130,617
- **Walla Walla County Totals – \$1,124,875,187**

■ AVERAGE DAILY TRAFFIC COUNTS

- Meadowbrook BLVD – 8,000 ADT
- Myra Road – 8,800 ADT
- HWY 125 – 18,000 ADT



CITY OF COLLEGE PLACE

LOCAL AND REGIONAL BUSINESSES

- Wal-Mart
- Home Depot
- Cost Less Carpet
- Conner's Flooring
- Les Schwab Tires
- Valvoline
- Honda
- Panda Express
- Del Taco
- Game Stop
- Papa Murphy's Pizza
- Subway (Two Locations)
- GNC
- Chase Bank
- Community Bank
- Banner Bank
- HAPO Credit Union
- Andy's Grocery
- Walla Walla University
- Walla Walla Community College
- Whitman College
- Comprehensive Mental Health
- Animal Clinic of Walla Walla
- Sally Beauty Supply
- Verizon Wireless
- Providence Express Services
- Armed Forces Career Center
- Papa Murphys
- Sprint
- Human Bean
- Fresh lime
- P1FCU
- HopThief Taphouse
- Sportsman Warehouse
- ULTA
- Bed Bath & Beyond
- Pet Smart
- Marshalls
- Ross
- Famous Footwear
- Macy's
- Sears
- Kmart
- Staples
- Bi-mart
- Dollar Store
- Starbucks (2)
- Dutch Brothers Coffee
- Safeway
- Albertsons
- Super 1 Foods
- Rite Aid
- Roasters
- Chevrolet
- Toyota
- Dodge Jeep Chrysler
- Nissan
- General Motors
- Auto Zone, NAPA & O'Reilly's
- Radio Shack
- McDonalds (2)
- Burger King
- Jack in the box
- Arby's
- Pizza Hut
- Dominos
- Papa Murphy's
- Little Cesar's
- Applebee's
- Taco Bell
- Big 5 Sporting
- Petco



COLLEGE PLACE LOCAL INVESTMENT

- Drinking Water Well #4 Replacement – \$4.5 Million
- Southwest Wastewater Trunk Line & Lift Station – \$7.5 Million
- Drinking Water Well #6 Improvements – \$4.5 Million
 - 4th & Academy Way Reconstruction - \$1.3 Million
 - C Street Reconstruction - \$3.5 Million
- Walla Walla University – Approximately \$5.0 Million Annually



COLLEGE PLACE COMMERCIAL PROJECTS

Project	Type	Physical Address	Sq Ftg
▪ Wal-Mart Superstore	Retail	1700 Meadowbrook	214,000
▪ Home Depot	Retail	1100 NE "C" St	128,571
▪ Meadowbrook Plaza – A & B	Retail	1605/1705 SE Meadowbrook	26,274
▪ Elsom Roofing	Retail	639 NE Spitzenburg	3,996
▪ Wenzel Nursery	Retail	1015 NE Spitzenburg	703
▪ Del Taco	Restaurant	1725 SE Meadowbrook	2,568
▪ State Farm Ins	Retail	1296 SE 12th	2,576
▪ Banner Bank	Bank	1125 NE "C" Street	3,610
▪ Oil Can Henry's	Retail	325 NE Myra Rd	2,842
▪ Graphic Apparel	Retail	860 NE Rose	6,534
▪ Community Bank	Bank	1288 SE Commercial Dr	21,507
▪ Chase Bank	Bank	1715 SE Meadowbrook	4,225
▪ Les Schwab Tire	Retail	1735 SE Meadowbrook	9,518
▪ Panda Express	Restaurant	1721 SE Meadowbrook	2,448
▪ Honda of America	Retail	1240 SE Commercial Dr	21,829
▪ HAPO Credit Union	Bank	2376 Taumaron Rd	3,683
▪ GSA Building	Soc. Security	880 NE Rose	4,600
▪ Paragon Auto	Retail	990 NE Rose	2,239
▪ Comprehensive Mental Health	Medical	1250 SE Commercial Dr	16,233
▪ Human Bean	Retail	1195 E. Whitman Dr	494
▪ HopThief Taphouse	Retail	795 SE Sydnee Ln	10,000

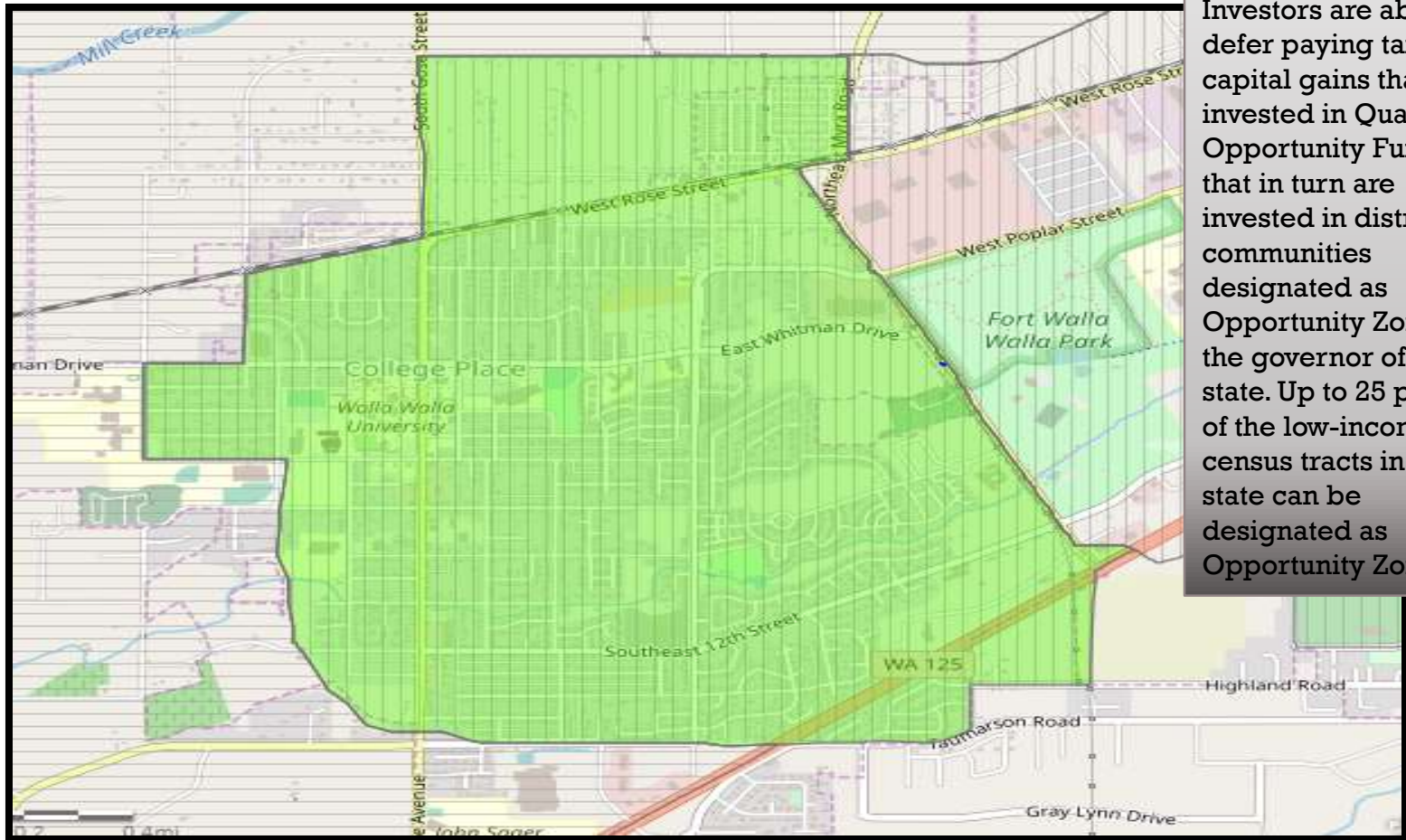
❖ **TOTAL Square Footage**

495,170



OPPORTUNITY ZONE

COLLEGE PLACE IS AN OPPORTUNITY ZONE



Investors are able to defer paying taxes on capital gains that are invested in Qualified Opportunity Funds that in turn are invested in distressed communities designated as Opportunity Zones by the governor of each state. Up to 25 percent of the low-income census tracts in each state can be designated as Opportunity Zones.

<https://www.commerce.wa.gov/growing-the-economy/opportunity-zones/>



SITE 1

4.54 and acre General Commercial, Parcel #350725522434
Located on NE Rose St. with good access to Myra Rd. Opportunity Zone



Contact Pauline S. Guglielmelli (509) 525-9057



SITE 2

Outlet in front of Home Depot
0.22 acres General Commercial, Parcel #350725590103
Located on NE "C" St with excellent access to Myra Rd. Opportunity Zone



Adjacent to Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear, Shopko,
Valvoline, Home Depot, Walmart, Honda

Contact – Jayne DiDario – 509-956-6097 /
jayne@wallawallasir.com



SITE 3

Village at Fort Walla Walla / SW Corner of Myrd Rd & Whitman Dr
33.23 acres General Commercial . Opportunity Zone
Approximately 200,000 SF of Retail / Office Space
Planning and Environmental Permitting Completed



Contact – Bob Price 757-805-8198 / bobpandmelj@gmail.com

SITE 3-CONTINUED

Village at Fort Walla Walla Shared Street/Main Street Concepts



SITE 4

6.43 acres, Myra Road Frontage, across from Fort Walla Walla Park.

Parcel # 350736110047, 360731220044 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Shopko, Valvoline, Home Depot, Walmart, Honda

Contact – Bob Rupar 509-524-7406 / bob.Rupar@nelsonirrigation.com



SITE 5

6.11 acres, Close to HWY 125, Corner of Myra Rd & SE 12th
Parcel # 360731230060 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Shopko, Valvoline, Home Depot, Walmart, Honda

Contact – Bob Rupar (509) 524-7406 / bob.Rupar@nelsonirrigation.com



SITE 6

1.09 acres, Corner of SR 125 & Myra Road
Parcel # 360731320069 . Opportunity Zone



Excellent location for Auto Dealer
Near Sportsman Warehouse, Ulta, Bed Bath & Beyond, Pet Smart, Marshalls,
Ross, Famous Footwear, Shopko, Valvoline, Home Depot, Walmart, Honda

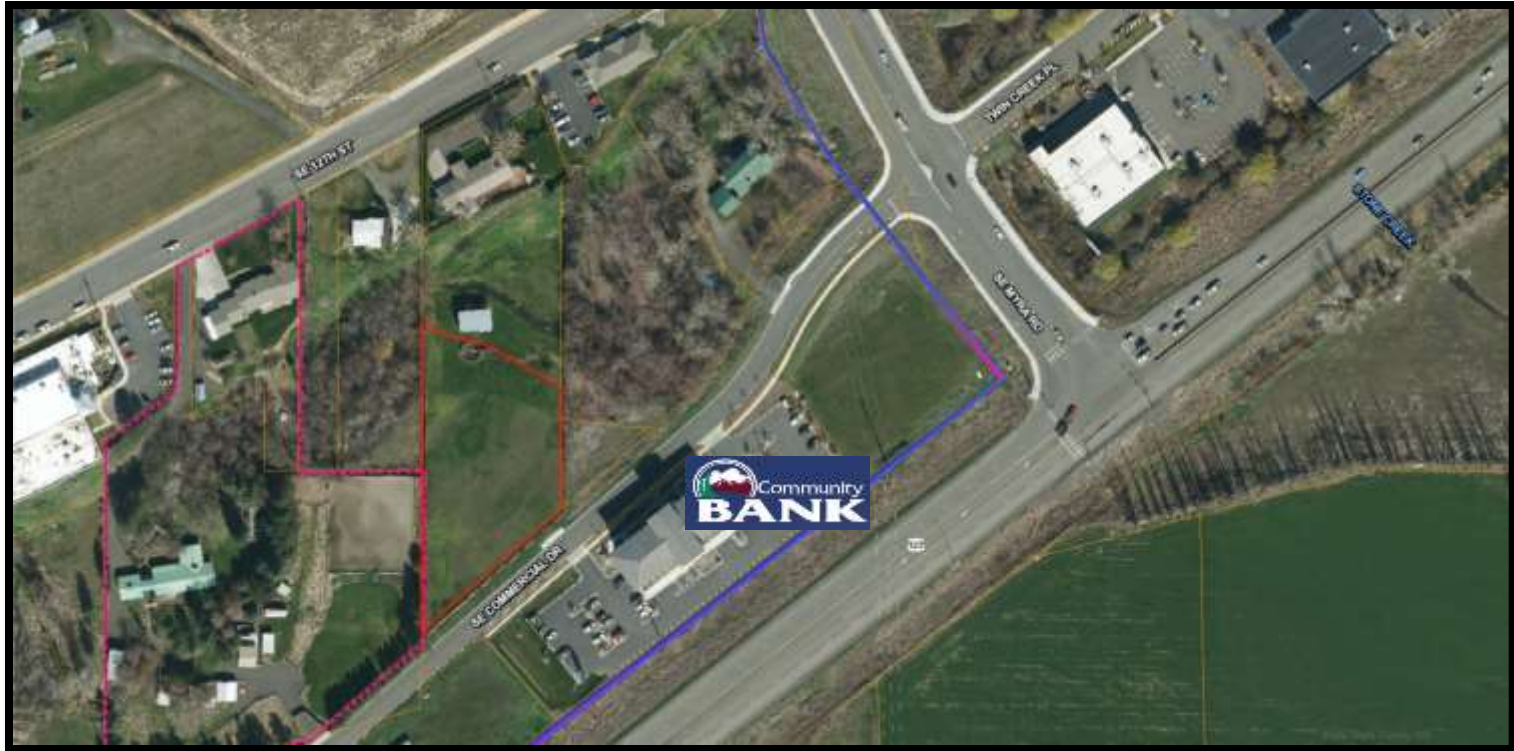
Contact – Tom Moran (509) 525-0804 / tmoran@communitybanknet.com

Broker – Tom Keenan (503)-705-6393



SITE 7

1.09 acres, Commercial Dr, SR 125 & Myra Road, 1279 SE Commercial Drive
Parcel # 350731320075 . Opportunity Zone



Excellent location for Auto Dealer
Near Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear, Shopko,
Valvoline, Home Depot, Walmart, Honda
Contact – Dave Corbett (509)-525-4110 / david@lloydsinsurance.net



SITE 8

2.76 & 3.32 acres. Direct access to SR 125 w/signal, 1255 SE Commercial Drive
Parcel # 350736060001, 350736410054 . Opportunity Zone



Excellent location for Auto Dealer
Near PetCo, Big 5 Sporting Goods, Walmart, Honda

Contact – Randy McPherson (541) 746-2110

Broker – David Corbett (509)-525-4110 / david@lloydinsurance.net



SITE 9

1.02 acres. Adjacent to SR 125 W Signal / 1225 SE Commercial Drive
Parcel # 350736050002 . Opportunity Zone



Excellent location for Auto Dealer

Near Sportsman Warehouse, Ulta, Bed Bath & Beyond, Pet Smart,
Marshalls, Ross, Famous Footwear, Valvoline, Home Depot, Walmart, Honda

Contact – Steve Anderson (509) 539-1172 or
Broker – Rob Ellsworth (509)-430-2378



SITE 10

0.95 & 0.36 ac, Adjacent to SR 125 w/signal.
Parcel # 350601210093, 350601210095



North to.



Near Sportsman Warehouse, Game Stop, Papa Murphy's, Sally Beauty Supply, Del Taco, Famous Footwear, Verizon Wireless, Maurices, Walmart, Honda

**Contact – Steve Anderson (509) 539-1172 or David Hull – Broker
(509)-520-1143 / hull@cbfr.biz**



SITE 11

6.72 acres, Adjacent to SR 125 w/signal. / 1655 SE Meadowbrook Drive
Parcel # 350601210090



Excellent Location for a Hotel, Retail, or Restaurants
Contact – Travis Watts 509-386-0955 /travisw@cbfr.biz

SITE 12

27 acres, Near Intersection of SR 125 & College Avenue
Parcel # 35060211002



Excellent Location for a Hotel
Near Future Residential (300SFR)
Near College Place High School, Wal-Mart, Les
Schwab, Chase Bank, Panda Express, Del-Taco

Contact – Michael McKeirnan 509-301-5341 / stonecreekdevelopment@Hotmail.com



SITE 13

806 S College Ave. Near City Hall, Post Office, Walla Walla University, Banking, Local Shopping
Parcels #350735602514 . Opportunity Zone



Contact – Delona Bell (509)-525-2216/ delona@cmbell.com



CITY CONTACTS

- Michael Rizzitiello, City Administrator 509-394-8506 or 509-520-9091
 - Email: mrizzitiello@cpwa.us
- Jon Rickard, Community Development Director 509-394-8524
 - Email: jrickard@cpwa.us
- Paul Hartwig, Public Works Director 509-394-8526
 - Email: phartwig@cpwa.us
- Scott Hall, Building Official 509-394-8522
 - Email: shall@cpwa.us





City of College Place

Where small-town living and learning meet

Welcome to College Place, home of Walla Walla University, and a community of over 9,800 residents located in the Heart of the Walla Walla Valley



The City of College Place is located in Walla Walla County adjacent to the City of Walla Walla. The area is the perfect place to experience all four seasons with its warm sunny summers, crisp yet moderate winters and spectacular springs and falls that fill the area with color. Walla Walla has been recognized as “America’s Friendliest Small Town” by USA Today. Major employers in the region include food-processors, machinery and irrigation manufacturers, and schools and colleges, including Whitman College, Walla Walla Community College and Walla Walla University. The area is served by the Walla Walla Regional Airport, US Highway 12, and the Union Pacific Railroad. The area boasts four 18-hole golf courses, over 100 world class wineries, recreational trails, the Blue Mountains and local rivers, offering residents of all ages a variety of recreational opportunities including picnicking, recreational sports, cycling, fishing, hunting, golf, and winter sports.

College Place-At-A-Glance

Statistic	College Place, WA	Walla Walla County, WA	State of Washington
Median Family Income	\$69,071	\$72,479	\$88,660
Population below Poverty Line	15.5%	13.3%	9.8%
Percent Bachelor’s Degree or Higher	39.5%	29.8%	37.0%
Population in Labor Force	61.3%	57.2%	65.1%
Median Home Value	\$197,200	\$231,500	\$399,400
Median Age	35.0	37.5	37.9
Average Commute	11.3	16.0	28.8

Source Data: 2015 to 2019 US Census American Community Survey

Targeted Industry Clusters

The City of College Place and Port of Walla Walla has identified multiple industry clusters for targeted attraction and recruitment efforts. The clusters are: **Retail, Education, Healthcare, Agriculture, and Advanced Technology.**



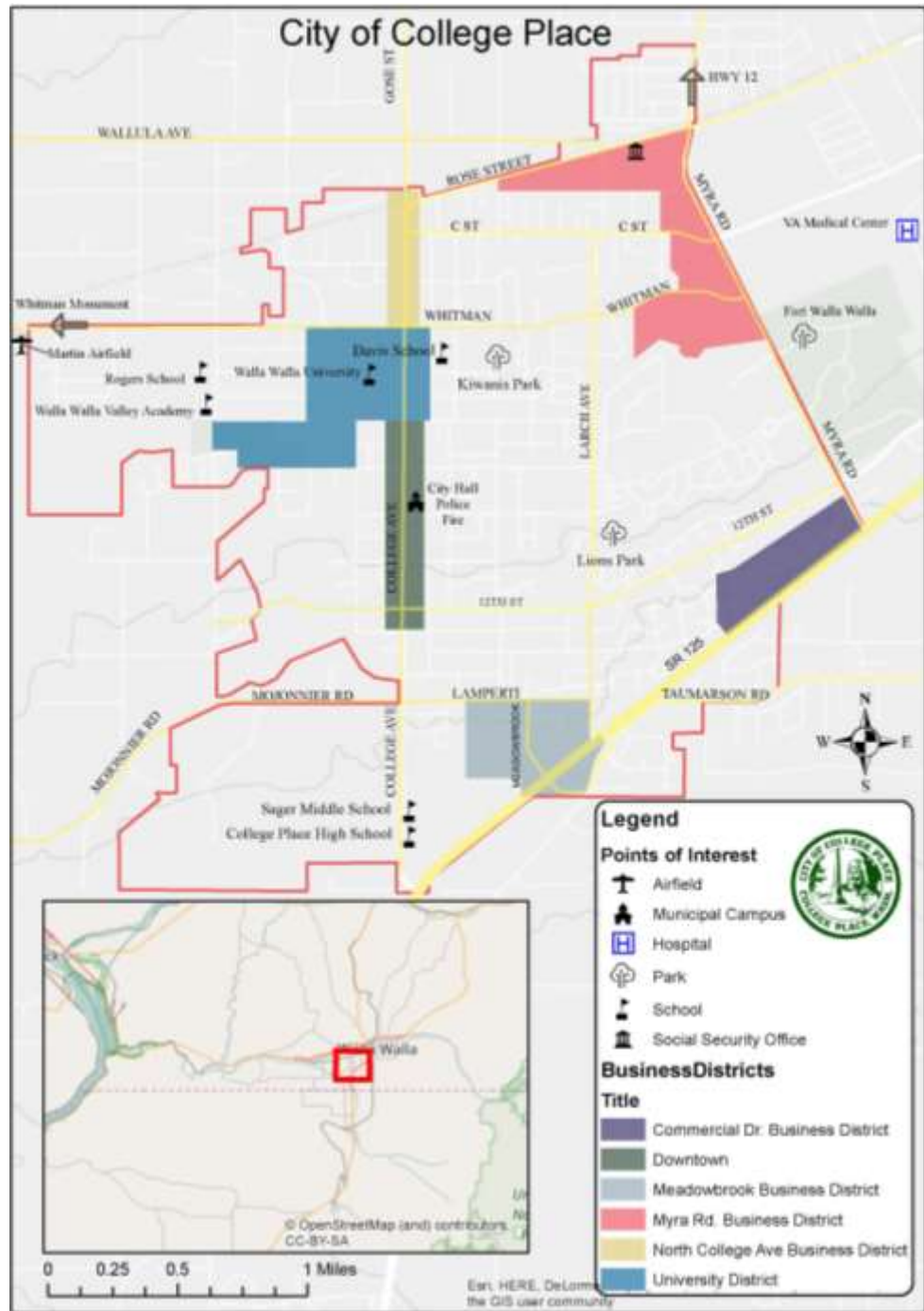
City of College Place

Where small-town living and learning meet



City	Mileage	Time
Tri-Cities (Kennewick, Pasco, Richland)	44.3	52 minutes
Spokane	155	2 hours 45 minutes
Yakima	129	2 hours 18 minutes
Seattle	270	4 hours 24 minutes
Portland	240	3 hours 57 minutes
Lewiston	105	2 hours 3 minutes
Boise	252	4 hours 2 minutes

Location Map



For more information: www.cpwa.us . www.portwallawalla.com

Mike Rizzitiello – City Administrator . Phone: 509-394-8506 . Email: mrizzitiello@cpwa.us



We are OPEN for business!!!!

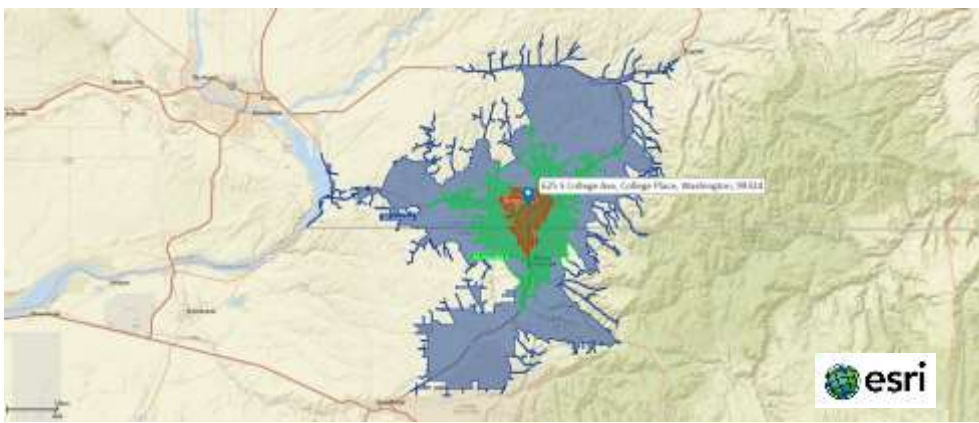
And ready for yours.

Nestled in the picturesque Walla Walla Valley, our stunning blue skies offer more than an ideal climate; they represent the boundless investment opportunities of College Place. College Place offers residents and business direct access to three superb higher education institutions, a quality public and private secondary education system, reliable infrastructure, extensive labor market, efficient transportation systems, and a forward-thinking government that thrives on innovation. College Place offers investors, businesses, and employees the perfect place to live, work, and play. We build upon the foundation of small town character to enhance the quality of life, while providing reliable, innovative, efficient, and courteous service that is second to none.

Demographic Overview

	10 Minute Drive		20 Minute Drive		40 Minute Drive	
	2020	2025	2020	2025	2020	2025
Population	42,608	43,784	61,588	63,154	71,740	73,448
Households	16,829	17,326	23,804	24,468	26,857	27,571
Median Income	\$46,847	\$50,641	\$50,255	\$53,439	\$51,411	\$54,981
Per Capita Income	\$25,146	\$27,954	\$26,314	\$29,428	\$26,141	\$29,310
Median Age	37.3	38.7	37.9	39.0	38.2	39.3

Drive Time Trade Area Map



- ✓ Pro-business attitude
- ✓ Prime location
- ✓ Inexpensive business license and permitting costs
- ✓ Efficient development review process
- ✓ Access to highway, rail, and airports
- ✓ Great quality of life
- ✓ Outstanding public and private K thru 12th grade school systems
- ✓ Three superb higher education institutions
- ✓ Over 85 acres of Infill and greenfield development sites
- ✓ Competitively priced utilities



City of College Place Economic Development

Mike Rizzitiello, City Administrator
 625 S. College Ave, College Place, WA, 99324
 Phone: (509)-394-8506
 Email: mrizzitiello@cpwa.us

Website: www.cpwa.us
www.portwallawalla.com/





We are OPEN for business!!!!

These retailers are
Beautifully positioned
in College Place, Washington!



Based on an analysis of lifestyle characteristics of our households, College Place's consumers match the core customers of concepts such as:



Potential Retail Leakage 40 Minute Drive Time

- Restaurants: \$10,497,991
- Automotive Dealers: \$33,781,639
- Electronic and Appliances: \$11,432,448
- Health & Personal Care: \$12,580,946
- Gasoline Stations: \$22,792,825
- Clothing Stores: \$20,542,773
- Grocery Stores: \$3,759,388
- Furniture & Home: \$8,679,475



City of College Place Economic Development

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625 S. College Ave, College Place, WA, 99324
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Email: mrizzitiello@cpwa.us

Website: www.cpwa.us
www.portwallawalla.com/





College Avenue

Downtown College Place (4th to 13th Streets)

North College Ave Business District (Whitman Drive to Rose Street)

College Avenue serves as the Main Street of the community. The corridor recently underwent a \$15 million reconstruction which includes pedestrian lighting, sidewalks and traffic signals. The corridor consists of a mix of small businesses, offices, and residential. Walla Walla University is at the center of the corridor. It has Bachelor and Graduate Degree Programs and has a student population of 2,000. The long term vision of this corridor is spelled out in the recently adopted College Avenue Design Standards. Community goals for the corridor is to create “small town” atmosphere, be a setting for a “slow pace of life,” and make sure that buildings and storefront are the dominant features. Various properties are available for sale or lease.

Data Points

Statistic	10 Minute Drive Time	20 Minute Drive Time	40 Minute Drive Time
2020 Population	29,753	63,795	71,637
2025 Population	30,747	65,370	73,345
2020 Daytime Population	32,059	63,007	70,088
2020 Median Household Income	\$46,255	\$50,221	\$51,462
2025 Median Household Income	\$50,250	\$53,399	\$55,044
2020 Median Home Value	\$261,071	\$268,276	\$265,941
2025 Median Home Value	\$332,515	\$333,878	\$328,589
2020 Median Age	38.1	37.5	38.2
2025 Median Age	39.7	38.6	39.3

Retail Leakage Gap (40 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$44,104,159	80.2
Jewelry, Luggage, and Leather Goods	\$6,736,504	65.4
Clothing Stores	\$20,482,125	61.0
Nonstore Retailers	\$8,517,506	59.3
Clothing & Clothing Accessories	\$29,181,946	56.5
Other Motor Vehicle Dealers	\$16,259,810	53.5
Furniture Stores	\$8,714,639	48.1
Other Miscellaneous Store Retailers	\$11,051,629	33.8
Office Supplies, Stationary, and Gifts	\$2,981,312	31.5
Miscellaneous Store Retailers	\$15,874,458	30.1
Electronic and Appliance Stores	\$11,369,781	27.4

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports Jan 2021.



Meadowbrook Business District



The Meadowbrook Business District comprises land zoned General Commercial near the intersection of State Route 125 & Meadowbrook Drive. Commercial businesses in the area include Super Walmart, Maurice's, Del Taco, Panda Express, GameStop, Subway, Papa Murphy's Pizza, and more. The new College Place Library is in Meadowbrook Plaza. College Place High School and John Sager Middle School are nearby. Commercially-zoned land is available for sale behind Meadowbrook Plaza and across the street from College Place High School on College Avenue.



Data Points

Statistic	10 Minute Drive Time	20 Minute Drive Time	40 Minute Drive Time
2020 Population	35,136	61,554	71,551
2025 Population	36,193	63,113	73,256
2020 Daytime Population	38,104	63,072	70,020
2020 Median Household Income	\$47,927	\$50,181	\$51,460
2025 Median Household Income	\$51,396	\$53,332	\$55,038
2020 Median Home Value	\$267,945	\$266,156	\$265,761
2025 Median Home Value	\$341,260	\$331,331	\$328,281
2020 Median Age	38.8	37.8	38.2
2025 Median Age	40.1	39.0	39.2

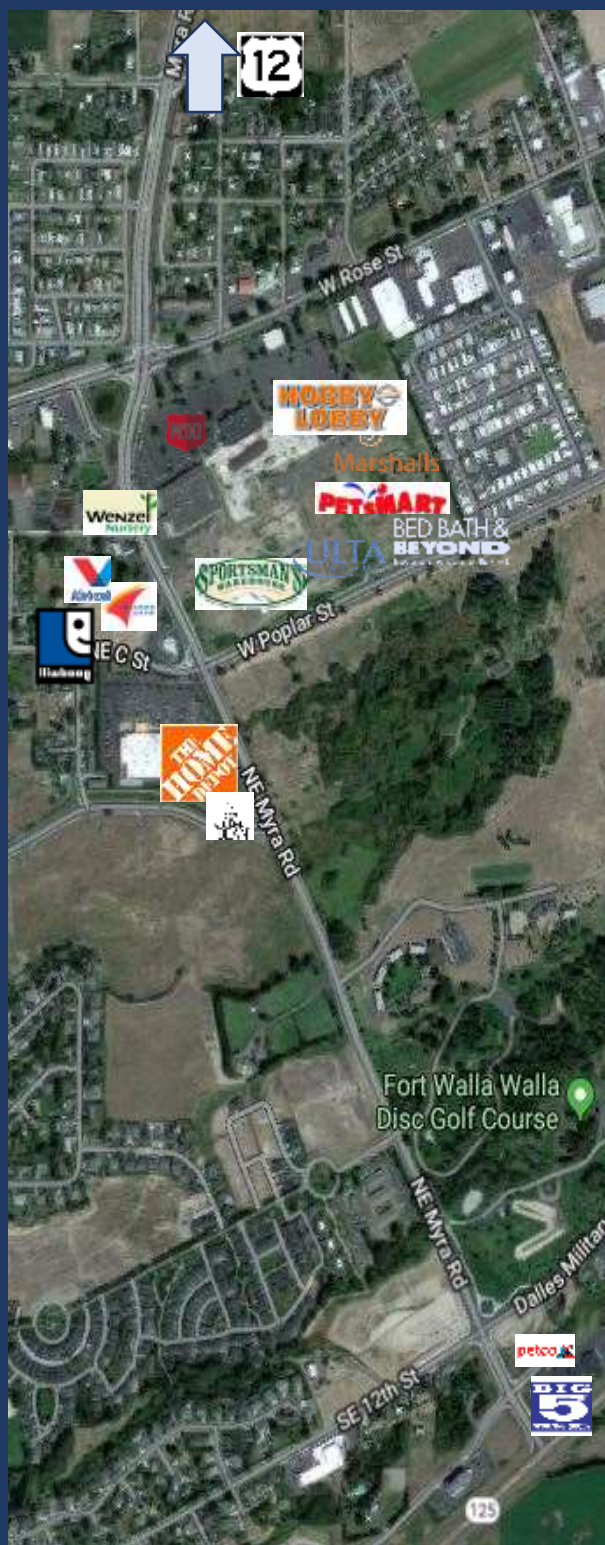
Retail Leakage Gap (40 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$44,020,308	80.1
Jewelry, Luggage, and Leather Goods	\$6,721,513	65.3
Clothing Stores	\$20,438,599	60.9
Nonstore Retailers	\$8,507,772	59.3
Clothing & Clothing Accessories	\$29,119,313	56.4
Other Motor Vehicle Dealers	\$16,224,685	53.5
Other Miscellaneous Store Retailers	\$11,027,878	33.7
Office Supplies, Stationary, and Gifts	\$2,973,649	31.5
Miscellaneous Store Retailers	\$15,833,194	30.0
Direct Selling Establishments	\$1,147,507	30.5
Electronics & Appliance Stores	\$11,330,779	27.3

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports – January 2021.



Myra Rd Commercial Corridor



Myra Rd is a two mile long Commercial Corridor that connects US Highway 12 with State Route 125. It also acts as the boundary between City of College Place to the west and the City of Walla Walla to the east. Several commercial establishments already call the Myra Rd Corridor home ranging from Home Depot, Banner Bank, and the new Walla Walla Town Center which comprises several retailers such as Hobby Lobby, Marshalls, Ulta, Famous Footwear, and more. Fort Walla Walla Park and Museum is also located along this corridor. Several pieces of land zoned Commercial ranging from one to over thirty acres is available for lease or purchase in the City of College Place along this corridor. Ideal uses for this corridor include big box retail, restaurants, and office space.

Data Points

Statistic	10 Minute Drive Time	20 Minute Drive Time	40 Minute Drive Time
2020 Population	42,608	61,568	71,740
2025 Population	43,784	63,154	73,448
2020 Daytime Population	45,793	63,208	70,360
2020 Median Household Income	\$46,847	\$50,255	\$51,411
2025 Median Household Income	\$50,641	\$53,439	\$54,981
2020 Median Home Value	\$264,519	\$268,843	\$266,052
2025 Median Home Value	\$340,810	\$334,656	\$329,126
2020 Median Age	37.3	37.9	38.2
2025 Median Age	38.7	39.0	39.3

Retail Leakage Gap (40 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$44,235,517	80.2
Jewelry, Luggage, and Leather Goods	\$6,757,862	65.4
Clothing Stores	\$20,542,773	61.0
Nonstore Retailers	\$8,509,068	59.1
Clothing & Clothing Accessories	\$29,265,745	56.5
Other Motor Vehicle Dealers	\$16,311,442	53.6
Furniture Stores	\$8,679,475	47.7
Other Miscellaneous Store Retailers	\$11,035,222	33.7
Office Supplies, Stationary, and Gifts	\$2,963,287	31.2
Electronic & Appliance Stores	\$11,432,448	27.5
Shoe Stores	\$1,965,110	25.3

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports Jan 2021.