

Tuesday, May 6, 2025
City Council Workshop - Hybrid (In-Person & Electronic)

5:30 P.M.

City Council Workshop - Hybrid (In-Person & Electronic)

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DF42KJ029052>

In-Person at College Place City Hall, 625 S College Avenue, College Place Washington

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

Zoom Attendee Link: <https://us06web.zoom.us/j/89760165812>

Or you may call this number to listen: 1-669-900-9128 ID#897 6016 5812

Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items.

Subject :	1.01 Call To Order
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	1. Opening Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Hernández will call the workshop to order.

Subject :	1.02 Roll Call
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	1. Opening Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Norma L. Hernández

Paul T. Jessup,

Michael Cleveland,

Tito Espinoza Jr.,

Council Members Loren Peterson,

Melodie Williams,
Heather Schermann,
Monica Boyle

Administrator, Mike Rizzitiello;
City Attorney, Eric Ferguson;
City Prosecutor, Michael Rio;
Finance Director, Brian Carleton;
Public Works Director, Robert McAndrews;
Staff
Police Chief, Troy Tomaras;
Fire Chief, David Winter;
Community Development Director, Jon Rickard;
HR Manager, Shawn Doering;
City Clerk, Maryelizabeth Garcia

Subject : 1.03 Pledge of Allegiance
Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category : 1. Opening Items.
Access : Public
Type : Procedural

Public Content

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

Subject : 1.04 Public Comment -
Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category : 1. Opening Items.
Access : Public
Type : Information

Public Content

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

Meeting Protocol for Public Comment:

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

- Your Name
- Your Address

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

Verbal Public Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.

Telephone and Virtual Comments:

Any member of the public who desires to make a public comment at the City Council meeting by telephone or remote access shall provide at least 24 hours notice (excluding weekends and holidays) prior to the start of the meeting at which the member of the public wants to make a comment, notify the City Clerk or designee in writing or by direct verbal communication of their desire to make a comment. Those notice shall include the member's first and last name, address or place of residence, and the topic or topics the comment will touch upon.

- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment - Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

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

File Attachments

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

2. Workshop Topics.

Subject :	2.01 Older Americans Month Proclamation - Mayor Hernández
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	2. Workshop Topics.
Access :	Public
Type :	Information

Public Content

Mayor Hernández will read the Older Americans Month Proclamation.

File Attachments

[Older Americans Month.png \(1,098 KB\)](#)

[Older_Americans_Month.pdf \(485 KB\)](#)

Subject :	2.02 National Police Week Proclamation - Mayor Hernández
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	2. Workshop Topics.

Access : Public
Type : Information

Public Content

Mayor Hernández will read the National Police Week Proclamation.

File Attachments

[Police Week.png \(1,125 KB\)](#)
[Police Week.pdf \(456 KB\)](#)

Subject : 2.03 Bike Month Proclamation - Mayor Hernández
Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category : 2. Workshop Topics.
Access : Public
Type : Information

Public Content

Mayor Hernández will read the Bike Month Proclamation.

File Attachments

[Bike Month Proclamation.png \(315 KB\)](#)
[Bike Month.pdf \(489 KB\)](#)

Subject : 2.04 State of the City - Mayor Hernández
Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category : 2. Workshop Topics.
Access : Public
Type : Discussion, Information

Public Content

Mayor Hernández will present the 2025 State of the City.

File Attachments

[CityAdmin_SOTC_2025.pptx \(20,711 KB\)](#)

Subject : 2.05 Sister City Committee with Jungapeo, Mexico - Ms. Garcia & Mr. Everett
Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)

Category :	2. Workshop Topics.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

In February 2025, the Youth Advisory Commission opted to create a Sister City relationship with Jungapeo, Mexico as their project this year.

Information for Consideration:

Individuals and officials from Jungapeo have sent us pictures and a lovely video inviting us to formally establish a relationship.

The current Mayor of Jungapeo is Norma Angelica Yanez Sierra. The community of Jungapeo prepared an inspiring video for the Youth Advisory Commission which can be viewed on YouTube:https://youtu.be/_51kAUwY8HM?si=AaBHJ76eygf0mHgv
Mr. Isaac Chakis prepared for the Commission photos of Jungapeo which are attached. Mr. Chakis can be reached at cervechakis@hotmail.com

The Youth Advisory Commission would like to pursue creating a Sister City Committee, open to the public, establishing a strong connection between College Place and Jungapeo youth, mutual art exchanges, regularly sending gifts, and completing a sports & recreation activity together via zoom.

Possible Action Plan:

1. Objectives

- Mutual cultural exchanges, a pen pal program, youth art exchanges and displays, gift giving, tourism/economic development, and completing recreational activities together using Zoom or other technology.
- Strong connection between youth in schools and adults who love to visit each other's cities.

2. Form a "Steering" Committee

- Have City Council create and sanction Sister City Committee- assign a budget for supporting this program in years going forward.
- Include stakeholders such as all College Place schools including Walla Walla University, local businesses, and nonprofits in the area.
- Assign roles and responsibilities.

3. Engage Stakeholders and the Public

- Host informal community meetings to gain support and input, and invite stakeholders to the meetings.

4. Reciprocate Contact with Jungapeo

- Propose an initial meeting to discuss mutual interests to determine compatibility.
- Write formal letters, send an official gift, and/or make a video.

5. Draft a Memorandum of Understanding (MOU)

- Outline mutual goals, areas of cooperation, and expected commitments.
- Include provisions for governance, funding, and evaluation.

6. Formalize the Relationship

- Sign an official agreement in a public ceremony. It would be amazing if someone from Jungapeo could join us virtually or physically!

7. Develop Exchange Programs and Initiatives

- Launch projects in areas like the pen pal program, virtual youth gathering, art exchange, youth exchange, and gift giving.
- Plan and execute reciprocal visits, joint events, and virtual exchanges.

8. Monitor and Sustain

- Sister City Committee consists of at least 3 individuals that includes the public who executes the program.
- Committee sets metrics for success and conducts annual reviews.
- Committee secures sustaining funding and community involvement; City commits to supporting the group (including fiscally).

File Attachments

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[DSC_0343.jpg \(475 KB\)](#)
[DSC_0348.jpg \(469 KB\)](#)
[DSC_0350.jpg \(406 KB\)](#)
[DSC_0351.jpg \(562 KB\)](#)
[DSC_0352.jpg \(540 KB\)](#)
[DSC_0355.jpg \(577 KB\)](#)
[DSC_0357.jpg \(447 KB\)](#)
[DSC_0359.jpg \(412 KB\)](#)
[DSC_0363.jpg \(404 KB\)](#)
[DSC_0378.jpg \(475 KB\)](#)

Subject :	2.06 Final Park Plan - Mr. Rickard & Ms. Smith
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	2. Workshop Topics.
Access :	Public
Type :	Discussion, Information, Procedural

Public Content

Ms. Elizabeth Smith with J-U-B Engineers will present the Final April 2025 Parks, Open Space, and Recreation Plan.

The PAR Board took action at the April 25, 2025 PAR Board meeting, recommending the City Council of the City of College Place formally adopt the April 2025 Parks, Open Space, and Recreation Plan as presented in its final draft.

Staff will bring the Final Draft to City Council for final adoption at the May 13th Council meeting.

File Attachments

[2025.04.25 COCP-ParksPlan FINAL DRAFT.pdf \(41.529 KB\)](#)
[2025.04.25 PAR-Board-PPT.pdf \(7.396 KB\)](#)
[2025.04.25 COCP-Parks_meeting-agenda_Apr2025.pdf \(68 KB\)](#)

Subject :	2.07 Comprehensive Plan Periodic Update - Mr.
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Rickard and Mr. Baerlocher

Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)

Category : 2. Workshop Topics.

Access : Public

Type :

Public Content

Counties and cities planning under the Growth Management Act are required to complete periodic updates to their comprehensive plans and development regulations. College Place's update was due to be completed June 30, 2026 but was recently extended to December 30, 2025. Planning Commission is the primary advisory board that will oversee the update process and conduct a public hearing on the final draft when it is complete. Planning Commission will be meeting on a monthly basis to oversee progress. It is our intention, following a Planning Commission meeting, to update the City Council at your monthly workshop.

Here is a summary of the April 15th Planning Commission meeting:

Applications for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions will be accepted by Walla Walla Walla County and the deadline for applications is July 1, 2025.

The methodology for the Land Capacity Analysis (LCA), Population Allocation Targets, and Housing for All Planning Tool (HAPT) Method C is being finalized for BOCC adoption.

The schedule for finalizing the LCA methodology and Population Allocation Targets is as follows: County will provide to cities Final Draft population and job targets, and the LCA methodology.

County will distribute Final documents for presentation to BOCC.

April 8, 2025 County staff presented final documents to BOCC in a Workshop for possible action to adopt the targets, methodology. City Staff provided verbal testimony at the meeting.

TBD - BOCC adoption of population targets, LCA methodology, and CPPs.

Justin Baerlocher with J-U-B will guide us in continued collaborative discussion around the LCA Methodology, Population Allocation Targets, and Housing for All Planning Tool (HAPT) Method C, regarding impacts to College Place's options for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions.

File Attachments

[BOCC memo on growth projections, LCA methodologies 2025-04-08.pdf \(58 KB\)](#)

[Attachment A Walla Walla County Growth Targets Memo 2025-03-28.pdf \(179 KB\)](#)

[Attachment C 2025-03-28 Walla Walla County_HAPT_MethodC with REVISIONS.xlsx \(6,888 KB\)](#)

Subject : 2.08 Fire Station Renovation ESCO Work - Mr. Rizzitiello

Meeting : May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)

Category : 2. Workshop Topics.

Access : Public

Type : Information

Public Content

Historical Perspective:

In 2024 the City got a legislative earmark grant out of the Climate Commitment Act for \$1,137,000. McKinstry has been the city's designated ESCO after a competitive RSQ process for ESCO back in 2019. This project concept has been languishing since that time. This is funded from the Climate Commitment Act.

Information for Consideration:

The proposal includes new water source heat pumps, cooling tower/pump, condenser water plant, restroom exhaust fan, engine bay exhaust fan, gas-fired radiant heater, and electric unit heater. We want to get under contract now to secure equipment pricing but actual construction work won't occur till the Fall so the Fire Station HVAC isn't offline during the hot summer.

File Attachments

[ESP_City of College Place Fire Station HVAC & Controls.pdf \(3.300 KB\)](#)
[Grant Agreement.pdf \(1.269 KB\)](#)

Subject :	2.09 Diligent Community Implementation - Ms. Garcia
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	2. Workshop Topics.
Access :	Public
Type :	

Public Content

Historical Perspective:

The City has been a customer of BoardDocs since at least 2018 and uses it for city governance. BoardDocs was originally created in 2002 and is now being retired.

Information for Consideration:

The company that owns BoardDocs has created a new system, Diligent Community, that was built to work in a very similar way, and proposed an offer to the City for implementation and migration of their follow-up software: Diligent Community. Some key upgrades will include a "user-friendly interface" which should make the transition simple, access to the platform from any device including smart phones and tablets, the ability to receive agendas through text or email, and it's super accessible- it's ADA compliant and the public can subscribe to meeting notifications themselves.

File Attachments

[Diligent Community Implementation Guide for BoardDocs Migrations.pdf \(3,439 KB\)](#)
[Committees.pdf \(150 KB\)](#)
[Community.pdf \(42 KB\)](#)
[Diligent Proposal City of College Place.pdf \(7,715 KB\)](#)

Subject :	2.10 Takeaways from FY 2025 State Legislative Session - Mr. Rizzitiello
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	2. Workshop Topics.
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

FY 2025 State Legislative Session ended on Sunday, April 28th, 2025. FY 2025 was a mixed bag.

Information for Consideration:

Key takeaways:

- Out of Capital Project Account we got another \$1 million towards the Lions Park Community Center.
- State Shared Revenues were maintained.
- Continued investment in housing.
- Rewrap Act passed which puts cost of recycling programs on the producers of packaging (SB 5284).

Bad stuff:

- HB 2015 for Public Safety Policing grant only gives grants for law enforcement if you pass a local option sales tax for policing and adopt several policy measures taking away local control.
- They no longer pay for all of the Basic Law Enforcement Academy. Locally we have to pay 25% of cost now.
- The legislature diverted \$288 million from the Public Works Trust Fund. They do eventually propose to backfill it with a bond backfill the following biennium.
- Increasing gas tax again. While cities will get 2.5% of the new revenues they are keeping remainder. At least the Road Usage Charge didn't pass.

File Attachments

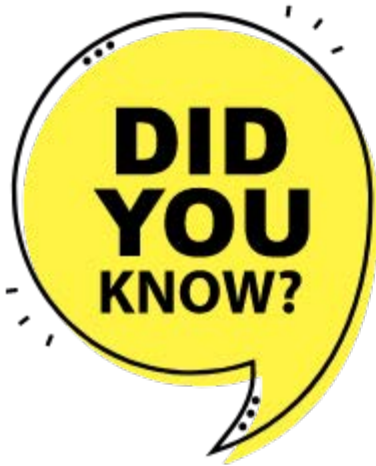
- [AWC_FY2025_CityIssueSummary.pdf \(368 KB\)](#)
- [State_CapitalPProjectBudget_APpropriations.pdf \(139 KB\)](#)
- [AWC_BudgetMatrix_Final.pdf \(286 KB\)](#)
- [2015-S.E SBR APS 25_PublicSafety.pdf \(27 KB\)](#)
- [1353-S HBR PL 25_ADUSelfCertification.pdf \(15 KB\)](#)
- [1491-S3 SBR APS 25_TODMFTE.pdf \(32 KB\)](#)
- [2015-S.E SBR APS 25_LawEnforcementTax.pdf \(27 KB\)](#)
- [5313.E SBR FBR 25_ThingsNotinRentalAgreement.pdf \(7 KB\)](#)
- [1217.E SBR APS 25_RentProvisions.pdf \(31 KB\)](#)
- [5284-S2.E SBR HA 25_Recycling.pdf \(37 KB\)](#)

3. Closing Items.

Subject :	3.01 Good of the Order
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	3. Closing Items.
Access :	Public
Type :	Discussion, Information
Subject :	3.02 Conclusion
Meeting :	May 6, 2025 - City Council Workshop - Hybrid (In-Person & Electronic)
Category :	3. Closing Items.
Access :	Public
Type :	Procedural

Public Content

Mayor Hernández will conclude the workshop.



It is *SO EASY* to participate in public meetings!



Just join the Zoom meeting or call in, *from anywhere!*
Links are provided for each meeting
on the agenda at:

<https://go.boarddocs.com/wa/cocp/Board.nsf/Public>

When it is time for public comment, just raise your hand! (*9 on phone or "raise hand" button on Zoom)



Mayor Norma L. Hernández

PROCLAMATION

OFFICE OF THE MAYOR | CITY OF COLLEGE PLACE

WHEREAS, May is Older Americans Month, a time to recognize and honor City of College Place older adults and their immense influence on every facet of American society; and,

WHEREAS, through their wealth of life experience and wisdom, older adults guide our younger generations and carry forward abundant cultural and historical knowledge; and,

WHEREAS, older Americans improve our communities through intergenerational relationships, community service, civic engagement, and many other activities; and,

WHEREAS, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and live independently; and,

WHEREAS, the City of College Place must ensure that older Americans have the resources and support needed to stay involved in their communities—reflecting our commitment to inclusivity and connectedness; and,

WHEREAS, year's theme, "Flip the Script" focuses on transforming how society perceives, talks about, and approaches aging. It encourages individuals and communities to challenge stereotypes and dispel misconceptions; and

NOW THEREFORE, I, Norma L. Hernández, Mayor of the City of College Place, Washington, do hereby proclaim May 2025 as

Older Americans Month

in the City of College Place and call upon all residents to join me in recognizing the contributions of our older citizens and promoting programs and activities that foster connection, including, and support for older adults.

Given under my hand and seal as Mayor of the City of College Place, Washington, this 24th day of April, 2025.



Signed by:

Norma L. Hernández

Norma L. Hernández, Mayor

Mayoral Proclamation

From the office of
Mayor Norma L. Hernández

Older Americans Month
May 2025



Mayoral Proclamation

From the Office of
Mayor Norma L. Hernández

May 11 – May 17, 2025

National Police Week

&

May 16, 2025

Police Memorial Day



Mayor Norma L. Hernández

PROCLAMATION

OFFICE OF THE MAYOR | CITY OF COLLEGE PLACE

WHEREAS, the Congress of the United States of America has designated May 11-17, 2025 as "National Police Week" and May 16th to be "Police Memorial Day" in honor of the Federal, State, and Municipal Officers who have been killed or disabled in the line of duty; and

WHEREAS, the City of College Place is proud of our law enforcement officers and wishes to recognize their commitment to the public safety profession; and

WHEREAS, College Place Police are committed to the highest professional standards, working in partnership with our community members to improve safety and quality of life for all.

NOW, THEREFORE, I, Norma L. Hernandez, Mayor of the City of College Place do hereby proclaim May 16, 2025 as:

Police Memorial Day

and the week of May 11 to May 17, 2025, as

Police Week

Dated this 6th Day of May, 2025.



Signed by:

Norma L. Hernandez

E7C117EE7FEC409...

Norma L. Hernández, Mayor

Mayoral Proclamation

From the office of
Mayor Norma L. Hernández

College

Place



BIKE MONTH

Mayor Norma L. Hernández

PROCLAMATION

OFFICE OF THE MAYOR | CITY OF COLLEGE PLACE

WHEREAS, the bicycle is an economical, healthy, convenient, and environmentally sound form of transportation and an excellent tool for recreation and enjoyment of College Place's scenic beauty; and

Whereas, throughout the month of May, the residents of College Place and its visitors will experience the joys of bicycling through educational programs, races, commuting events, charity events, or by simply getting out and going for a ride; and

WHEREAS, the City of College Place's road and trail system attracts bicyclists each year, providing economic health, transportation, tourism, and scenic benefits; and

WHEREAS, creating a bicycling-friendly community has been shown to improve citizens' health, well-being, and quality of life, growing the economy of College Place, attracting tourism dollars, improving traffic safety, supporting student learning outcomes, and reducing pollution, congestion, and wear and tear on our streets and roads; and

WHEREAS, the City of College Place, the League of American Bicyclists, schools, parks and recreation departments, police departments, public health districts, hospitals, companies and civic groups will be promoting bicycling during the month of May 2025; and

WHEREAS, these groups are also promoting bicycle tourism year round to attract more visitors to enjoy our local restaurants, hotels, retail establishments, and cultural and scenic attractions; and

WHEREAS, these groups are also promoting greater public awareness of bicycle operation and safety education in an effort to reduce collisions, injuries, and fatalities and improve health and safety for everyone on the road; and

NOW THEREFORE BE IT RESOLVED, I, Norma L. Hernandez, Mayor of the City of College Place, Washington do hereby proclaim May 2025 as:

Bike Month

Given under my hand and seal as Mayor of the City of College Place, Washington, this 6th day of May, 2025.



Signed by:

Norma L. Hernandez

Norma L. Hernández, Mayor



State of the City 2025

[Name of Presenter]

2025 to 2035 Strategic Plan

- Weblink:
https://cms6.revize.com/revize/collegeplace/document_center/Admin/NewStrategicPlan_CPWA_2025to2035.pdf
- Five Priorities:
 - A Connected Community
 - A Fun Community
 - A Resilient Community
 - A Safe Community
 - An Affordable Community
- City Council just adopted this in January 2025.
- Based on a year of public outreach and meetings.
- New Mission: Building a safe, affordable, and connected community where everyone thrives, with vibrant spaces, resilient growth, and shared experiences



2025 to 2035 Strategic Plan



→ Mission

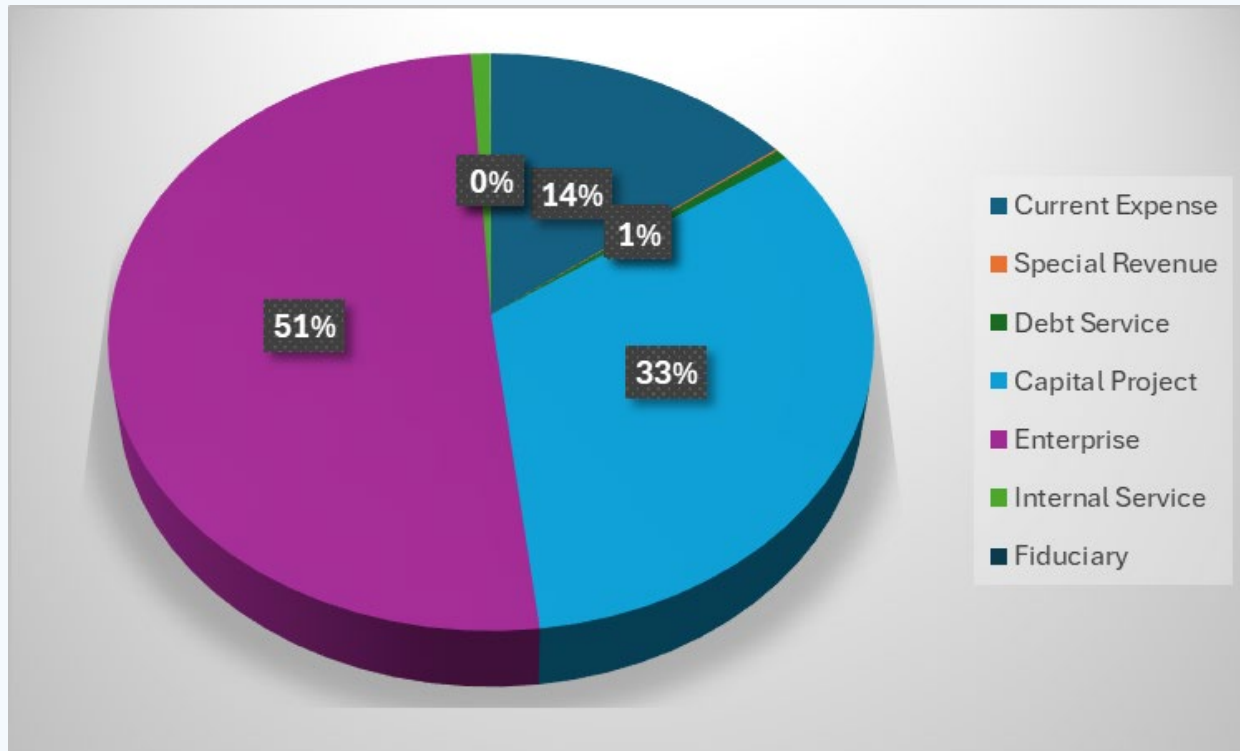
Building a safe, affordable, and connected community where everyone thrives, with vibrant spaces, resilient growth, and shared experiences.

→ Vision

College Place is a welcoming, vibrant, diverse, safe and walkable city with a flourishing downtown. It is rich in academics, community events, engagement, acceptance and respect. Residents and visitors enjoy a community of connectedness, collaboration, recreation and service. It boasts available housing, robust commercial growth, sustainable financial stewardship, and thoughtful planning for all generations.

Adopted Fiscal Year 2025 Budget

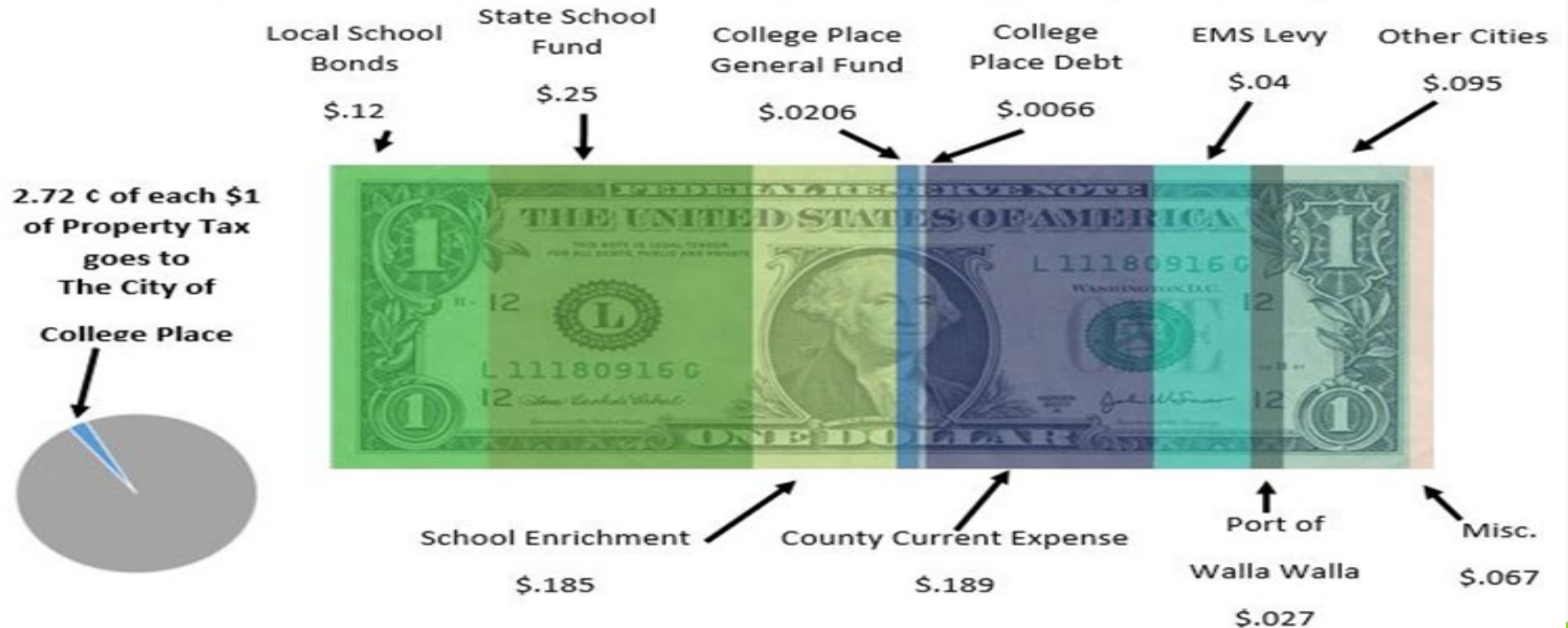
Revenues/Expenses: \$84,918,373



- Current Expense Fund (000's) - (14.5%)
- Special Revenue Funds (100's) - (0.1%)
- Debt Service Funds (200's) - (0.57%)
- Capital Project Funds (300's) - (32.9%)
- Enterprise Funds (400's) - (50.9%)
- Internal Service Funds (500's) - (0.9)
- Fiduciary Funds (600's) - (0.02%)

Property Tax Breakdown

Break Down of How Each Dollar of Property Tax is Spent

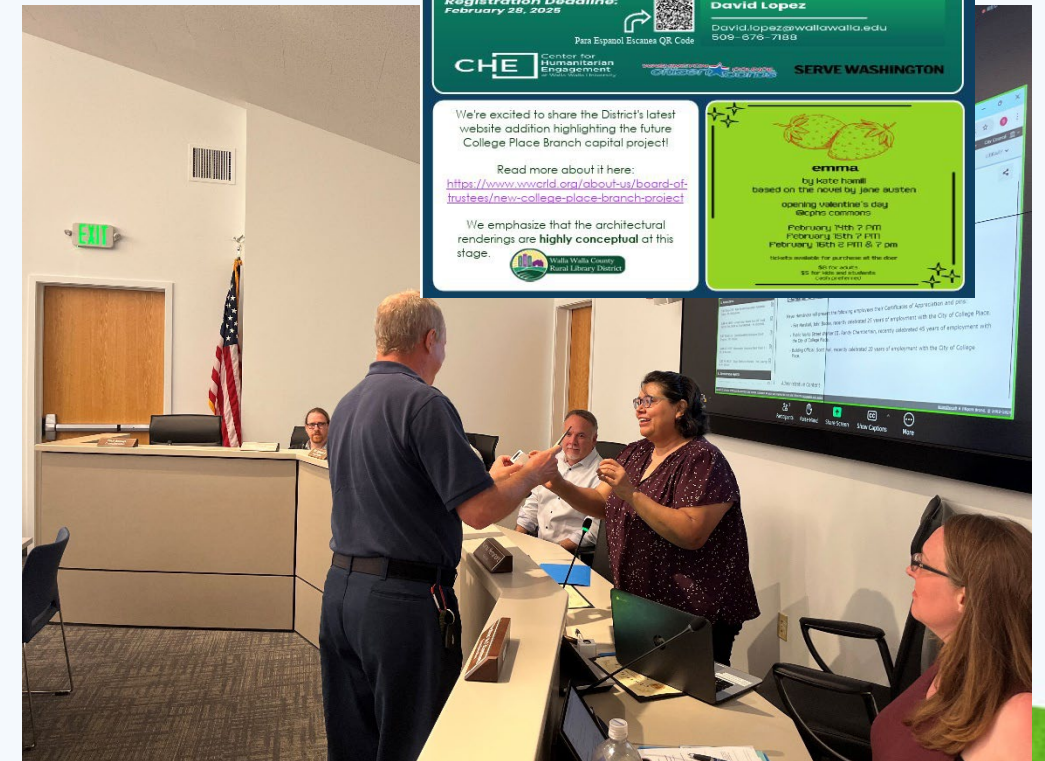


2024



2024: A Connected Community

- **Communication Channels**
 - Newsletter
 - Readerboard
 - Press Releases
 - Social Media
 - Facebook
 - X
 - LinkedIn
 - Nextdoor
 - Youtube
- **Citizen Advisory Commissions**
 - Revamped Youth Advisory Commission
- **Programmatic Enhancements**
 - FY 2024 Community Grant Allocations: YMCA, CoWalla, YWCA, Center for Humanitarian Engagement, College Place Public Schools, Common Roots Land Trust, and Friends of Children Walla Walla
 - YMCA Summer Youth Recreation Program
- **Partnerships**
 - WWU, CPPS, Walla Walla Valley Adventist Schools, WW County Rural Library District, BMAC, MPO, Sonbridge, City of WW, WW County, State, YMCA and Others



2024: A Fun Community

- **Shared Interests**
 - Obtained WW County.09 Funding, YMCA, and State Money to do architectural design for the Lions Park Community Center.
- **Parks & Recreation**
 - Park & Recreation Planning Efforts
 - Lions Park Renovation
 - YMCA/CPPS Youth Recreation Partnership
- **Community Events**
 - Block Party is back: College Avenue (Whitman to Fourth)
 - CP Farmers Market @ Kiwanis Park
 - Movies at the Park
 - Arbor Day
 - Freedom Festival
 - WW Valley National Night Out
 - Fall Festival
 - Light Up The Avenue
- **Identity**
 - First dual municipal Creative District in State (Coalla).



2024: A Resilient Community

- **General Government**

- Acquired land for Downtown Parking Lots.

- **Parks**

- Lions Park Reconstruction Started.
- Begin Park Plan efforts.

- **Storm**

- Lions Park
- Decant Facility Engineering

- **Streets**

- Chipseal
- Finish SW 6th & 8th Sidewalk Construction
- NE Damson Avenue Reconstruction
- CP Post Office Crosswalk
- NE Rose Street Rechannelization

- **Wastewater**

- Begin Lift Station #5 Replacement
- Ten Years worth of Sewer Lining Complete
- Final decision on Wastewater Treatment Plant Phase 1B Decision

- **Water**

- NE Damson Avenue
- Reservoir #1 Seismic Retrofit Engineering
- Begin drilling Well #8 (SW Teal).
- Reservoir #4 Engineering (WWTP Property)
- Solar Array at East Tanks in Operation



2024: A Safe Community

- **Safety Infrastructure**
 - Upgrade Security Cameras
 - Installation of FLOCK cameras
- **Strengthen PD & Fire Departments**
 - Updated equipment
 - Stabilize staffing
- **Enhance Collaboration**
 - Interlocal agreements for Gun Range Training.
 - WW County Hazard Mitigation Plan



2024: An Affordable Community

- **Financial Policies**

- Three year utility-modeling forecasts.
- Aggressive pursuit of outside funding (grants and low-interest loans): \$94 million in last 8.5 years.

- **Economic Development**

- Downtown Catalyst Program – VESPR (8th & College)
- Chipotle, Burger King, and Jersey Mike's.
- Kickoff to Martin Airfield Area Planning

- **Growth & Redevelopment**

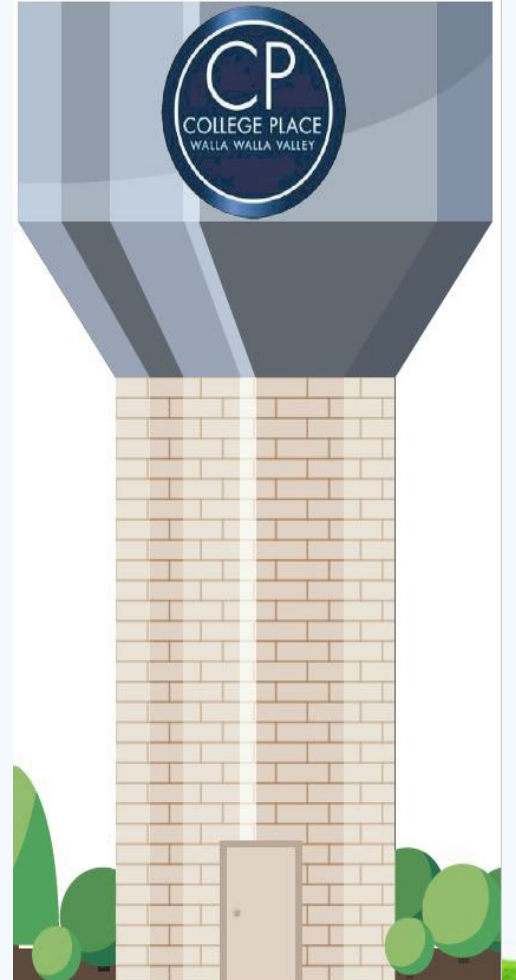
- Mill Creek Homes @ Villages at Garrison Creek
- Dawson Cottages on SE Birch
- Countywide Planning Policies

- **Flexibility through Innovative Policies & Ordinances**

- Addition of Senior Planner through grant to facilitate speed in planning review.
- Moving permitting from paper to digital.
- Advocacy at State & Federal Levels



2025



2025: A Connected Community

- **City Communication Channels**

- Youtube Updates
- Other enhanced social media.
- Communications in English & Spanish

- **Enhanced Community Engagement**

- Economic Development Commission
 - Comprehensive Economic Development Study (CEDS) – Federal EDA Grant Funded
 - Martin Airfield Area Study – State CERB Grant Funded
- Utilities & Transportation Advisory Commission
 - Safe Streets 4 All Study – Federal DOT Grant Funded
 - Wastewater System Plan – State Ecology Grant Funded
- Park & Recreation Board
 - Park & Recreation Plan
- Youth Advisory Board
 - Sister Cities Initiative
- Planning Commission
 - Urban Growth Area (UGA) Adjustments
 - Comprehensive Plan Update
- Historic Preservation Commission
 - Historic Building Walking Tour – State Grant Funded
 - Poor Farm Cemetery Monument & Fencing

- **Education Sector Coordination**

- WWU Right-of-way donation for City Projects: SW Davis Ped Lighting – State Grant Funded.
- CPPS: Youth Recreation Programs.
- Arbor Day



2025: A Fun Community

- **Shared Interests**

- Aerospace Cluster: Martin Airfield
- Grant writing for business incubator space: Guglielmelli Property
- Lions Park Community Center Replacement

- **Recreation & Activity Programs**

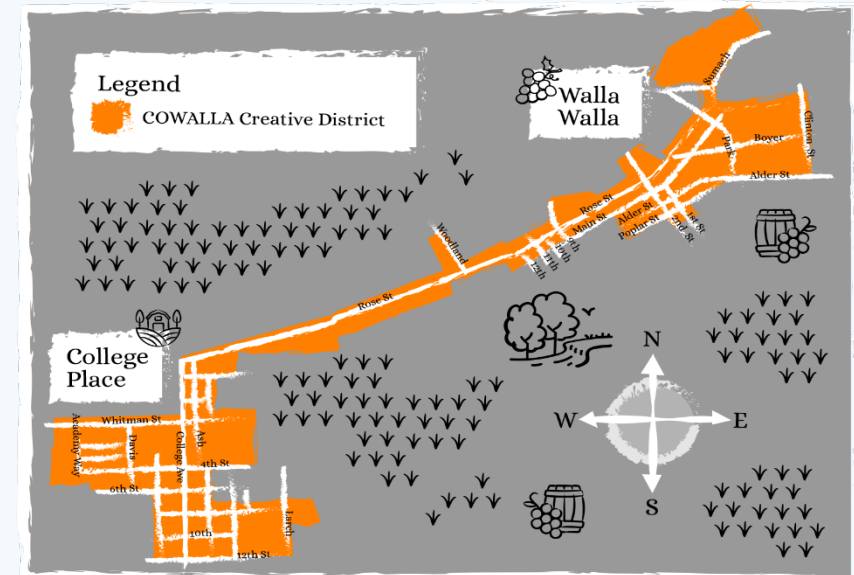
- YMCA & CPPS Partnership

- **Community Events**

- Block Party
- Farmers Market
- Movies at the Park
- Freedom Festival
- Artful Celebration
- Fall Festival
- Signature Fall Event
- Light Up The Avenue/Winterfest

- **Identity**

- Coalla Creative District Launch
- Downtown College Place Association
- Sister Cities Initiative



2025: A Resilient Community

- **Walkability & Accessibility**

- Complete Safe Streets 4 All Plan
- SE 8th Sidewalk Project (College to Larch) – Grant Funded
- SW Davis Avenue Lighting & Sidewalk Project (Whitman to 6th) – Grant Funded
- NE Rose Pedestrian Lighting – Grant Funded

- **Emergencies & Disasters**

- Reimagine Public Safety Facility: Police, WESCOM (911), and County Emergency Management
- Fire Station Energy Upgrade
- Generators on Wastewater Lift Stations and Drinking Water Wells
- Plan for replacement Public Works Yard
- Seismic Retrofit for Reservoir #1 Elevated Tank

- **Maintain & Upgrade Existing Infrastructure**

- SW Mojonier Reconstruction
- Wastewater Treatment Plant Upgrade
- Lift Station 5 & SW 1st Replacement Project
- 6th & Birch Reconstruction (Will bid out later this year).

- **Ensure Sustainable Water Resources**

- Walla Walla 2050
- Well #8 & Reservoir 4 Construction
- Potential Consolidation of Irrigation Districts and City

- **Ensure Stormwater Management**

- Wrap up Lions Park Project
- Decant Facility Construction
- SW 10th Project



2025: A Safe Community

- **Community Safety**

- Federal Classified Roadway Lighting initiative (Driven by Grants):
 - NE Rose (Ash to Carey Ct)
 - SW Davis (Whitman to 6th)
- Security cameras at key activity centers across town.

- **Strengthen Police & Fire Dept**

- Get staffing up to standard levels.
- Police K-9
- Work on plan to replace Police Station.
- Fire Station Energy Upgrade: State Grant

- **Enhance Collaboration**

- Countywide Drug Task Force
- School Resource Officer

- **Promote Community Prevention Programs**

- College Place Prevention Coalition

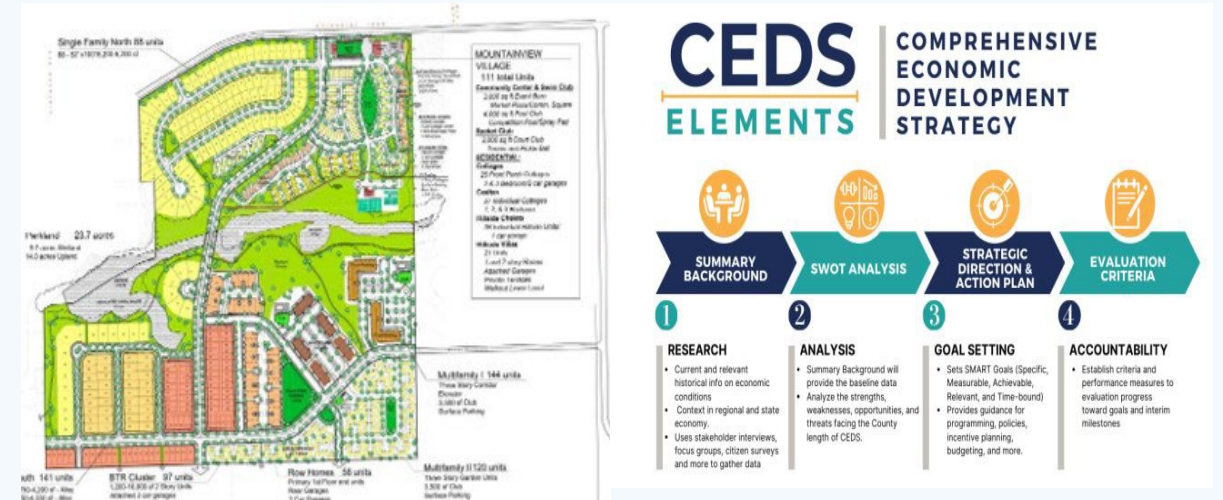
- **Strengthen Community through Codes**

- Code Enforcement



2025: An Affordable Community

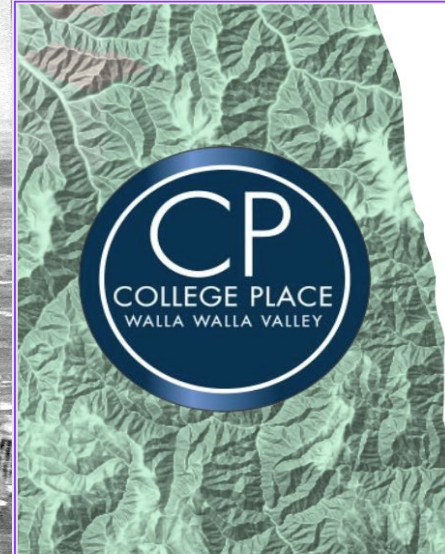
- **Financial Policies**
 - Three-year utility rate model
 - Low-income/Senior Discount
- **Economic Development**
 - Downtown Parking Lot
 - Lakeside - Mojonner
 - Myra & Whitman
 - Martin Airfield
- **Growth & Redevelopment**
 - Wrap up Comprehensive Economic Development Strategy (CEDS)
 - Urban Growth Allocations
 - Comprehensive Plan Update
 - Development Code Update
- **Housing**
 - Preapproved Housing Plan Initiative
 - Land Trust
- **Innovative Policies & Ordinances**
 - Tax Increment Financing
 - State & Federal Advocacy



Major Challenges Going Forward

- Housing Availability/Affordability
- Declining Federal & State Assistance
- Revenues not keeping up with Expenses Inflation.
- Tight Urban Growth Area
- Availability of contractors to bid on projects
- Transportation System
 - Roads are at 100-year replacement cycle.
- Storm System
 - Deferred Maintenance
 - Addition of filtration systems and associated maintenance cost
- Wastewater System
 - Very expensive Federal/State mandates
 - Incongruent guidance from various branches of same State agency (Ecology)
- Water System
 - Need storage to keep up with population





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Thank You

Mayor Norma L. Hernández

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City Administrator Mike Rizzitiello

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Email: mrizzitiello@cpwa.us









Vertical inscription in an ancient script, likely Mayan or Aztec, carved into a dark, heavily corroded metal surface. The characters are arranged in a single column, with some signs showing complex geometric patterns and others more abstract. The metal is dark brown and black with significant rust and pitting.







Two large, stylized white pictographs, possibly representing the word "rain" (雨) in Chinese, are inscribed on the upper part of the rock.

A large, complex pictograph is inscribed in the center, featuring a central rectangular area with a grid of dots, flanked by stylized figures or symbols.

A smaller, stylized white pictograph is inscribed on the left side of the rock, possibly representing a figure or a symbol.









MEETING AGENDA

Location:	College Place City Hall 625 S College Avenue College Place, WA 99324	Attendees:			
Date:	April 25, 2025	—	James Fry	—	Jon Rickard
		—	Lafe Bissel	—	Michael Maret
Time:	8:00 AM	—	Jenna Bicknell	—	Robert McAndrews
		—	Jordan Green	—	Elizabeth Smith
		—	Norman Thiel	—	Justin Baerlocher
		—	Mike Rizzitello	—	Alison Tompkins

PURPOSE

Review the final Parks, Open Space, & Recreation Plan Update

AGENDA DETAILS

I. INTRODUCTIONS

- a. PAR Board
- b. City Staff
- c. J-U-B ENGINEERS, Inc

II. NEW BUSINESS

- a. Present Final Plan

III. NEXT STEPS

- a. City Council Adoption

ATTACHMENTS:

- o Final Parks, Open Space, & Recreation Plan Update



City of College Place

Parks, Open Space, and Recreation Plan



April 2025

Acknowledgments

This Plan reflects the values and future vision of the people of College Place. We appreciate the guidance and involvement of the College Place City Council, Parks, Arbor, and Recreation Board, project management team, and City staff.

We also want to thank the residents who participated in the planning process by completing the online survey, providing feedback at the College Place Farmers and Artisan Market, or contacting the City directly by email or telephone. Your involvement in the planning process has created a stronger, more complete vision for the future of the City of College Place Parks, Open Space, and Recreation Plan. Thank you for your time and support.

Mayor

- ≡ Norma Hernández

City Council

- ≡ Paul Jessup
- ≡ Michael Cleveland
- ≡ Tito Espinoza
- ≡ Loren Peterson
- ≡ Melodie Williams
- ≡ Heather Schermann
- ≡ Monica Boyle

City Staff

- ≡ Mike Rizzitiello,
City Administrator
- ≡ Jon Rickard,
Community Development Director

Consultants



Parks, Arbor, and Recreation Board

- ≡ James Fry
- ≡ Lafe Bissell
- ≡ Jenna Bicknell
- ≡ Jordan Green
- ≡ Norman Thiel
- ≡ Jim Dumont, *Ex Officio*





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Chapter

1

INTRODUCTION

Introduction

The City of College Place Parks, Recreation, and Open Space Plan (Parks Plan) was developed under the Washington State Growth Management Act (GMA) provisions and is consistent with the Washington State Recreation and Conservation Office (RCO) requirements for funding eligibility. The content has been determined by the nature, location, and size of existing parks, recreation, open space, and trail/bikeway facilities in the vicinity.

The City has a history of involving its citizens in park planning processes. Individuals and organizations in participation with the City have been responsible for acquiring and developing the community's park and recreation resources. This public/private involvement will continue to be an essential source of park and open space development within the City. This plan thoroughly updates the previous 2018 College Place Park and Open Space Plan as part of the 2026 Comprehensive Plan update cycle.

Purpose

This plan guides the maintenance and improvement of College Place's natural areas, parks, trails, and related facilities to accommodate the needs of citizens and visitors better. An updated Parks Plan, developed with public input, is essential to obtain funding for park, trail, and open spaces in College Place. The plan also provides guidance for targeted and prioritized improvement projects.

Parks, trails, and open spaces provide many benefits to a community's physical and mental health. These places are aesthetically pleasing and offer space for family gatherings, community events, recreation, and solace. Due to the high value of parks, communities need to ensure that they are meeting the needs of their residents. A meaningful way to achieve this in the short and long term is to develop a parks, recreation, and open space plan. The plan sets priorities based on community input and population demands for the future and develops strategies for funding and implementing crucial projects. The plan is a road map to accomplish the goals and objectives that matter most to the community and facilitates the creation, expansion, and enhancement of new and existing facilities and amenities.

This Park Plan is divided into the following sections:

- Community Profile
- Goals and Objectives
- Community Engagement
- Classifications and Criteria
- Park Inventory
- Level of Service & Park Need
- Capital Improvement Plan

The goals, policies, and recommendations are intended to provide direction over a 20-year horizon, covering short- and long-term objectives to meet community needs.



Chapter 2

Community Profile

Community Profile

The community profile for the City of College Place includes data summaries from the US Census Bureau for household size, population, income, industry, race and ethnicity, and employment by industry. Planning for the future is easier when a city can analyze changes and make projections based on demographic information collected over time. US Census Bureau data is used to understand the community's needs and to help plan for future park and recreation facility needs as the population changes and grows over time.

The U.S. Census Bureau (American Community Survey and Decennial Census) is the source for all data included in the community profile.

Planning Area Description

College Place is situated in Walla Walla County in southeastern Washington, adjacent to the city of Walla Walla. The city covers approximately 3.4 square miles and features a mix of residential, commercial, and institutional uses.

Physical Setting

The region is part of the larger Walla Walla Valley, known for its fertile soil and agricultural production. The terrain is relatively flat, while the nearby Blue Mountains to the east providing a scenic backdrop, offering stunning views and recreational opportunities.

College Place experiences a semi-arid climate characterized by hot, dry summers and cool, wet winters. Average summer temperatures can reach the high 80s°F, while winter temperatures typically range from the mid-20s°F to mid-40s°F. Precipitation (about 18 to 20 inches of rainfall annually) is concentrated between the fall and spring months, with occasional snowfall.

The area surrounding College Place includes a mix of agricultural land, vineyards, and rolling hills, contributing to the region's picturesque landscape. The nearby Walla Walla River adds to the natural beauty and is a vital water source for the community and surrounding agriculture.



Area History

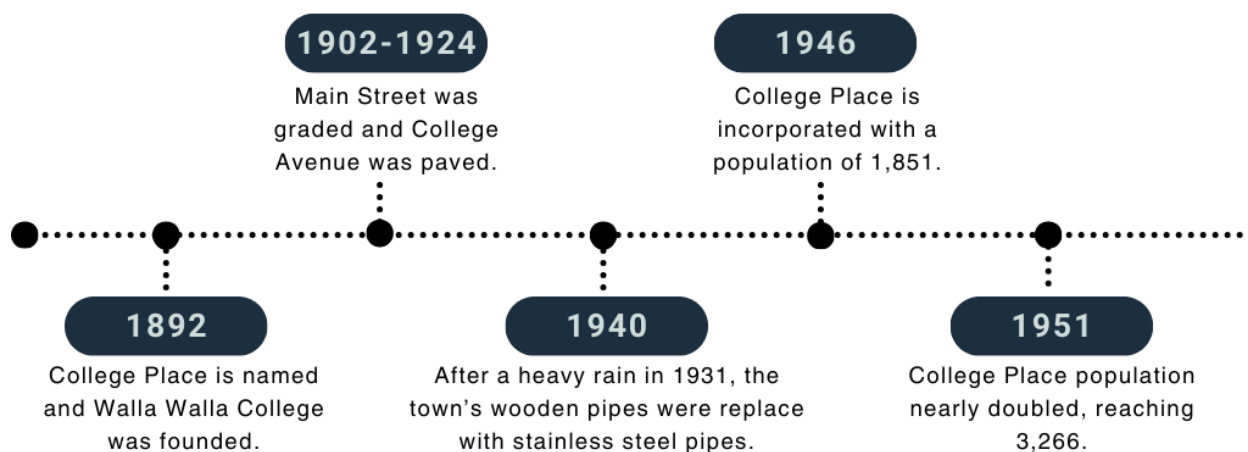
The area history is sourced from the previous plan and has been modified to include updated information between 2018 and 2025. College Place was named in 1892 when Seventh-day Adventists from Washington and Oregon founded Walla Walla College in the area. Much of the land platted around the college was occupied by Adventist families. Students throughout the northwest were recruited for the College, bringing many families to College Place. The increase in population brought additional growth in the form of a post office in 1892 and an increase in the need for employment. Many families wanted to live near the college and support their families with orchards and vegetable gardens; however, irrigated water was not easily sourced, presenting a challenge to early settlers in the area. Artesian wells were located, providing adequate water for farming, and College Place continued growing as the church sold land for agriculture.

While the College struggled financially in its early years, it continued to attract students to the area. As the area grew, improvements to the town center were made. In 1905, Main Street was graded, and by 1924, parts of College Avenue were paved, with thin gravel on the residential streets.

The Mill Creek dam collapsed in 1931 after a heavy rain, leaving many residents in waist-deep water. In 1940, the town's wooden pipes were replaced with stainless steel pipes.

The need for fire and water improvements led to pressure for the village to incorporate. After several fires in the area, it was made clear that the residents would benefit from enhancements to the outdated and inadequate fire equipment used by their volunteer firefighters. Residents also wanted additional police protection, street lights, traffic control, garbage, and sewer services. Others were concerned with taxes associated with incorporation, but the incorporation measure passed 193-145, and College Place was incorporated in 1946, with a population of 1,851.

Postwar veterans came to the area on the G.I. bill, allowing the area to continue to grow. Walla Walla was also expanding, bringing the two towns closer together. By 1951, the population of College Place had almost doubled, reaching 3,266. Trash collection was provided, a city hall and a firehouse were built on College Avenue, and a volunteer fire department was organized.



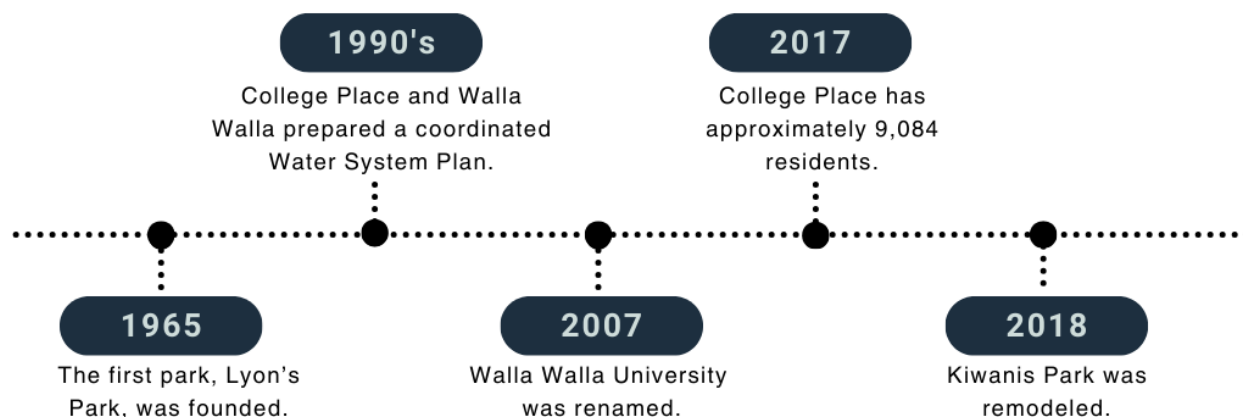
Since its incorporation and postwar growth, College Place has experienced measured growth as a residential community that revolves primarily around Walla Walla University. The first park, Lyons Park, was founded on land donated by Virgil Davin in 1965.



In 1975, the budget for curbing, grading, paving, and sidewalk construction was increased. By 1979, it was clear that there was an additional need for bus transportation for its rising population and senior citizen community. In the early 1980s, College Place tied into Walla Walla's water system to prevent the lowering of the aquifer. In the mid-90s, College Place and Walla Walla prepared a coordinated water-system plan, and it was determined that College Place had projected water supplies to meet needs through 2022.

Renamed in 2007 as Walla Walla University, the school registered nearly 2000 students in 2013. College Place is still known for its family-friendly, quiet and charming character, still largely shaped by the University. As of 2017, College Place has approximately 9,084 residents within the Walla Walla Valley. The City has a thriving downtown and a highway business district. Its population is projected to grow by 1,587 people to 10,671 by 2038.

After 2017, College Place parks became extensively used to support community events put on by the City. Lions Park is home to the Farmers Market that is held every Thursday throughout the Summer. Movies at the Park is an event typically held four times a summer at Lions and Kiwanis Parks. Based on a 2017 community survey, the majority of residents indicated the need for youth recreation programming. Since that time, the City has partnered with the United Way of the Blue Mountains to underwrite a summer camp program. Prior to the COVID pandemic, it was put on by Camp Fire, a youth development but has since been provided by the YMCA.



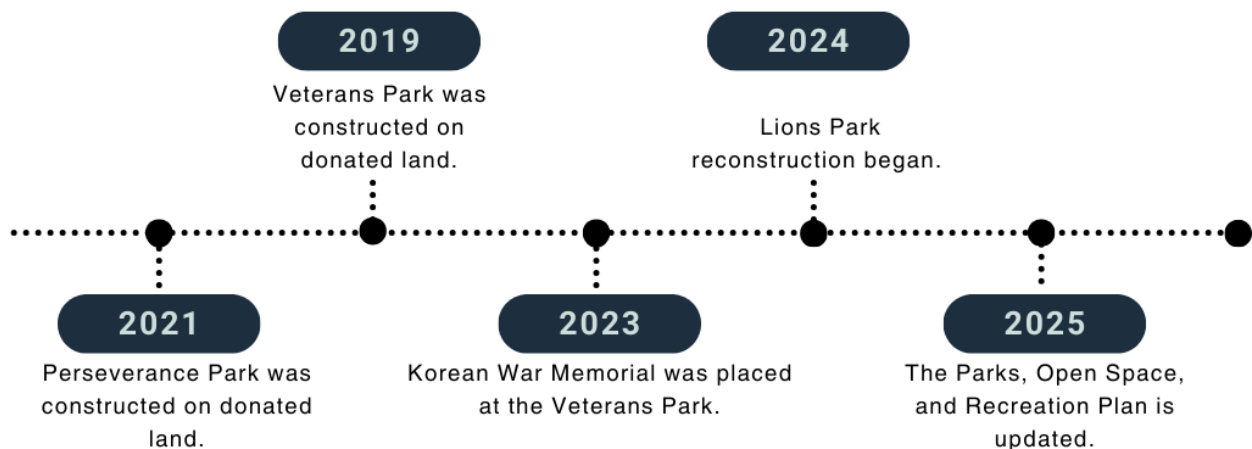
In 2018, the City completed a remodel of Kiwanis Park that included pickleball courts, basketball courts, restrooms, and replacing some irrigation. In 2018, the City and neighboring jurisdictions with the Walla Walla Metropolitan Planning Organization adopted the Blue Mountains Regional Trails Plan.



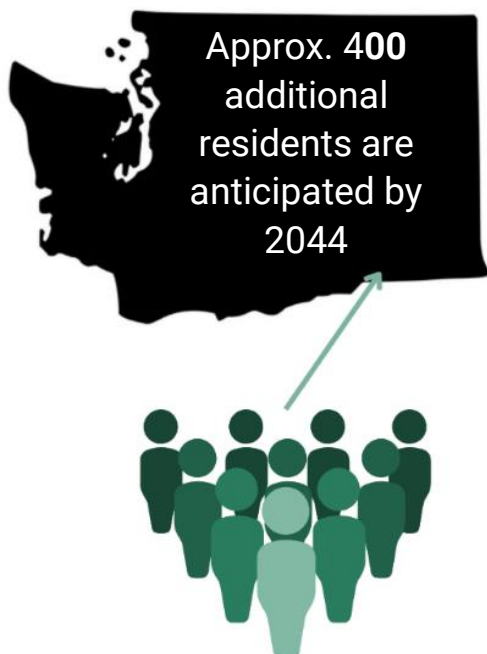
This was the first time a coordinated bike trails and walking paths plan was created/adopted by the greater Walla Walla Valley. The City of College Place accepted a parcel of land that was owned by Cascade Natural Gas, on which volunteers and city crews constructed Perseverance Park in 2021 at the southwest corner of 12th Street and Newgate Drive.



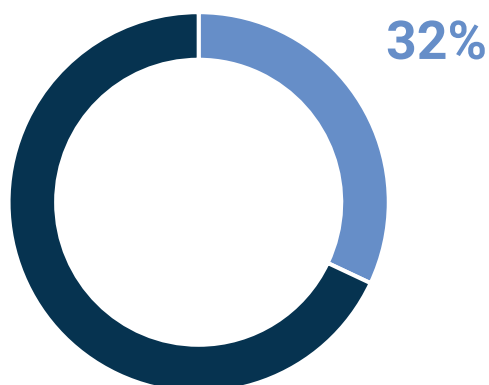
In 2019, the City also accepted a ca of one acre of park property and equipment in the Hayden Homes Homestead Subdivision located between Doan's and Homestead Avenues and south of 4th Street, which became Veterans Park. The local VFW group spearheaded fundraising to develop a Korean War Memorial on the site dedicated in 2023. The City also inherited one half-acre of parkland from the Autumn Meadows Homeowners Association on the west side of the Newgate & Falbo intersection. In 2024, College Place began reconstructing Lions Park. The update will include new amenities, from a splash pad and a playground to new restrooms and lighting. This is an ongoing renovation.



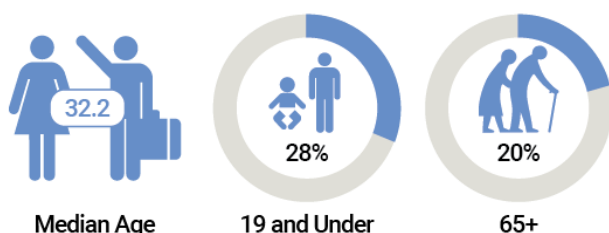
Population



Cultural Diversity



Age



Demographics

The 2024 population of College Place was 9,945 (Washington State Office of Financial Management (OFM) -2024 Estimate). This is a 9.48% increase from the 2018 Parks, Open Space, and Recreation Plan when the population was 9,084. Nearly 400 additional residents are anticipated by 2044, a growth rate of approximately four percent. This assumes a share of 15.4% of the County population for the City of College Place. Current OFM projections show College Place reaching a city-wide population of 10,340 in 2044.

The City of College Place has grown and become more culturally diverse. Approximately one-third (32%) of College Place residents identified as racial or ethnic minorities in the 2022 U.S. Census population estimates. This increased from the 2010 decennial census when racial and ethnic minorities accounted for approximately 14% of the population. Comparing this data to the state average of 36% of residents identifying as racial or ethnic minorities, College Place aligns with the state's cultural diversity.

Age

The City of College Place population is slightly younger on average than the Washington State average. According to the U.S. Census 2022 American Community Survey, 6 percent of the local population is under the age of five, 28 percent are 19 and younger, and 20 percent are over 65. The median age is 32.2, compared to 38.2 statewide.

Households

The total number of housing units for the City of College Place during the 2020 Decennial Census was 4,176. This is a 10.9 percent increase from 2010, when there were 3,766 total housing units. Of the total housing units, approximately 10 percent are vacant.

The average family size is 3.22 in College Place, compared to 3.04 statewide.

Employment and Income

The City of College Place attracts employers from various sectors, with the largest concentrations in education, health care, and social assistance (37 percent). The next leading industry is retail trade (13 percent).

The City has an employment rate of 55.5 percent versus 61.1 percent statewide in 2023. The median household income in College Place is \$60,417 per year.

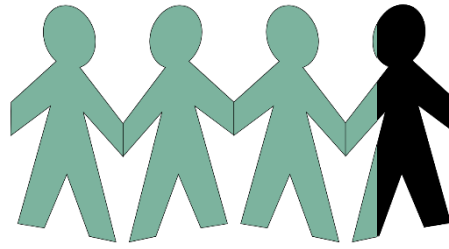
Other Demographic Identifiers

Veterans make up 8.2% of the city's population, compared to the 7.5% at the state level.

In College Place, 16% of the population identifies as having a disability, which is higher than the state average of 14%. This highlights the importance of ensuring accessibility, inclusive services, and community support for all residents.

See **Appendix A** for more demographic information.

Average Family Size



3.22 people per family

Employment & Income

\$60,417
CITY

\$94,605
STATE

Veteran Population

CITY ★ 8.2% Veterans
State: 7.5%

Disabled Population

CITY ♿ 16% With Disability
1,551
State: 14% | 1,069,089



Chapter

3

Goals & Objectives

Goals and Objectives

This Plan outlines the community's vision and the steps to achieve it.

- ≡ Goals: Broad statements about the community's desired future.
- ≡ Objectives: Measurable steps to achieve goals.
- ≡ Policies: Clear commitments guiding decisions and actions.

General Policy

Maintain a comprehensive Park Plan, meeting the standards of the Recreation and Conservation Office by updating and gaining certification of the Plan as needed in conjunction with the review of the City's Comprehensive Plan.



Goal Statements

COMMUNITY-ORIENTED

Provide recreational programming to serve the needs of community members and support community events.

ENVIRONMENTAL STEWARDSHIP

Promote the responsible and sustainable use and protection of College Place parks, trails, and open spaces.

EQUITY & ACCESS

Provide equitable access to College Place parks, trails, and open spaces, which provide recreation opportunities for community members of all ages and abilities.

HEALTH & WELLNESS

Support community health and wellness by providing vibrant parks, trails, and open spaces for College Place residents and visitors.

FACILITY INTEGRITY

Ensure the integrity of College Place parks, trails, and open space facilities is maintained and improved for future generations.

COMMUNITY-ORIENTED

OBJECTIVES + POLICIES

Provide recreational programming to serve the needs of community members and support community events.

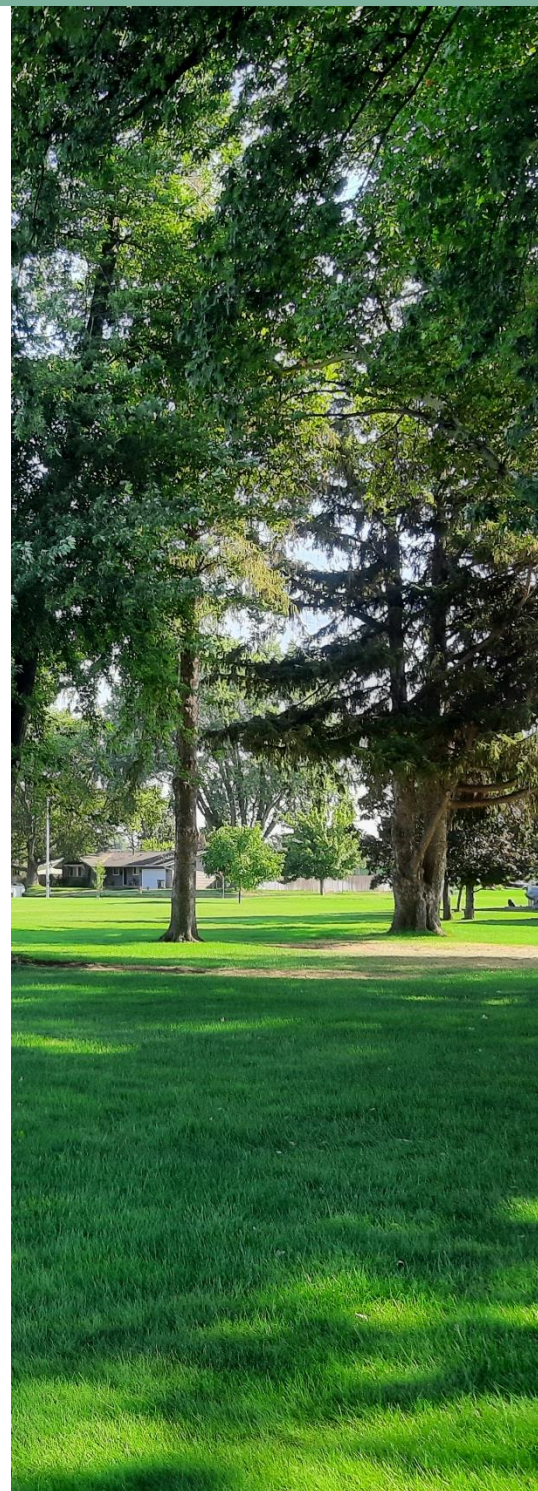
Objective #1 Ensure the ongoing involvement of community residents in the park planning process.

Objective #2 Establish and maintain a shared vision with local higher education institutions, the Adventist school system, and the public school district for serving the College Place community.

Objective #3 Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.

Objective #4 Collaborate with non-profit organizations or other agencies and create interlocal agreements for operations, maintenance, and/or recreation programming.

- ≡ **Policy #1** The City, Institutions of Higher Education, the Adventist school system, and the Public School District should meet periodically to discuss mutual interests and concerns and coordinate joint park planning and development activities.
- ≡ **Policy #2** The City, Institutions of Higher Education, the Adventist school system, and the Public School District should continue exploring mutually beneficial strategies for the shared joint use of facilities.
- ≡ **Policy #3** Encourage volunteer citizen groups, developers, and other partners in developing and implementing park and recreation programs.
- ≡ **Policy #4** Promote unique community events and gatherings to bring people together and to foster a sense of place in the City.
- ≡ **Policy #5** Actively promote and facilitate volunteer opportunities for community members to participate in park maintenance, event coordination, and recreational programming to enhance civic engagement and ownership.
- ≡ **Policy #6** Develop a Community Recreation Center in and around the proposed Stonecreek Master Planned Development.
- ≡ **Policy #7** Develop a multi-purpose Lions Park Community Center, including a library, childcare facility, community room, and commercial kitchen.



ENVIRONMENTAL STEWARDSHIP

OBJECTIVES + POLICIES

Promote the responsible and sustainable use and protection of College Place parks, trails, and open spaces.

Objective #1 Preserve and protect the environmental integrity of College Place's natural assets.

Objective #2 Provide more natural and open space parks in College Place.

- ≡ **Policy #1** The small streams passing through the city are an essential visual and environmental asset that should be preserved and enhanced by:
 - Using open space dedications when required for a development proposal on properties containing a creek to acquire creek frontage and access;
 - Protecting streams from unauthorized channelization, loss of bank vegetation, and other actions that may adversely impact the stream corridor.
- ≡ **Policy #2** As feasible, promote recycling at all College Place parks and recreation facilities.
- ≡ **Policy #3** Remove invasive vegetation within parks, open spaces, and sensitive areas by incorporating weed management protocols into maintenance plans and working with native plants.
- ≡ **Policy #4** Give priority consideration for using environmentally friendly material in the design and development of existing and new parks.
- ≡ **Policy #5** Engage with volunteer organizations and non-profits to promote the stewardship of sensitive areas, parks, and trails.
- ≡ **Policy #6** Maintain Tree City USA status.



EQUITY & ACCESS

OBJECTIVES + POLICIES

Provide equitable access to College Place parks, trails, and open spaces, which will provide opportunities for recreation for community members of all ages and abilities.

Objective #1 Provide a broad public and private park and recreation plan system that meets the needs of all age and income groups within the community.

Objective #2 Support a healthy community where everyone can access community resources and services.

Objective #3 Provide barrier-free (ADA-compliant) access where readily available by modifying existing facilities or when designing or constructing new facilities, including paved pathways for all users.

- ≡ **Policy #1** Provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City. Explore the feasibility of an impact fee program.
- ≡ **Policy #2** Pursue the standard that every City resident should be within one-half mile of a neighborhood park or 1 mile of a community park facility. Stress the acquisition and development of 5 - 10-acre parks to meet the standards set in the City's Park's level of service standards. Provide trails at a standard of 0.3 of a mile for every 1,000 people.
- ≡ **Policy #3** Locate neighborhood parks in conjunction with new subdivisions and, as opportunities arise, in those areas of the City that may not be immediately accessible to community parks, ensuring that City level of service standards are met.
- ≡ **Policy #4** Non-motorized trails should be developed as multi-use trails to accommodate a variety of users, including pedestrians and bicyclists.
- ≡ **Policy #5** Explore opportunities for acquiring parkland on the west side of town and north of Whitman Drive to provide additional recreational opportunities and access and improve City parks' service level for all College Place residents.
- ≡ **Policy #6** Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.
- ≡ **Policy #7** Support the inclusion or development of recreation and/or programming by non-profit groups in conjunction with new development.
- ≡ **Policy #8** Ensure all parks and trails are equipped with appropriate lighting and other safety features to enhance accessibility and security for all users during daytime and evening hours.



FACILITY INTEGRITY

OBJECTIVES + POLICIES

Ensure the integrity of College Place parks, trails, and open space facilities is maintained and improved for future generations.

Objective #1 Maintain vibrant park amenities and facility integrity while minimizing operating and maintenance costs and improving operating efficiencies.

Objective #2 Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.

Objective #3 Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.

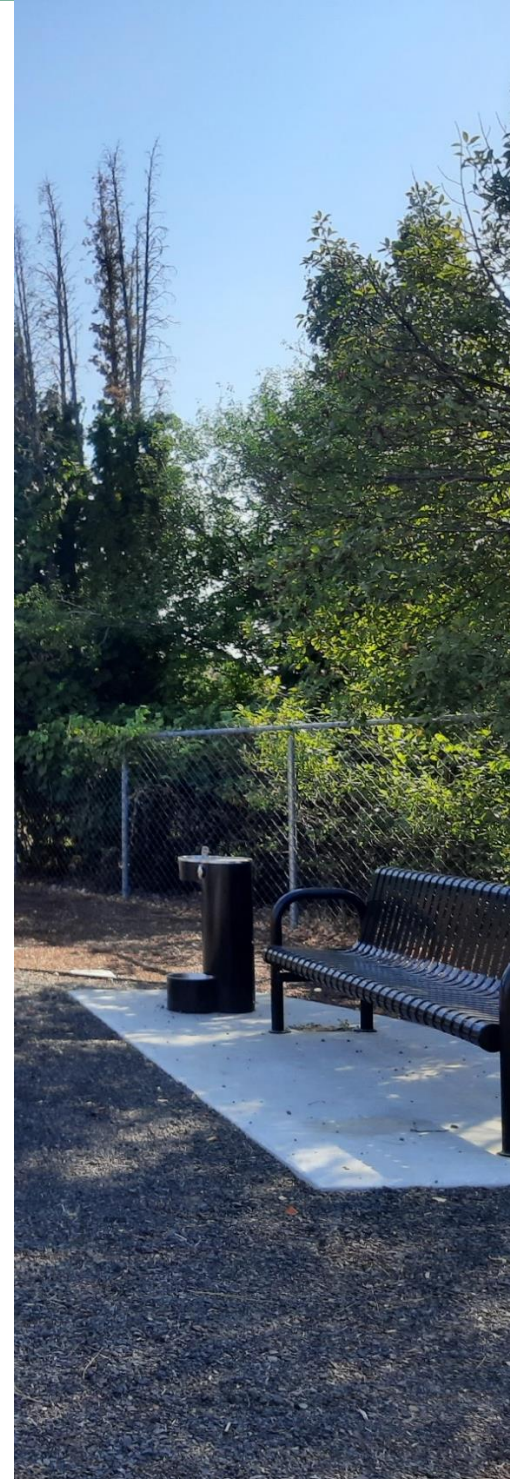
Objective #4 Create and leverage economic development opportunities for local park systems.

Objective #5 Leverage Metropolitan Planning Organization (MPO) Funding for Park Infrastructure and Operations.

Objective #6 Establish and implement a standardized signage design across all parks to enhance accessibility, improve wayfinding, reinforce brand identity, and ensure durability while minimizing maintenance costs.

Objective #7 Regularly review and update park design standards to maintain consistency, enhance accessibility, and align with evolving community needs and best practices.

- ≡ **Policy #1** Prioritize park improvements and identify a source of funds, both for large projects and small maintenance type works, by preparing and maintaining a current Capital Improvement Program.
 - Renovations should minimize opportunities for vandalism.
 - When appropriate, minimize maintenance and park requirements.
 - Maintain adequate drainage and irrigation of park lands.
 - Implement reservation fees for park facilities to meet community demand and generate revenue.
- ≡ **Policy #2** Complete the Lions Park Renovation and Community Center replacement Project.



- ≡ **Policy #3** Minimize the development of pocket parks (less than 2 acres) unless a neighborhood association, non-profit organization, or a volunteer group is deemed responsible for the maintenance.
- ≡ **Policy #4** Explore the development of establishing a pricing strategy and fee structure for rented facilities that aligns with comparable market rates and supports cost recovery of maintenance and operations costs.
- ≡ **Policy #5** Develop a maintenance plan for every park and facility.
- ≡ **Policy #6** The Parks, Recreation and Arbor Board should meet periodically with the City's Economic Development Commission to coordinate efforts and to ensure consistent goals and priorities.
- ≡ **Policy #7** Develop design standards for park signage, using Kiwanis Park sign as the standard for design.
- ≡ **Policy #8** Prioritize restroom improvements and maintenance at College Place parks, trailheads, and open space recreation areas.
- ≡ **Policy #9** Provide shade with shade structures in addition to tree canopies.
- ≡ **Policy #10** Develop a long-term staffing plan and budget for park maintenance as the needs and facilities increase.
- ≡ **Policy #11** Explore non-profit or other agency collaborations and partnerships to develop an ice or roller rink.



HEALTH & WELLNESS

OBJECTIVES + POLICIES

Provide vibrant parks, trails, and open spaces for College Place residents and visitors to support community health and wellness.

Objective #1 Promote the health and well-being of College Place residents by developing and improving non-motorized transportation networks to promote physical activity and healthy lifestyles.

Objective #2 Explore opportunities for recreational programming and/or potential for a shared use agreement with the City of Walla Walla Parks and Recreation, College Place schools, and the Adventist school system.

Objective #3 Promote the use of City parks and recreation facilities.

Objective #4 Explore the development of new and underrepresented recreational opportunities to diversify park amenities and support year-round activity.

- ≡ **Policy #1** Support bicycle-oriented infrastructure and trail connectivity within and adjacent to College Place parks and transportation systems.
- ≡ **Policy #2** As funds become available, continue the bike path through the City of College Place from Larch Avenue and 12th Street to the City limits on Whitman Drive.
- ≡ **Policy #3** The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.
- ≡ **Policy #4** Prioritize pedestrian and bicycle trail routes and plans identified in the Blue Mountain Region Trails Plan and seek funding to implement them.



- ≡ **Policy #5** Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.
- ≡ **Policy #6** Ensure bicycle signage is consistent with the City's wayfinding standards.
- ≡ **Policy #7** Explore the feasibility and fee structure for establishing youth, adult, and senior recreation programs in College Place.
- ≡ **Policy #8** The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.
- ≡ **Policy #9** Explore the development and land acquisition opportunities for developing a large sports complex to host regional and local recreational events.
- ≡ **Policy #10** Promote park, trail, and open space use by developing promotional materials, including maps and brochures, highlighting local parks, trails, recreational areas, programs, and facilities.
- ≡ **Policy #11** Explore the connection of Lion's Park with Fort Walla Walla Park through a partnership with the Villages at Garrison Creek HOA Greenway to enhance regional trail access and recreational opportunities.
- ≡ **Policy #12** Work with local, state, and federal partners to explore the feasibility of reconnecting the Whitman Drive multi-use path with the Whitman Mission National Historic Site.





Chapter 4

Community Engagement



Community Engagement

The City of College Place engaged the community through various methods to gather input for updating its Parks, Open Space, and Recreation Plan. An online survey was accessible for community members to complete. These results were displayed for public feedback at the Farmers and Artisan Market, where residents could discuss park facilities with City staff. Additionally, updates were shared with the Parks, Arbor, and Recreation (PAR) Board at four meetings in September, October, December 2024, and February 2025. This comprehensive engagement ensured that diverse perspectives contributed to the planning process.

Community Engagement Tools

Survey

An online community input survey was open from May 21 to June 19, 2024. The survey questions were curated to aid the City of College Place in updating the existing Parks, Open Space, and Recreation Plan. The online survey was promoted with flyers posted at City Hall, postcards passed out at a local market, and social media posts.

In total, 150 complete surveys were collected and analyzed to inform the development of an updated Park Plan. The survey was designed to inform the City's planning process and engage residents concisely. With many Spanish-speaking residents in College Place, the city also provided the survey in Spanish. The survey results were displayed at the Farmers and Artisan Market for review and comment.

The outreach materials and survey results are located in **Appendices B – D**.



The College Place Farmers and Artisan Market (CPFM) is a community farmers market in College Place, WA. While fostering a communal space to celebrate the region's diversity, the Market provides an outlet for local farming families to sell their locally grown products directly and provide farm-fresh food for consumers.

Parks, Arbor, and Recreation (PAR) Board

Updates were presented to the PAR Board at the following meetings:

- ≡ September 27, 2024
- ≡ October 21, 2025
- ≡ December 20, 2024
- ≡ February 28, 2025
- ≡ April 25, 2025





Chapter 5

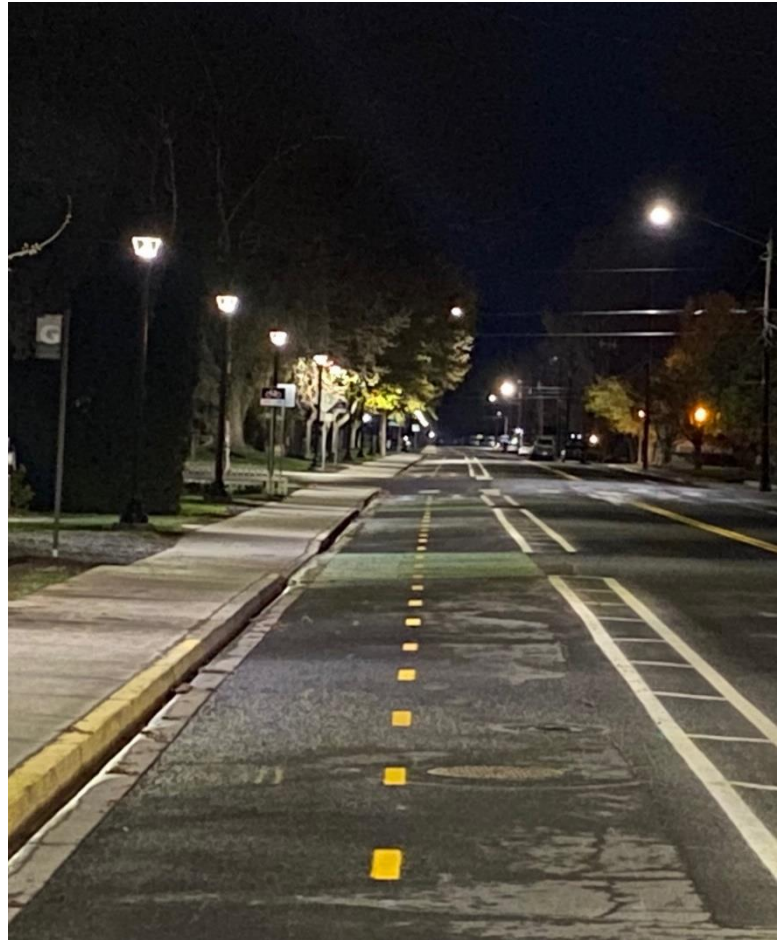
Classifications & Criteria

Classifications and Criteria

In this chapter, the City of College Place establishes classifications and criteria for its parks, open spaces, and recreational facilities. This framework aims to create a well-rounded, accessible park system that meets the community's diverse needs. The classifications define various park types, from neighborhood parks to specialized facilities, each with guidelines for size, amenities, and intended usage. The chapter also outlines criteria for recreational amenities per population size and for land acquisition and park development. These criteria are essential for resource allocation, prioritization, and planning future improvements to support healthy and connected lifestyles for residents.

Park Classifications

The city aims to provide a variety of parks, open spaces, and recreational facilities to create a diverse park system for the community. The following classifications outline park types and sizes, offering clarity and consistency to ensure all stakeholders have a shared understanding.





Community Park

Community parks are typically between 5 and 10 acres or larger and are often the most visited, serving neighborhoods from 2 to 5 miles away. Most visitors to community parks drive to get there, requiring more extensive parking amenities. Community parks are often used for programmed recreational activities and offer athletic fields, trails, group picnic shelters, children's play areas, splash pads, skate parks, fishing piers, and natural areas. Due to the added amenities in a community park, they also require restrooms and maintenance facilities.



Neighborhood Park

Neighborhood parks are typically 1-5 acres in size and aim to serve the immediate residents within a ½ mile radius. Amenities often include children's playground equipment, open grassy spaces, walking paths, benches, gathering spaces, small facilities for active recreation, and possibly restrooms and off-street parking.



Mini (Pocket) Park / Parklet

Pocket or mini parks are small public or private parks offering fewer amenities, sometimes a unique feature such as art. Due to their limited size, they cannot offer a wide variety of recreational opportunities, but still require maintenance and operational costs so the city is not actively pursuing the development of mini parks within its park system. These parks are often included in private subdivisions as a feature of that neighborhood and can be maintained by HOAs or volunteer organizations within the community.



Special Use Park

A special-use park is commonly developed for a specific purpose, such as a boat ramp, zoo, etc. There is no size limitation for these parks, as each one is unique and depends on the specific circumstances.



Trails

Trails connect parks and city destinations with bike paths, sidewalks, and regional networks. This plan aligns with the Blue Mountain Regional Trail Plan to create a fully connected, accessible system in College Place. By integrating active transportation—walking, cycling, and other human-powered movement—the trail system will enhance connectivity and support healthier lifestyles with bike lanes, pedestrian pathways, and accessible crossings.



Open Space / Natural Area

Natural areas are often protected open spaces with opportunities for birding, passive recreation, and environmental education. These sites frequently feature sensitive environmental lands such as floodplains, wetlands, streams, steep slopes, and wildlife habitats. They may also include features such as walking paths, benches, viewing platforms, interpretative signage, parking lots, and restrooms.

Park Facility Criteria

The 2018 College Place Parks, Open Space, and Recreation Plan utilized National Recreation and Parks Association (NRPA) standards to create a baseline for the recommended recreational amenity standard. In recent years, updated guidance for determining need has changed to accommodate the unique characteristics of communities across the country – factors such as population/size and density, needs, desires, staff, and budget. The NRPA and Parks and Recreation System Planning (2020) guide recommends using Level of Service (LOS) metrics that address individual community needs and values.

After evaluating local needs, conditions, and available funding sources, the city adopted acquisition and development standards for its parks and facilities. The City of College Place adopted population-based criteria for parks and facilities, rather than following the NRPA standards.

Table 1 Park Development Standards

PARK TYPE	Minimum Distance to Residents	Density	Size
Community Park	1 mile	--	5-10 AC
Neighborhood Park	1/2 mile	10 ac per 1,000 residents	1-5 AC
Mini Park (Pocket Park)	--	--	Less than 1 AC

Refer to the City of College Place Standard Specifications and Drawings for additional information on Park Standards, last updated on June 11, 2024, with Resolution No. 24-047.



Acquisition Standards

Park sites should be suitable for the desired range of typical improvements, consistent with City standards and goals. The scoring system below will identify whether a park or facility is ideal for the City.

LOCATION	POINTS
In an area with an identified need	10 points
Within ¼ mile of an area with an identified need	5 points
More than ¼ mile from an area with an identified need	0 points
NEED	POINTS
Strong community support and fills a recreational need	10 Points
Mixed community support and may or may not fill a recreational need	5 points
Lack of community support and recreational need	0 points
SIZE & SPACE	POINTS
Properly sized for the population and meets City Standards	10 points
Slightly undersized, partially meets City Standards, but usable	5 points
Well undersized, significantly deficient in meeting City Standards	0 points
MAINTENANCE FEASIBILITY	POINTS
Designed for low maintenance	10 points
Average maintenance requirements	5 points
High maintenance needs	0 points
FUNDING & BUDGETING	POINTS
Strong funding sources secured for acquisition and maintenance	10 points
Some funding sources identified, but not fully secured	5 points
No funding sources identified	0 points
TOTAL SCORE	POINTS
Excellent candidate for acquisition	40+ points
Good candidate, but may need further consideration	30+ points
Fair candidate; requires significant improvements	20+ points
Poor candidate for acquisition	<20 points

Land Dedication Standards

The City recommends dedicating land for new developments to meet its LOS standard, based on an average household size of 2.83. Required land dedication is calculated as:

$$\text{Average Household Size} \times \text{Dwelling Units} \times 1\%$$

Example: $2.83 \times 100 \text{ DU} \times 1\% = 2.83 \text{ acres dedicated for a 100 DU development}$



Chapter

6

Park Inventory

Park Inventory

Property Inventory

The following inventory and assessment of the existing conditions, management priorities, and recommendations are provided as a tool for planning and prioritizing park acquisition and development to guide and facilitate the maintenance, improvement, and management of the City's parks. Management priorities were identified based on an analysis of existing conditions conducted through site visits and interviews with stakeholders and City maintenance and management staff.

In addition to the City-owned parks, several pocket parks are owned and maintained by homeowner associations (HOA), particularly in newer residential subdivisions, such as the Villages at Garrison Creek HOA. HOA parks are not included in the inventory.

All park names denoted with an asterisk (*) are conceptual and only intended for reference. A formal naming process will be conducted when each park is ready for official designation.

Park locations are shown in **Figure 1**.

Inventory Changes since 2018

Since adopting the 2018 Parks, Recreation, and Open Space Plan, significant progress has been made toward meeting park standards. The following tables identify changes to the land and development inventory.

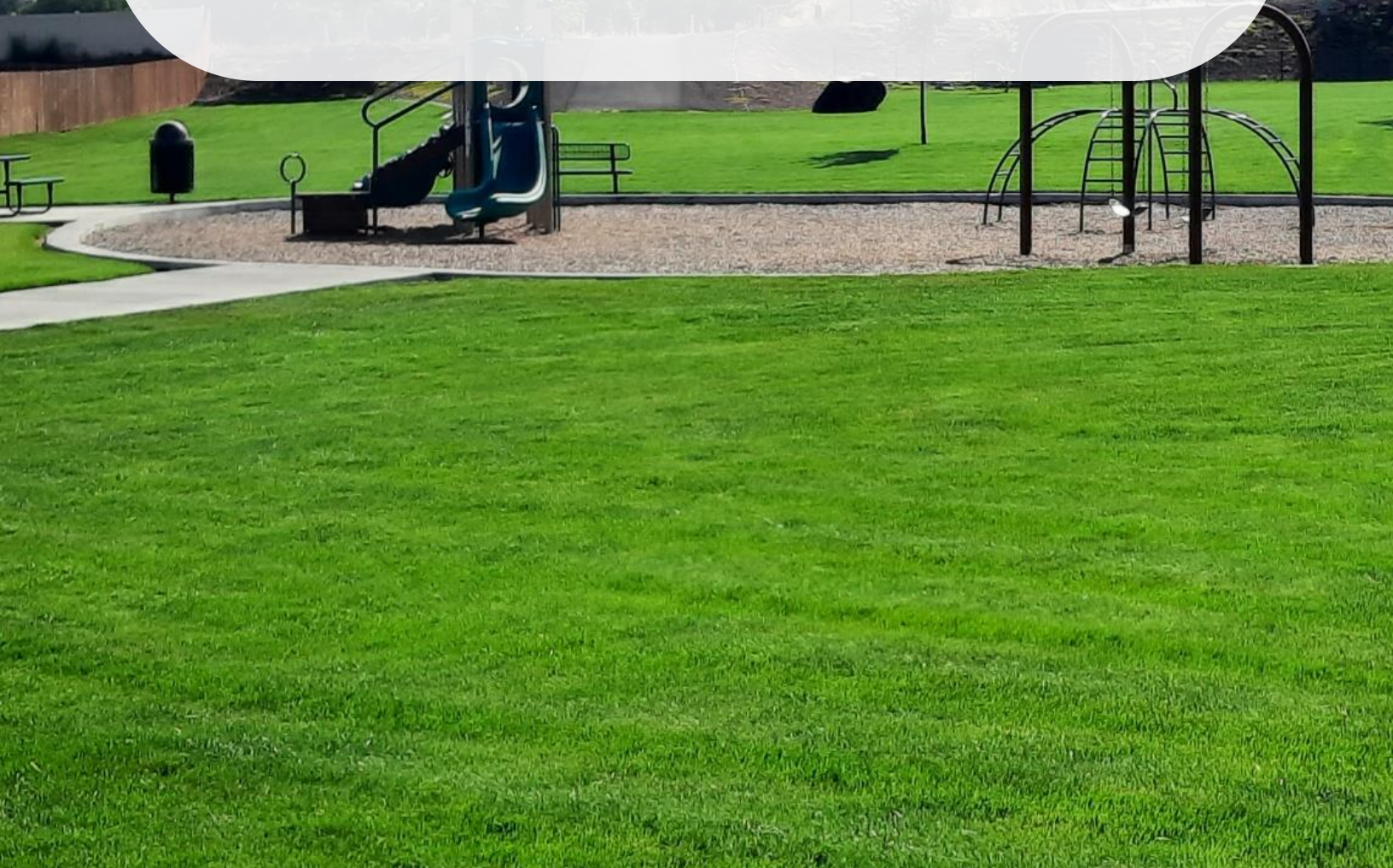


Table 2 Park Inventory Changes

Property Acquisitions & Conceptual Parks			
Park Name	Year	Type	Acres
Leadbetter Park*	Conceptual	Neighborhood Park	2.6
Maple/Whitman Park	Conceptual	Neighborhood	0.55
Stonecreek Park*	Conceptual	Community Park	19.8
Sunset Villas Park*	Conceptual	Neighborhood Park	4.6
Property Acquisition Subtotal			27.55

Park Development			
Park Name	Year	Type	Acres
Veterans Park	2019	Neighborhood	1
Perseverance Park	2024	Mini	0.25
Park Development Subtotal			1.25

Park Rebuild or Renovation			
Park Name	Year	Type	Acres
Lions Park	2024-2025	Community	7.5
Park Rebuild or Renovation Subtotal			7.5



LEGEND

Landmarks
 Schools

Future Park Locations
 Parks
 TBD Park

Trails/Bike Lanes

 Bike Lane
 Bike Route
 Multi-Use Path
 Multi-Use Path (Private)

Parks, Trails, and Open Space Map

City of College Place Parks Plan



CP
COLLEGE PLACE
WALLA WALLA VALLEY

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Acquisition and Conceptual Parks

Nearly 30 acres in College Place have been identified as prime locations for new park development. However, these sites are not currently owned by the city and must be acquired before any development can proceed.

Development

Approximately 1.25 acres of new park development have occurred since 2018, including Veterans Park and Perseverance Park.

Rebuild or Renovations

Approximately 7 acres of parkland, dating back to 1969, were renovated at Lions Park. Construction began in Fall 2024, with an anticipated completion date of Summer 2025. Reconstructing Lions Park was a significant undertaking for city staff, starting in 2018. It involved numerous PAR Board and City Council meetings, securing funding, and updating the Capital Improvement Plan (CIP).



Park Ranking Criteria

As part of the inventory process, a ranking system for each park's features, amenities, and facilities is applied to determine the condition and prioritize maintenance needs at each of the city's parks. These criteria help prioritize and identify maintenance needs, larger park projects, and wish list items.

Each facility amenity is color-coded and rated within one of the following categories:

Capacity		Condition	
Exceed	Supports demand with room to spare; well-maintained and future proofed.	Excellent	Applied to amenities that are new, ADA accessible, and deemed safe for use over the next several years.
Meets	Adequate for current use; may need maintenance but functions as intended.	Good	Applied to amenities that are deemed adequate, but may need maintenance soon, primarily cosmetic and not structural concerns, or have safety hazards due to wear foreseen in the near future.
Under	Overcrowded or inefficient; needs upgrades or expansion.	Poor	Applied to amenities in need of immediate maintenance or replacement due to broken, unsafe or inadequate condition.
Planned	Amenities proposed or scheduled for future installation or development but not yet constructed or available. These facilities will be designed to meet demand under projected population growth.		

HARVEST MEADOWS PARK

Classification – Neighborhood Park

Location – Harvest Drive and Clover Court

Size – 0.5 acres

Features and Description

Harvest Meadows is a small neighborhood park, just under 0.5 of an acre, located in Harvest Meadows subdivision, adjacent to SR-125. In 2002, the City installed playground equipment, and replaced it in 2009 after it was destroyed by a fire. The park is frequented by neighborhood residents who use the benches for relaxation and the playground for their children. Many often bring their dogs to this park as well.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Playground	1	Meets	Good
Benches	2	Meets	Good
Picnic Tables	2	Meets	Excellent

Management Priorities

- ≡ Park does not have a sign to identify the park and welcome visitors.
- ≡ Shaded areas are limited.
- ≡ No bicycle racks available.
- ≡ No drinking fountain available.

Recommendations

- ≡ Install welcome sign to identify the park and welcome visitors, using design standards.
- ≡ Update city park and recreation materials to promote the use of this park.
- ≡ Provide shade with trees and/or picnic shelter.
- ≡ Install drinking fountain.
- ≡ Consider installation of security measures to prevent vandalism.
- ≡ Design and build paved walking path around park perimeter to encourage active lifestyles and provide additional trails in the community.
- ≡ Replace picnic shelter roof.

KIWANIS PARK

Classification – Community Park

Location – 3rd & Date Street

Size – 8 acres

Features and Description

Kiwanis Park is an 8-acre park between Whitman Drive and 3rd Street, shared with Davis Elementary School. Established in 1950 through joint efforts of the Kiwanis Club and the city, it features tennis courts, a playground, a picnic area, and a baseball field added in 1963. Updates in 2016 were funded by a Recreation and Conservation Office grant and included a pickleball court, basketball court, ADA-compliant facilities, and a redesigned park sign. A shared-use agreement with the College Place School District ensures joint use and maintenance of the athletic fields.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Pickleball Court	4	Under	Excellent
Picnic Shelter	1	Under	Good
Playground	1	Meets	Good
Restrooms	1	Meets	Excellent
Parking Lot	1	Meets	Excellent
Basketball Court	1	Under	Excellent
Benches	1	Meets	Excellent
Picnic Tables	2	Meets	Excellent
Tennis Court	1	Meets	Good
Baseball Field	1	Meets	Good

Management Priorities

- ≡ Consider security measures for reducing vandalism to park amenities, including restrooms and pickleball courts.
- ≡ Maintain priorities and projects as described in the joint management document between the city and the school district.
- ≡ Replace roof in 5-10 years.

Recommendations

- ≡ Design and build a paved walking path around the park perimeter to encourage active use and provide additional trails/connectivity in the community.
- ≡ Re-roof the picnic shelter.

LEADBETTER PARK*

Classification – Neighborhood Park

Location – 10th Street (Future Extension)

Size – 2.6 Acres

Features and Description

Nestled along the future extension of 10th Street near Garrison Creek, this park blends natural beauty with recreational amenities. While the concept plan envisions future visitors enjoying picnic shelters thoughtfully placed in serene natural areas by the creek, a unique lawn mound, a playground, basketball courts, and a nature path, it is important to note that the city does not own the land, and this plan is conceptual in nature. The concept plan also features pavilions and restrooms, providing a harmonious setting for relaxation and activity. Management Priorities and Recommendations will be determined after this park is developed.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Playground	1	Planned	Planned
Basketball Court (half)	6	Planned	Planned
Nature Path	1	Planned	Planned
Picnic Shelter	4	Planned	Planned
Pavilion	1	Planned	Planned
Restroom	2	Planned	Planned



LIONS PARK

Classification – Community Park

Location – Larch Avenue and 8th Street

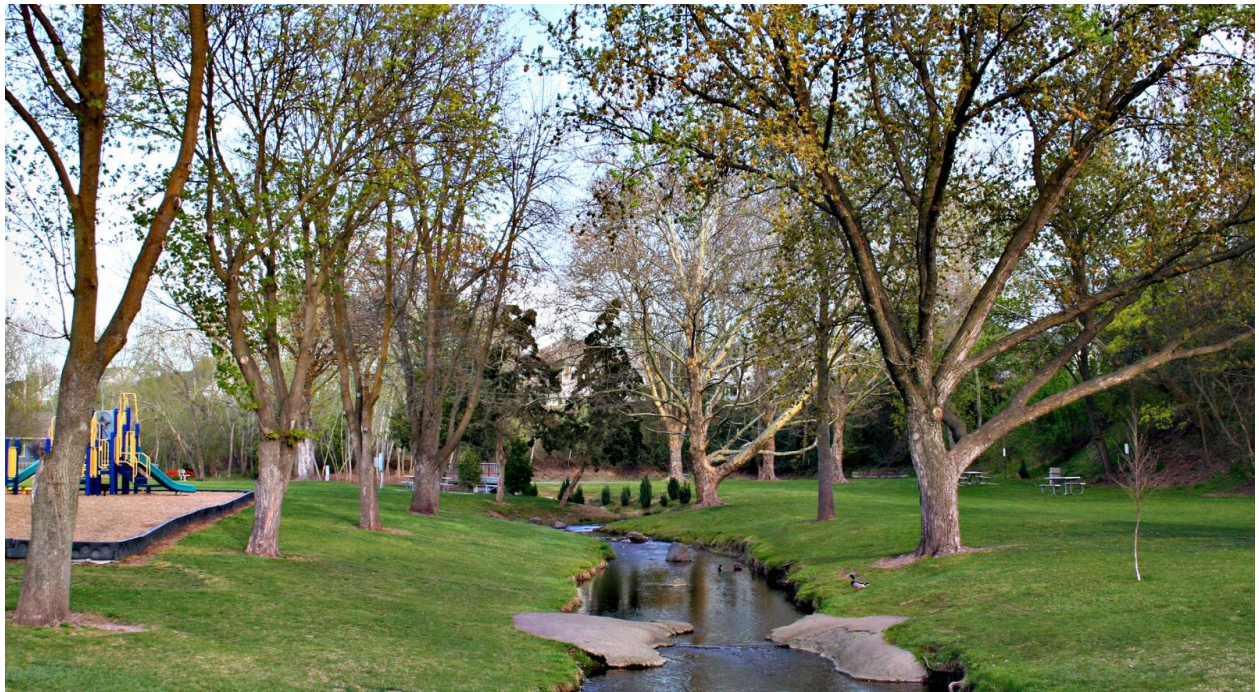
Size – 9 Acres

Features and Description

Lions Park was donated in 1965 by Virgil and Lucyreta Davin. The park was originally developed with volunteer efforts and Recreation and Conservation Office funding. Lions Park's Renovations were under construction when this plan was drafted. The table below represents what renovations are planned for this park. Management Priorities and Recommendations will be determined after this park is developed.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Picnic Shelter	1	Exceed	Excellent
Playground	1	Exceed	Excellent
Restrooms	1	Exceed	Excellent
Benches	1	Exceed	Excellent
Picnic Tables	1	Exceed	Excellent
Splash Pad	1	Exceed	Excellent
Pedestrian Bridge	2	Exceed	Excellent
Lions Park Community Center	1	Exceed	Excellent



MAPLE/WHITMAN PARK*

Classification – Neighborhood Park

Location – SE Maple Street and E Whitman Drive

Size – 0.6 Acres

Features and Description

This proposed park concept, located at the corner of Maple and Whitman, is set to offer a variety of activities for all ages. The property is not owned by the city, and the plan remains in the conceptual stage. Key features of the park include a dynamic bicycle pump track and shared structures designed to accommodate multiple recreational purposes. A modern play structure provides children a fun and safe environment to explore and enjoy. The proposed park will also feature picnic tables and a sheltered picnic area. Additionally, pickleball courts will cater to sports enthusiasts, fostering an active and engaging atmosphere. Management Priorities and Recommendations will be determined after this park is developed.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Pump Track	1	Planned	Planned
Shade Structure	2	Planned	Planned
Playground	1	Planned	Planned
Picnic Tables	4	Planned	Planned
Bench	5	Planned	Planned
Bridge	2	Planned	Planned
Pickleball Court	2	Planned	Planned



Source: PBS Engineering and Environmental Inc.

PERSEVERANCE PARK*

Classification – Neighborhood Park

Location – Southeast 12th Street and Southeast Newgate Drive

Size – 0.86 Acres

Features and Description

The newly combined park, formed by merging two existing parks – Autumn Meadows and Perseverance Parklet - will serve as a single, cohesive, neighborhood park space positioned at the intersection of 12th Street and Newgate Drive. The property is not owned by the city, and the plan remains in the conceptual stage. Key features include a playground, bench, and walking path along 12th Street. Management Priorities and Recommendations will be determined after this park is developed.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Playground	1	Meets	Good
Bench	1	Meets	Good
Sign	1	Meets	Good
Walking Path	1	Meets	Good
Picnic Shelter	1	Planned	Planned
Picnic Tables	2	Planned	Planned



Source: PBS Engineering and Environmental Inc.

Size – 19.8 acres

As part of the Stonecreek master-planned development, this future park will blend modern recreational amenities with the beauty of the surrounding natural environment. The property is not owned by the city, and the plan remains in the conceptual stage. Strategically situated near wetland areas, the park will highlight and preserve the landscape's natural features, offering a harmonious balance between play and nature. Key amenities include a soccer field and half-court basketball courts, a well-equipped playground, and pavilions/picnic shelters to provide much-needed shade during summer months and space for family/community gatherings and events. Restroom facilities will be conveniently located for park users. Management Priorities and Recommendations will be determined after this park is developed.

Amenity	Quantity	Capacity	Condition
Playground	3	Planned	Planned
Basketball Court	2	Planned	Planned
Walking Path	1	Planned	Planned
Boardwalk	1	Planned	Planned
Pavilion	2	Planned	Planned
Picnic Shelter	3	Planned	Planned
Restroom	2	Planned	Planned
Soccer Field	1	Planned	Planned



SUNSET VILLAS PARK*

Classification – Neighborhood Park

Location – Wallula Avenue and Damson Avenue

Size – 4.6 acres

Features and Description

Located at the corner of Wallula Avenue and Damson Avenue, this vibrant conceptual neighborhood park is planned to offer a variety of amenities for all ages, including a soccer field, playground, basketball courts, pickleball courts, pavilions, and restrooms. The property is not owned by the city, and the plan remains in the conceptual stage. Management Priorities and Recommendations will be determined after this park is developed.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Soccer Field	2	Planned	Planned
Playground	1	Planned	Planned
Basketball Court	2	Planned	Planned
Pickleball Court	6	Planned	Planned
Pavilion	1	Planned	Planned
Restroom	6	Planned	Planned



VETERANS PARK

Classification – Neighborhood Park

Location – Homestead Properties

Size – 1.67 acres

Features and Description

Named to honor the Veterans of College Place, the city's newest neighborhood park is located within the Homestead Properties neighborhood. It features new playground equipment and benches.

Inventory and Quality of Park Amenities

Amenity	Quantity	Capacity	Condition
Playground Equipment	1	Meets	Good
Benches	2	Meets	Good
Pickleball Court	2	Planned	Planned
Basketball Court	1	Planned	Planned
Multi-Use Field	1	Planned	Planned
Restroom	1	Planned	Planned

Management Priorities

- ≡ Consider installing security measures to reduce vandalism.

Recommendations

- ≡ Continue to evaluate neighborhood growth to ensure recreational needs are met by the amenities within this facility.

Inventory Summary

Table 3 Park Facilities and Amenities Matrix

PARK NAME	PARK ACRES/TRAIL MILES	BASKETBALL COURT(S)	BENCH(ES)	PAVILLION(S)	PICKLEBALL COURT(S)	PICNIC SHELTER(S)	PICNIC TABLE(S)	PLAYGROUND	PUMP TRACK	RESTROOM	SOCCER FIELD(S)	SOFTBALL/BASEBALL FIELD(S)	SPLASH PAD	WALKING PATH
COMMUNITY PARKS														
Kiwanis	8.0	●	●		●	●	●	●		●				
Lions	9.0		●			●	●	●		●			●	
Stonecreek*	19.8	●		●		●	●	●		●				●
NEIGHBORHOOD PARKS														
Harvest Meadows	0.5		●				●	●						
Leadbetter*	2.6	●		●		●	●	●		●				●
Maple/Whitman*	0.6		●		●		●	●	●					
Sunset Villas*	4.6			●	●			●		●	●			
Veterans	1.67	●	●		●					●				
Martin Airfield Park**	TBD													
MINI (POCKET) PARK / PARKLET / LOCAL PARKS														
Perseverance	0.86		●			●	●	●						●
TRAILS														
Whitman Drive	3.0													●

Concept plans developed for all parks designated with an asterisk (*) are in **Appendix E**.

**Land near the Martin Airfield Area is zoned residential, and future development will generate demand for a park in this area. A conceptual plan has not been developed at this time.



Non-Motorized Trail System

The City of College Place values and promotes healthy, active lifestyles and connectivity of recreational areas throughout the city. The city has officially adopted the Blue Mountain Region Trails Plan in partnership with local and regional transportation planning organizations. The report identifies and prioritizes a number of trail and bikeway projects in the region and in College Place. The City will be working to ensure the development of prioritized improvements as it develops active transportation in the future.



City Bicycle and Pedestrian Infrastructure

College Place is improving its bicycle and pedestrian infrastructure through several key initiatives. The Complete Streets Policy ensures all transportation projects accommodate pedestrians and cyclists. The Safe Walk College Place Project adds sidewalks on Davis Street and Bade Avenue. Planned SW Mojonier Road enhancements will include bike lanes and sidewalks, with construction expected in 2024-2025. The city also secured a Safe Streets and Roads for All (SS4A) grant to develop a safety action plan. These efforts aim to create a safer, more connected environment for all residents.



Blue Mountain Region Trails Plan

The Blue Mountain Region Trails (BMRT) Plan results from several stakeholders across the Walla Walla Valley motivated to develop an interconnected active transportation network for bicycle and pedestrian uses. The vision is to “develop a community-driven and locally-supported regionwide network of bicycle and pedestrian routes and non-motorized trails to provide outdoor recreation opportunities, mobility options, and connectivity within the Blue Mountain Region that benefit – health, mobility, quality of life and livability, and economic development and tourism.” The BMRT Plan included a capital improvement plan for each jurisdiction. Below is a list of projects identified for the City of College Place.

Table 4 City of College Place BMRT Projects

Segment Name	Improvement Type	Other Information	Length (miles)
SW 4 TH ST	Sidewalk	Complete (2019)	0.24
SE 8 TH ST	Sidewalk		0.45
SW 8 TH ST	Sidewalk	Complete (2023)	0.13
SE 10 TH ST	Sidewalk		0.24
SW 10 TH ST	Sidewalk		0.13
SW ACADEMY WAY	Sidewalk	Complete (2019)	0.25
NE BIRCH AVE	Sidewalk		0.06
SE BIRCH AVE	Sidewalk		0.63
SE BORADWAY AVE	Sidewalk		0.18
NE LAMBERT	Sidewalk		0.15
PEDESTRIAN IMPROVEMENTS			2.46
COLLEGE AVE	Paved Multi-Use Path	Separate Path	0.76
WHITMAN DR	Paved Multi-Use Path	Nex to Curb	0.36
PATH IMPROVEMENTS			1.12
SW 4 TH ST	Dedicated Bike Lane	Proposed 5-6' Bike Lane (S); 12' Bike and Parking Lane (N)	0.25
SE 12 TH ST	Dedicated Bike Lane	Proposed 8-10' Bike Lane(s)	1.24
SE LARCH AVE	Dedicated Bike Lane	Proposed 5-6' Bike Lane(s)	1.03
MOJONNIER RD	Dedicated Bike Lane	Long-term Vision for UGA – Proposed 5-6 Bike Lane(s)	1.95
BIKE LANE IMPROVEMENTS			4.47
NE C ST	Shared Roadway	Complete	0.47
COLLEGE AVE/LAMPERTI ST/MEADOWBROOK BLVD	Shared Roadway		2.03
LAMBERT AVE/NE C ST	Shared Roadway		0.27
SE LAMPERTI ST	Shared Roadway		0.17
BIKE-SHARED ROAD IMPROVEMENTS			2.94



Regional Parks

College Place residents also use park resources outside of city limits. The City of Walla Walla operates many neighborhood and community parks, including the nearby Fort Walla Walla Park, a 200-acre park with an amphitheater, museum, disc golf, camping, and picnic area. Additionally, College Place is surrounded by rich geography, offering a multitude of hiking, birding, and skiing opportunities. These include but are not limited to, the following points of interest.

- ≡ Golf Courses (Wine Valley Golf Club, Veterans Memorial Gold Course, Walla Walla Country Club, Country Pheasant Creek Golf Course, Milton-Freewater Golf Course, and Touchet Valley Golf Course).
- ≡ McNary National Wildlife Refuge
- ≡ Umatilla National Forest
- ≡ Palouse Falls State Park
- ≡ Milton-Freewater Skate Park
- ≡ Walla Walla Veterans Memorial Pool
- ≡ Bluewood Ski Resort
- ≡ Spout Springs Ski Area
- ≡ Fort Walla Walla BMX and Skateboard Park
- ≡ Fort Walla Walla Disc Golf
- ≡ Fort Walla Walla Dog Park
- ≡ Walla Walla Sportsplex
- ≡ Fort Walla Walla Museum
- ≡ Whitman Monument
- ≡ Walla Walla River Delta
- ≡ City of Milton Freewater, Joe Humbert Family Aquatic Center

With over 600 acres of recreation land, the City of Walla Walla offers 17 public parks to the community in and around Walla Walla.

Public and Private Recreation Facilities

Many private and public educational institutions also serve College Place. The community has three public schools, including the new College Place High School, John Sager Middle School, and Davis Elementary. Each of these facilities offers recreational equipment and open space, filling many of the same needs that parks do. According to public survey results, residents indicated they would use more of these facilities if they knew their availability and schedules.

The maintenance and operation of the recreational facilities within College Place are conducted in partnership with the College Place School District and other local volunteer organizations like the Lions Club.

College Place High School and John Sager Middle School

This is a new facility, hosting both the high school and middle school, and offers many recreational amenities to the community:

- ≡ 2 football fields
- ≡ 1 baseball field
- ≡ 1 track and field
- ≡ 4 tennis courts
- ≡ Stadium seating
- ≡ Concessions
- ≡ 1 softball field
- ≡ 2 basketball courts

Davis Elementary

A public elementary school located adjacent to Kiwanis Park, this public facility offers recreational opportunities to the surrounding neighborhood and community residents with a little league field, a youth soccer field, half-court basketball, playground equipment for children ages 5-7 and for 6-12 year-olds. The School District and the City of College Place have a shared use agreement for the sports fields.

Recreational Amenities and Facilities:

- ≡ Little League Baseball field
- ≡ Youth soccer field



- ≡ Half-court basketball
- ≡ 2 playgrounds with equipment for ages 3-7 and 6-12

Rogers Adventist School

The community uses this private educational facility after school hours, providing park-like amenities.

Walla Walla University

Walla Walla University offers a variety of fitness and recreational amenities to its students, faculty, and staff, including golf, soccer, volleyball, football, basketball, gymnastics, climbing, racquetball, and ping pong.

Walla Walla University also owns approximately 8.6 acres of vacant property within the city, located at the southwest corner of SE 4th St and SW Bade St (parcel 350735601801). This vacant property may present future opportunities for development or community use.

Although many of College Place facilities and programs are offered to the broader community, the city does not have an interlocal agreement with Rogers Adventist School or Walla Walla University. For this reason, the amenities and facilities of these schools are not included in this inventory.





Chapter

7

Level of Service & Park Need

Level of Service & Park Need

Level of Service Standards (LOS) are a measure of the minimum amount of public facilities that must be provided to meet a community's basic needs and expectations. Once a municipality adopts a LOS, the standard is used to measure whether existing facilities and services are adequate to serve the community.

Common LOS metrics include but are not limited to:

- ≡ Acres per capita
- ≡ Facilities per capita
- ≡ Building square footage per capita
- ≡ Access distance or time (bike, pedestrian, car, transit)
- ≡ Quality of facilities and experience
- ≡ Operating expenditures per acre managed
- ≡ Operating expenditures per capita
- ≡ Revenue per capita
- ≡ Revenue as a percentage of operating costs

Parks, trails, and open space LOS metrics serve several purposes:

- ≡ Provide a benchmark to help communities assess changes and needs over time
- ≡ Help determine general size and location of new parks, trails, open space, and recreation facilities
- ≡ Provide the basis for land development codes and policies, including impact fees
- ≡ Provide a measure of progress towards achieving community goals and objectives

This Plan will measure four Level of Service metrics to determine the need for College Place. These LOS Metrics are:

Park Acres/Trail Miles per Capita

Park Facilities per Capita

Walking Distance to Parks

Driving Distance to Parks

Park Acres/Trail Miles per Capita

Acres of park land and miles of trail per capita were used in the 2018 Plan to calculate existing LOS based upon 2010 population and existing park facilities. These per capita metrics are useful to determine if a community has enough park land for the population it serves and evaluate and compare changing needs over time. Initial calculations took several factors into consideration:

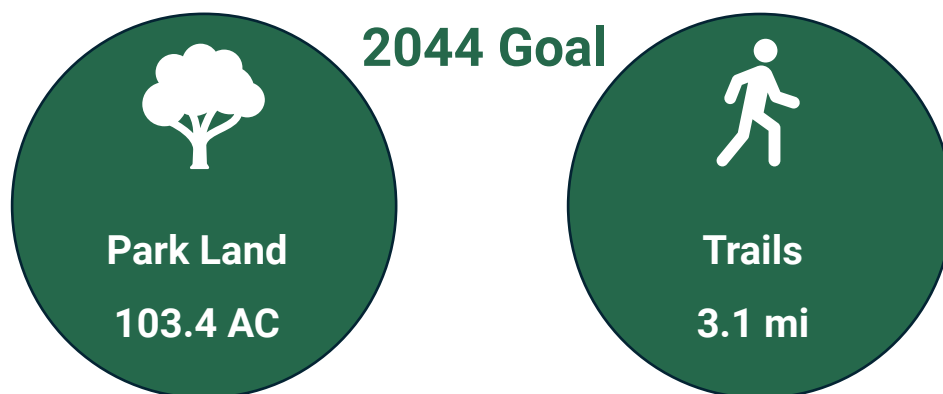
- ≡ Analysis of existing recreational and leisure facilities
- ≡ Cost evaluation and availability of land
- ≡ Anticipation of programs and events for the present and future
- ≡ Sensitive areas, needed buffers, environmental features, geologic features, waterways, watersheds, and archaeological and historical sites for open space
- ≡ Current ordinances and zoning requirements
- ≡ Trails located outside city limits that are connected to trails within city limits
- ≡ Private and public school facilities

These calculations established a baseline level of service of 10 acres of park land and 0.3 miles of trails per 1,000 residents. This aligns with the previous Parks, Recreation, and Open Space Plan from 2018, which also adopted 10 acres of park space per 1,000 residents. As College Place grows, more parks, open space, and trails are needed to provide the diversity and quantity of facilities needed to meet demands. According to population projections, College Place will grow from 9,945 (2024) to approximately 10,340 residents by 2044 – a difference of almost 400 people.

The table below illustrates the current and projected deficit of parkland and trails based on acres/miles per capita LOS. Based upon 2044 population projections, College Place will need a total of over 15 new acres of parks and open space and 0.1 miles of trails to serve community needs and maintain desired LOS.

Table 5 LOS Park Acres/Trail Miles per Capita (2024)

Year	Population	Existing Acres/Miles	Need Acres/Miles	Existing (Deficit) or Surplus Acres/Miles
2024	9,945	19.17/3.2	99.45/3.0	(80.28)/0.2



In the past, the city relied on its private and public partners to make up for the gap in recreational facilities because city facilities were inadequate to meet the needs of College Place residents. While the community is very fortunate to have access to such a wide array of public and private facilities, private facilities are not always available for public use. The city is working to increase its supply of parks, open space, and trails to meet the needs of its residents. Maintaining the 10 acre/1,000 LOS standard reflects community values for parks and recreation, as indicated by respondents in the 2024 park and recreation survey.

The concept parks created are thoughtfully designed layouts that serve as a roadmap for future development, ensuring amenities align with community needs. These plans outline the placement of recreational facilities, green spaces, and infrastructure to optimize functionality, accessibility, and sustainability. By assessing current and projected demands, the concept parks provide a strategic vision that guides phased improvements, ensuring parks remain safe, inclusive, and adaptable over time.

Park Facilities per Capita

This metric helps determine whether a community has enough recreation facilities (such as athletic fields, playgrounds, courts, pools, picnic areas, and other special features) for the number of residents. Depending on current popularity and demand, recreation facilities frequently become destination points, attracting residents from across the community and sometimes the region, not just nearby neighborhoods. The need for and demand for individual recreation facilities was determined by obtaining feedback from the public and city staff.

Table 6 Facilities per Capita LOS

Type of Recreation Facility	LOS Criteria	Existing Facilities (2024)	2024 Need	Surplus /Deficit (2024)	2044 Need	Surplus /Deficit (2044)
Baseball Field	1/5,000	1	2	(1.0)	2	(1.1)
Basketball Court	1/2,000	0	5	(4.0)	5	(4.2)
Football Field	1/5,000	3	2	(2.0)	2	(2.1)
Pickleball Court	1/2,000	0	5	(2.0)	5	(2.2)
Pump Track	1/7,500	0	1	(1.3)	1	(1.4)
Soccer Field	1/2,500	0	4	(4.0)	4	(4.1)
Softball Field	1/3,000	1	3	(3.3)	3	(3.4)
Splash Pad	1/7,000	0	1	(0.4)	1	(0.5)
Sports Tournament Facility	1/10,000	1	1	(1.0)	1	(10.3)
Tennis Court	1/2,000	3	5	(4.0)	7	(4.2)
Non-Motorized Trail	0.3/1,000	1	3	(0.2)	3	0.1

Distance to Parks

This LOS metric is helpful to determine if parks, trails, and open space are easily accessible via common modes of transportation such as driving or walking. A walkable and drivable analysis was conducted to evaluate the LOS provided to residents who walk and/or drive to city parks and open space. Maps were developed to illustrate walking and driving service areas. Barriers that limit, obstruct, or make it unsafe for walking access to existing parks are indicated and may limit service areas.

Walking Distance to Parks

A $\frac{1}{4}$ mile typically represents a 5-minute walking distance; a $\frac{1}{2}$ mile typically represents a 10-minute walking distance. Distances greater than $\frac{1}{2}$ mile are considered outside a reasonably “walkable” distance. A $\frac{1}{4}$ -mile walkable radius was applied to mini parks, and a $\frac{1}{2}$ -mile walkable radius was applied to neighborhood and community parks. The analysis of drivable service areas evaluates areas within a 1-mile radius of parks and open space. When driving is considered, there are few barriers that prevent people from parks, unless parking or vehicular access are limited.

Based on the walkable analysis, some major transportation routes may impact access to parks due to perceived or actual safety concerns – Highway 125. This barrier creates a barrier for pedestrian traffic to travel to and from Harvest Meadows Park. Notable deficiencies in walkable access are located in the southwest and western extents of the city, beyond the $\frac{1}{4}$ mile and $\frac{1}{2}$ mile walking distance. This indicates a need for more parks in the southern and southwestern parts of town. This need would be relieved by the conceptual parks Leadbetter and Stonecreek.

Driving Distance to Parks

Similar to the walkable analysis, major transportation routes impact access to parks, with less perceived or actual safety concerns for those who are driving. The drivable analysis reveals very few areas without park access within a 10-minute drive time.

LEGEND

- Landmarks
- Schools
- Walkable Service Area
 - 1/4 Mile
 - 1/2 Mile

- Future Park Locations
- Parks
- Walk/Drive Route
 - 1/4 Mile (5 Minute)
 - 1/2 Mile (10 Minute)

Existing Service Area Map

City of College Place Parks Plan

NORTH

0 0.5 1 Miles



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Chapter

8

Capital Improvement Plan

The Capital Improvement Plan (CIP) for College Place’s parks, trails, and open spaces is a vital tool for strategically identifying and prioritizing projects to support future needs. It ensures that maintenance and expansion of parks and recreation amenities are planned and funded in a manner that meets the community’s evolving needs. The CIP aligns closely with the City’s budget for capital improvement projects, with priorities set based on need, demand, and available funding. Regular evaluation of the CIP is essential to ensure timely maintenance and achieve goals for new construction as funding becomes available. Prioritized capital improvement projects are outlined in [Appendix F](#).

This list has been sorted alphabetically by location. This list was prioritized by staff with the approximate timelines associated with each priority type:

- ≡ High: 1-5 years
- ≡ Medium: 5-10 years
- ≡ Low: 10+ years

The CIP focuses heavily on maintaining existing park facilities at locations such as Lions Park, Kiwanis Park, and Veterans Memorial Park. Project needs and demand were determined through public input gathered via a community survey and feedback from City staff. Comments received through the community survey strongly support restrooms, trails/bike paths connected to parks, and shade cover. The graphic below shows the top five amenities and the number of times each was chosen. The complete public survey results are in [Appendix D](#).



Cost estimates for projects will be determined on a case-by-case basis. However, costs have been established for the three priority projects listed below. Funding opportunities are summarized on page 71 for the projects in Table 7.

Table 7 Concept Parks

AMENITIES	ESTIMATED PROJECT COSTS	PRIORITY
LEADBETTER PARK		
Park Acres: 2.6 acres Trail Length: .3 Mi/1,540' <u>Amenities</u> – Pavilion – Restroom – Playground – Picnic Shelters – (2) Basketball Courts	\$2,485,718	Medium
MAPLE/WHITMAN PARK		
Park Acres: 0.6 <u>Amenities</u> – Pump Track – Shade Structure – Playground – Picnic Tables – Bench – Bridge – Pickleball Court	\$1,981,633.01 (2023)	High
PERSEVERANCE PARK		
Park Acres: 0.86 <u>Amenities</u> – Playground – Bench – Walking Path – Picnic Shelter – Picnic Tables	\$819,534.38 (2023)	Medium
STONECREEK PARK		
Park Acres: 19.8 acres Trail Length in Stonecreek Park: 1.1 Mi/5,640' Trail Length outside of Stonecreek Park: 1.1 Mi/ 5,640' <u>Amenities</u> – (2) Playgrounds – Nature Play Area – (3) Pavilion/Restrooms – Shade Canopies – (8) Pickleball Courts – (2) Basketball Courts – Nature Paths/Boardwalks	\$12,160,655	High
SUNSET VILLAS PARK		
Park Acres: 4.6 acres Trail Length: .16 Mi/1,240' <u>Amenities</u> – Pavilion – Restroom – Shade Canopies – (6) Covered Pickleball Courts – (2) Basketball Courts – Soccer Fields	\$5,814,600	Medium

Funding Sources

A variety of funding sources are available to support parks projects, including federal, state, and local grants. These funds can help communities enhance recreational amenities, improve accessibility, and support long-term maintenance and operations. Future coordination with funding agencies will be essential to align project goals with available opportunities and application timelines. It is important to note that federal grant programs are subject to change based on the priorities of the current administration, which may impact the availability of certain funds.



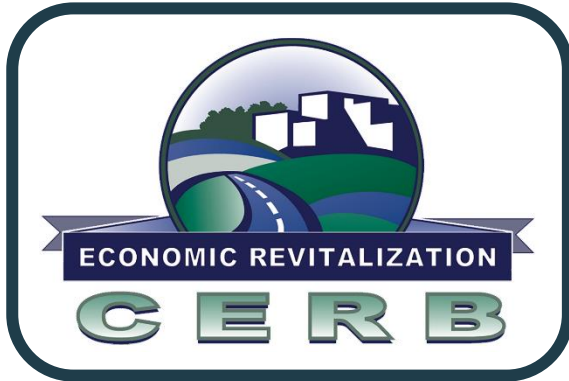
Washington State Recreation and Conservation Office

Land and Water Conservation Fund

The Land and Water Conservation Fund grant provides funding to preserve and develop outdoor recreation resources like parks, trails, and wildlife lands. The fund ensures that land acquired or developed with its support is designated for public outdoor recreation in perpetuity. All communities can compete for funding, awarded every two years, with grant limits ranging from \$200,000 to \$2 million and a 50 percent match requirement. Eligible projects include land acquisition, development, or renovation.

Community Outdoor Athletic Facilities (COAF)

The Community Outdoor Athletic Facilities (COAF) fund offers grants to build, expand, or renovate outdoor athletic facilities, particularly in communities lacking recreational opportunities, serving underserved populations, or with limited financial capacity. The funds are allocated across five regions of the state based on population. Grants range from \$50,000 to \$1.2 million, and no matching funds are required. Eligible projects should primarily focus on attracting and accommodating athletic practice, training, or competition, and include athletic fields, sports courts, sports facilities, swimming pools, tracks and courses, skating rinks, and land acquisition for such facilities.



WA Department of Commerce- Community Development Block Grant

The Community Development Block Grants, administered by the WA Department of Commerce, support community development projects that primarily benefit low- and moderate-income individuals in eligible Washington State small cities, towns, and counties. These grants offer awards up to \$2,000,000 with no match requirement, and funds activities such as public and community facilities, which include the development or improvement of parks, recreational areas, and open spaces that serve the needs of the community. These park projects can involve creating new parks, upgrading existing park infrastructure, developing playgrounds, sports fields, picnic areas, and other amenities accessible to the public.



Washington Wildlife and Recreation Program (WWRP)

The Washington Wildlife and Recreation Program (WWRP) is Washington state's largest public funding source for outdoor community projects. Applicant must provide a 50 percent match, with at least 10 percent of the total project cost from a non-state, non-federal contribution. The WWRP includes a Local Parks category, which helps communities fund the acquisition, development, and renovation of vital recreation areas and green spaces. This can include creating new playgrounds, sports fields, picnic areas, and upgrading existing park infrastructure. The program is funded every two years as part of the state's Capital Construction Budget and is administered by the Washington State Recreation and Conservation Office.



A

Appendix

List of Appendices

- A. Demographics
- B. Public Survey Postcard
- C. Public Survey Flier
- D. Public Survey Results
- E. Concept Plans for Park Renderings
- F. Capital Improvement Plan List
- G. Concept Plan Cost Estimates

Appendix A: Demographics

Age and Gender	City						State					
	Total		Male		Female		Total		Male		Female	
	#	%	#	%	#	%	#	%	#	%	#	%
Under 5 years	626	6	235	5	391	7	417,322	5	417,322	5	204,002	5
5 to 9 years	530	5	189	4	341	6	460,067	6	460,067	6	224,670	6
10 to 14 years	528	5	295	6	233	4	480,293	6	480,293	6	234,065	6
15 to 19 years	1,050	11	405	9	645	12	468,878	6	468,878	6	224,002	6
20 to 24 years	1,54	14	607	13	747	14	475,123	6	475,123	6	226,222	6
25 to 29 years	653	7	404	9	249	5	553,933	7	553,933	7	269,019	7
30 to 34 years	458	5	258	6	200	4	624,403	8	624,403	8	300,055	8
35 to 39 years	504	5	265	6	239	5	594,771	8	594,771	8	289,157	7
40 to 44 years	648	7	282	6	366	7	546,897	7	546,897	7	264,723	7
45 to 49 years	266	3	155	3	111	2	466,808	6	466,808	6	228,334	6
50 to 54 years	413	4	195	4	218	4	466,341	6	466,341	6	228,818	6
55 to 59 years	250	3	132	3	118	2	435,575	6	435,575	6	218,237	6
60 to 64 years	586	6	239	5	347	7	483,339	6	483,339	6	244,158	6
65 to 69 years	579	6	308	7	271	5	438,907	6	438,907	5	228,135	6
70 to 74 years	602	6	219	5	383	7	363,162	5	363,162	4	191,596	5
75 to 79 years	313	3	152	3	161	3	256,015	3	256,015	3	138,106	4

80 to 84 years	159	2	108	2	51	1	149,077	2	149,077	2	81,769	2
85 years and over	277	3	98	2	179	3	131,969	2	131,969	1	83,835	2
Total	9,796		4,546	46	5,250	54	7,812,880	100	7,812,880	50	3,878,903	50

*The U.S. Census 2020 American Community Survey did not include nonbinary or gender non-conforming reporting options

Source: U.S. Census Bureau. "Age and Sex." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022*, <https://data.census.gov/table/ACSST5Y2022.S0101?q=age and gender&g=160XX00US5313855>.

Young and Old	City %	State %
19 and under	28%	23%
65+	20%	17%

Source: U.S. Census Bureau. "Age and Sex." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022*, <https://data.census.gov/table/ACSST5Y2022.S0101?q=age and gender&g=160XX00US5313855>.

Median Age	City	State
Age (years)	32.2	38.2

Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022*, <https://data.census.gov/table/ACSST5Y2023.S0101?q=Table+S0101&g=160XX00US5313855>.

Race/Ethnicity	City		State	
	#	%	#	%
Hispanic or Latino	2,120	21	1,059,213	14
White	6,724	68	4,918,820	64
Black or African American	166	2	296,170	4
American Indian and Alaska Native	43	0	91,191	1
Asian	182	2	723,062	9
Native Hawaiian and Other Pacific Islander	51	1	62,490	1
Other	63	1	43,221	1
Population of two or more races:	553	6	511,114	7
Total	9,902	100	7,705,281	100

Source: U.S. Census Bureau. "HISPANIC OR LATINO, AND NOT HISPANIC OR LATINO BY RACE." *Decennial Census, DEC Demographic and Housing Characteristics, Table P9, 2020*, <https://data.census.gov/table/DECENNIALDHC2020.P9?q=race and ethnicity&g=160XX00US5313855>.

Educational Attainment, Populations 25+ (2022)	City		State	
	#	%	#	%
Less than 9th grade	143	3	178,043	3
9th to 12th grade, no diploma	513	9	242,948	4
High school graduate (includes equivalency)	885	16	1,188,673	22
Some college, no degree	1,285	23	1,131,507	21
Associate's degree	658	12	540,688	10
Bachelor's degree	1,227	21	1,340,967	24
Graduate or professional degree	997	17	888,371	16
Total	5,708	100	5,511,197	100

Source: U.S. Census Bureau, U.S. Department of Commerce. "Educational Attainment." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1501, 2022, [https://data.census.gov/table/ACSST1Y2023.S1501?q=educational attainment&g=040XX00US53](https://data.census.gov/table/ACSST1Y2023.S1501?q=educational+attainment&g=040XX00US53).

Employment Population, 16+ by Industry (2022)	City		State	
	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	73	2	93,447	2
Construction	24	1	270,143	7
Manufacturing	220	5	346,216	9
Wholesale trade	106	2	78,202	2
Retail trade	591	13	432,337	11
Transportation and warehousing, and utilities	179	4	224,971	6
Information	59	1	102,715	3
Finance and insurance, and real estate and rental and leasing	159	4	202,792	5
Professional, scientific, and management, and administrative and waste management services	384	9	584,053	15
Educational services, and health care and social assistance	1642	37	848,181	22
Arts, entertainment, and recreation, and accommodation and food services	347	8	333,640	9
Other services, except public administration	225	5	173,522	4
Public administration	391	9	196,931	5
Total	4,400	100	3,887,150	100

Source: U.S. Census Bureau. "Industry by Sex for the Civilian Employed Population 16 Years and Over." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2403, 2022*, [https://data.census.gov/table/ACSST5Y2022.S2403?q=employment by industry&g=160XX00US5313855](https://data.census.gov/table/ACSST5Y2022.S2403?q=employment%20by%20industry&g=160XX00US5313855).

Median Home Value	City	State
Dollar Amount	\$ 294,700	\$ 576,000

Median Income	City	State
Income	\$ 60,417	\$ 94,605

Source: U.S. Census Bureau, U.S. Department of Commerce. "Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." *American Community Survey, ACS 1-Year Estimates Subject Tables, Table S1901, 2022*, <https://data.census.gov/table/ACSST1Y2023.S1901?q=Table+S1901&g=040XX00US53>.

Disabled Population	City		State	
	#	%	#	%
With Disability	1,551	16	1,069,089	14
Without Disability	8,116	84	6,624,838	86
Total	9,667	100	7,693,927.00	100

Appendix B: Public Survey Postcard

City of College Place
Parks, Open Space & Recreation Survey
Encuesta de Parques, Espacios Abiertos y Recreación



We need your input!
necesitamos su aporte!

May 18 - June 16
18 de mayo - 16 de junio





The City of College Place is preparing an update to its existing Parks Open Space and Recreation Plan. Your input will aid the City in its present and future planning efforts for public park facilities.

La ciudad de College Place está preparando una actualización de su Plan de Parques, Espacios Abiertos y Recreación. Su opinión ayudará a la ciudad en sus esfuerzos de planificación presentes y futuros para las instalaciones de parques públicos.

Access the online survey by scanning the QR code or go to <https://arcg.is/1TjiKX0>
Acceda a la encuesta en línea por escaneando el código QR o vaya a <https://arcg.is/1TjiK0>







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

Access the online survey by
scanning the QR code or go to
<https://arcg.is/1TjiKX0>

Acceda a la encuesta en línea
por escaneando el código QR o
vaya a <https://arcg.is/1TjiK0>

QUESTIONS? Preguntas?

📞 509-394-8524
✉ JRickard@cpwa.us



Appendix C: Public Survey Flier



PARKS

Encuesta de Parques

OPEN SPACE

Espacios Abiertos

RECREATION SURVEY

y Recreación



WE NEED YOUR INPUT! *necesitamos su aporte*

The City of College Place is preparing an update to its existing Parks Open Space and Recreation Plan. Your input will aid the City in its present and future planning efforts for public park facilities.

La ciudad de College Place está preparando una actualización de su Plan de Parques, Espacios Abiertos y Recreación. Su opinión ayudará a la ciudad en sus esfuerzos de planificación presentes y futuros para las instalaciones de parques públicos.

DATE? *Fecha?*

May 18 - June 16

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QUESTIONS? *Preguntas?*

 509-394-8524

 JRickard@cpwa.us



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Appendix D: Public Survey Results



CITY OF COLLEGE PLACE, WA

PARKS, OPEN SPACE, & RECREATION PLAN UPDATE

SURVEY RESULTS

August 5, 2024

Prepared by:

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 99337 W www.jub.com P 509.783.2144



College Place Parks, Open Space, & Recreation Plan Update Survey Results

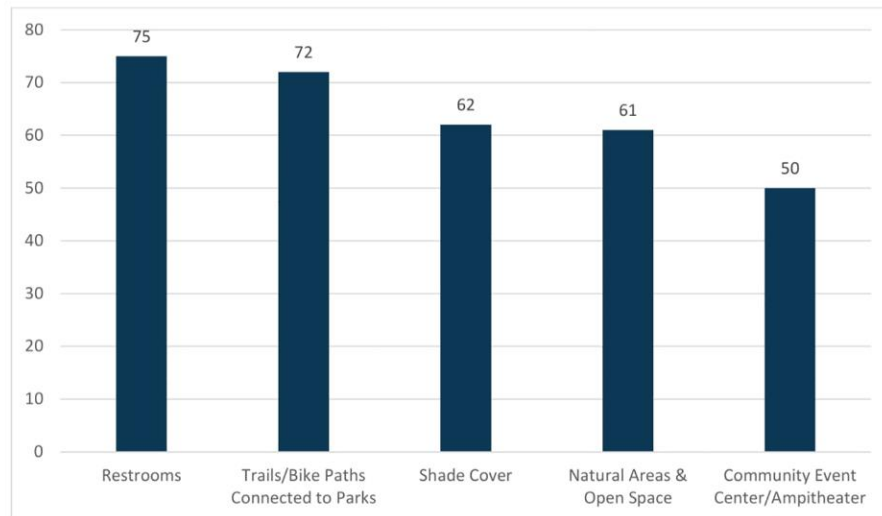
A community input survey was open from May 21 to June 19, 2024, and available online. The survey questions were curated to aid the City of College Place in preparing to update the existing Parks, Open Space, and Recreation Plan. The online survey was promoted with flyers posted at City Hall, postcards passed out at a local market and posted on social media platforms. Highlights of each survey question are summarized below. The survey received 150 responses.

Public Survey Results

Question 1.

What are your top five priorities for improving College Place parks, open spaces, and trails?

Respondents selected five park amenities that should be prioritized at City Parks. The bar graph below shows the top five amenities and the number of times each was chosen. All amenities are listed in the table below. This question received 150 responses.



Answer	Count
Restrooms	75
Trails/bike paths connected to parks	72
Shade cover	62
Natural areas and open space	61
Community event center/amphitheater (e.g., music and movies in the park)	50



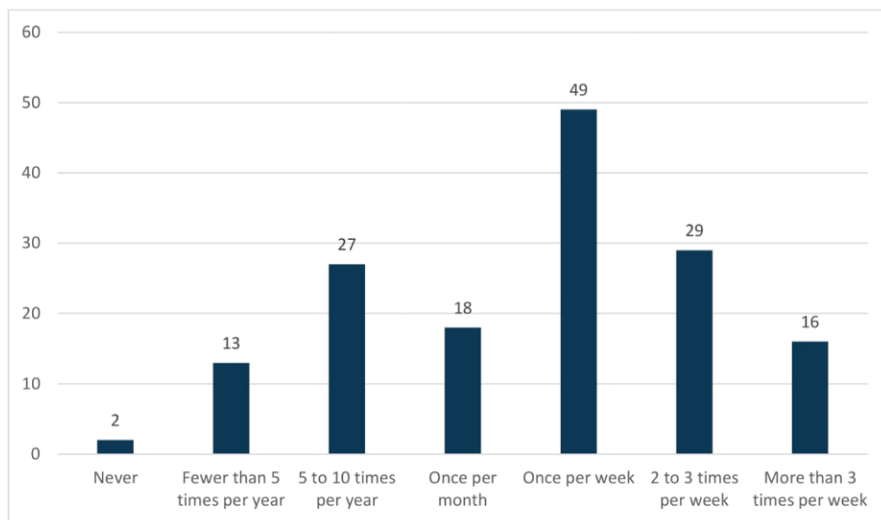
Non-motorized trails (e.g., Whiteman Drive multi-use path)	45
Picnic tables	42
Splash pad	37
Develop more passive recreation (picnicking, reading, bird watching, etc.)	33
Drinking fountains	31
Additional land for future park development	28
Benches	26
Other (please specify)	26
Outdoor exercise equipment	20
Directional signage (signs to trails, restrooms, parks, etc.)	12
Disc golf	12
Dog park	12
Bike racks	11
Campground	9
Historic/geological kiosks and signs	7
Skate park	5
Viewpoints	4



Question 2.

How often do you and members of your household visit College Place parks, park facilities, or trails?

33% (49 respondents) said they visited parks once per week. Additionally, almost 40% said they visit parks 2-3 times per week (29 respondents) or 5-10 times yearly (27 respondents). The number of responses for each answer is provided below. This question received 150 responses.

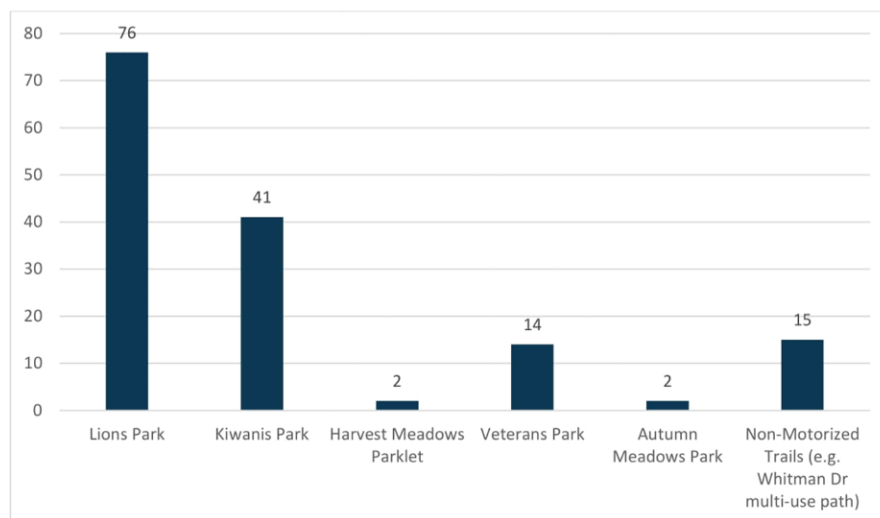




Question 3.

Which park, park facility, or trail in College Place do you or members of your household most frequently visit?

Respondents identified the park, park facility, or trail that members of their household frequently visited. Over half (76 respondents) selected Lions Park. The results of all options are provided below. Perseverance Park received zero entries and is not shown on the chart below. This question received 150 responses.



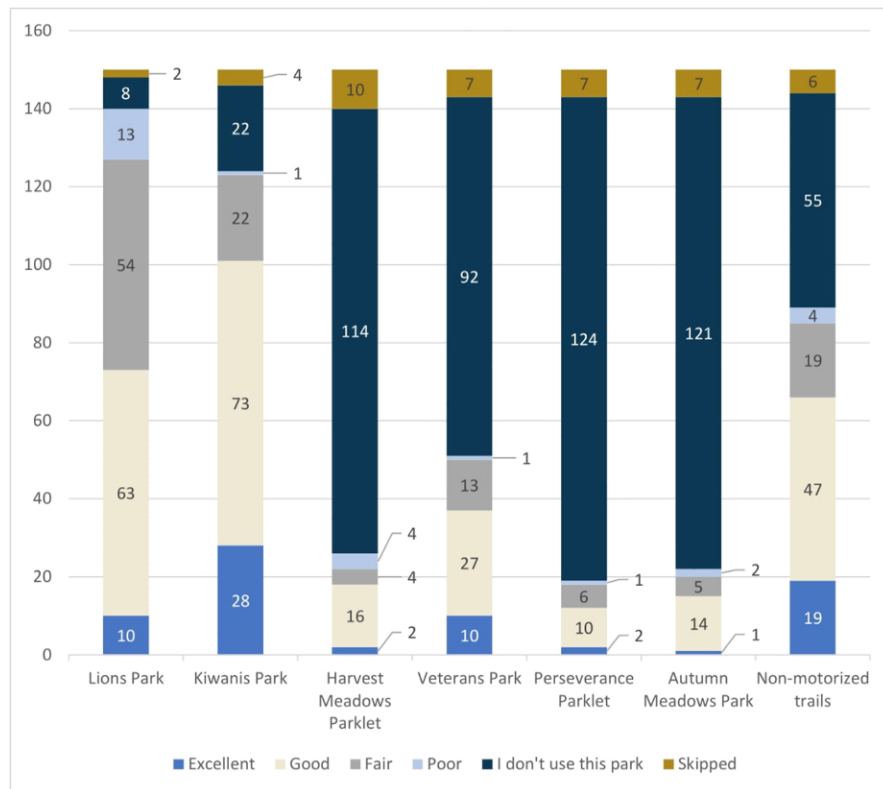


Question 4.

How do you rate the quality and conditions of College Place parks and facilities?

Respondents selected the quality and conditions of seven parks and facilities in the City of College Place. The ratings are provided below. Respondents identified Kiwanis Park as the highest-rated city park in terms of quality and condition.

101 respondents said this park was in Excellent (28 respondents) or Good (73 respondents) condition. Lions Park has a mixed response. Half of the respondents stated this park was in Excellent (10 respondents) or Good (63 respondents) condition, totaling 73 respondents. The other half stated that this park was in fair (54 respondents) or poor (13 respondents) conditions, totaling 67 respondents. Harvest Meadows Parklet (114 respondents), Perseverance Parklet (124 respondents), and Autumn Meadows Park (121 respondents) were identified as the parks that are least used. The table below identifies which questions were skipped.

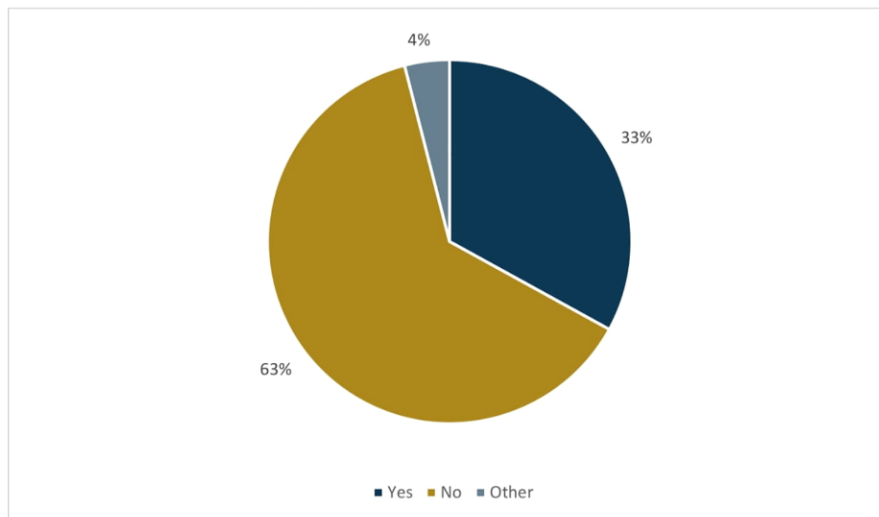




Question 5.

Do you use College Place School District facilities for recreation?

63% (94 respondents) said they do not use College Place School District facilities. 4% (7 respondents) selected Other and provided responses that either they use the Walla Walla University Gym Facility or were unaware that School District facilities were available to the public. This question received 150 responses.

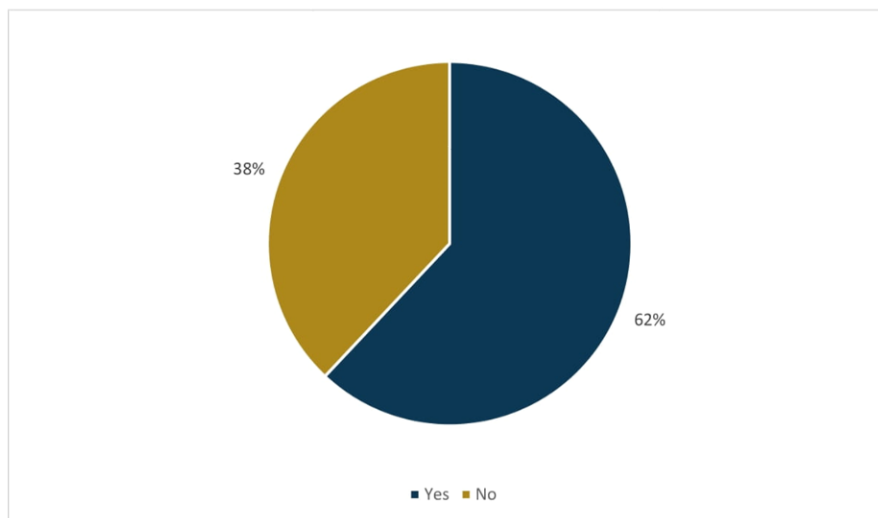


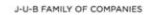


Question 6.

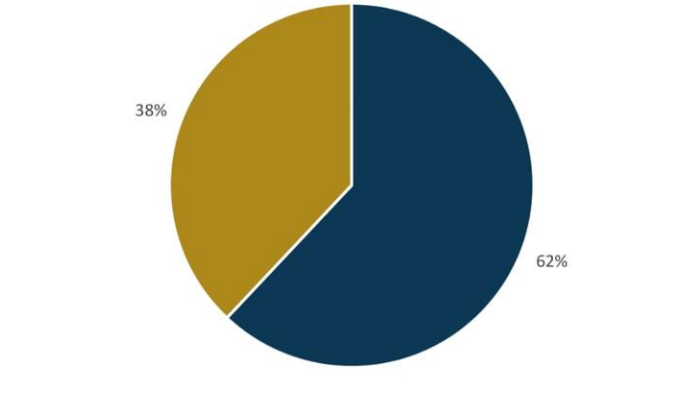
If it were available after school operating hours, would you regularly use a school gymnasium or outdoor sports facility or grounds?

Over 60% (93 respondents) of respondents stated they would regularly use a school gymnasium, outdoor sports facility, or grounds if available, while 40% (57 respondents) stated no. This question received 150 responses.





Should the City offer recreational programming (leagues, fitness classes, organized activities)?



A pie chart illustrating the responses to the question 'Do you have a good idea of what you are doing?'. The chart is divided into two segments: a dark blue segment representing 'Yes' at 62%, and a mustard yellow segment representing 'No' at 38%. A legend at the bottom identifies the colors: dark blue for 'Yes' and mustard yellow for 'No'.

Response	Percentage
Yes	62%
No	38%

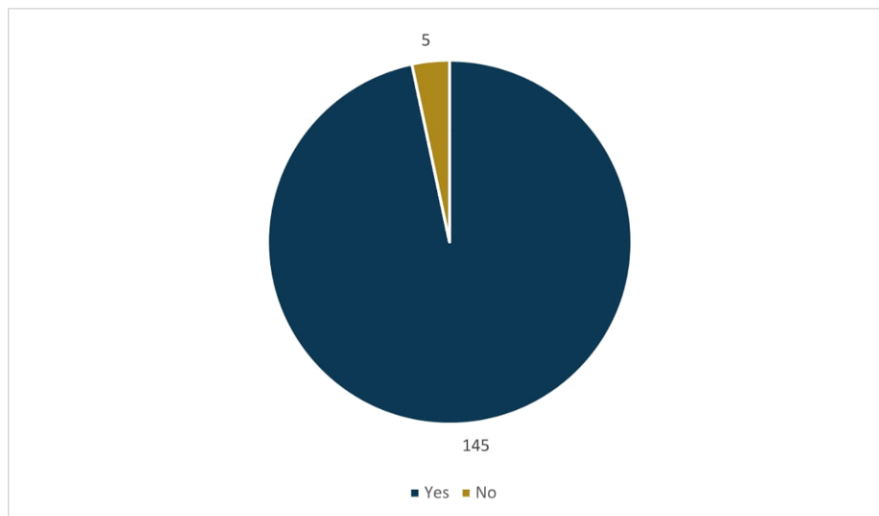




Question 8.

Do you feel safe in College Place parks?

145 of the respondents (97%) stated they feel safe in City Parks. Those who stated they did not feel safe provided additional information. The reasons for feeling unsafe are associated with poor lighting conditions and loitering at Lions Park. This question received 150 responses.

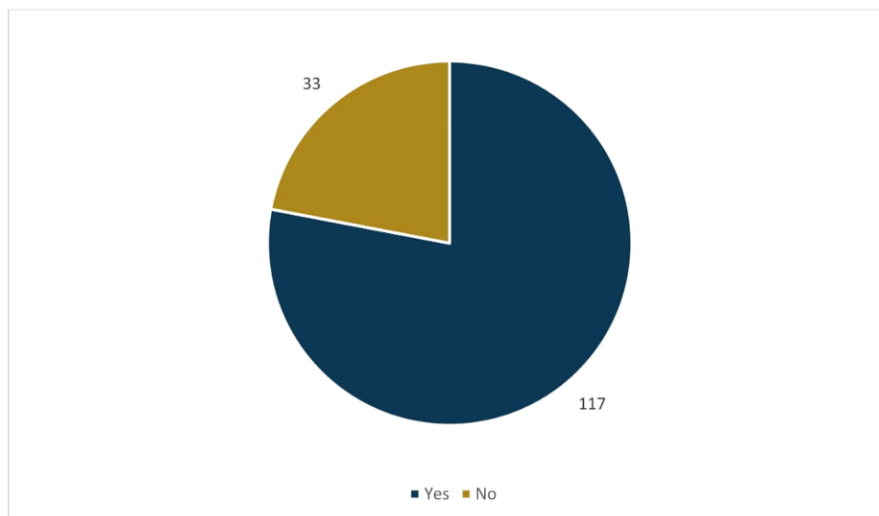


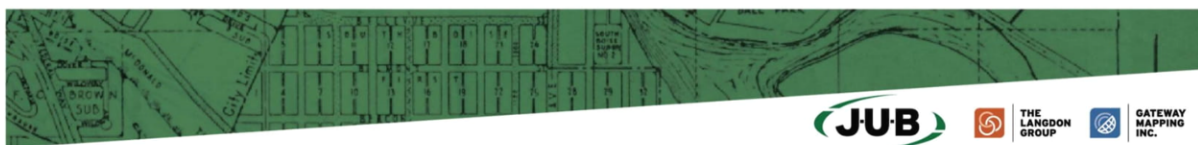


Question 9.

Would you be willing to pay a reservation fee to reserve park facilities like picnic shelters to ensure availability for an event?

117 respondents (78%) stated they would be willing to pay a reservation fee to use park facilities like picnic shelters to ensure availability for an event. This question received 150 responses.

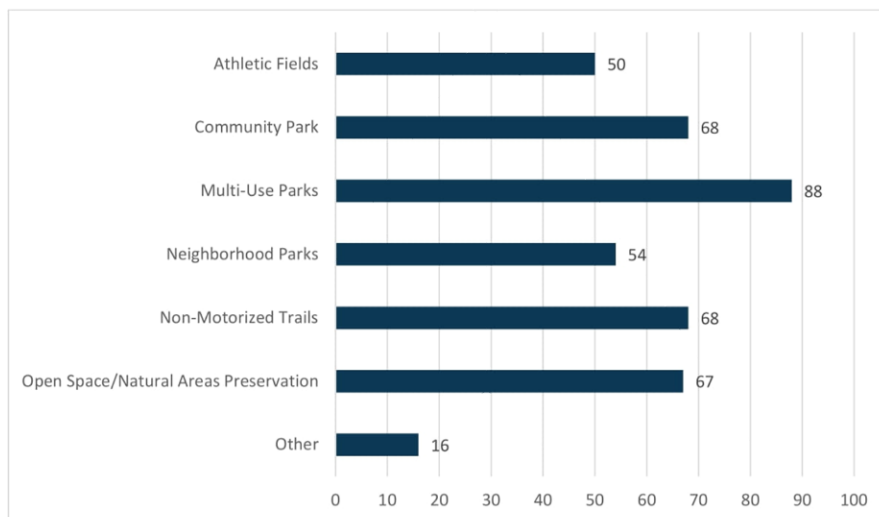


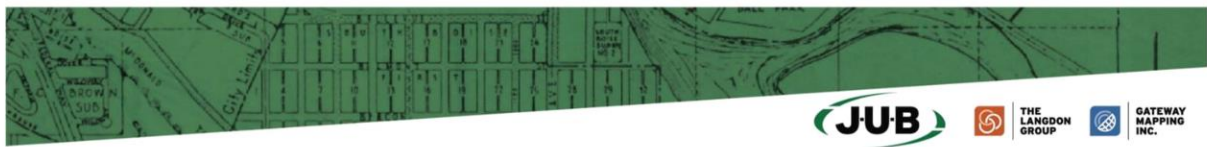


Question 10.

What kinds of new parks should College Place develop in the future?

Respondents selected all park types they think College Place should develop in the future. 88 respondents identified that the City should develop Multi-Use Parks in the future. This was closely followed by Community Parks (20+ acres), Non-Motorized Trails (e.g., Whiteman Drive Multi-Use Path), and Open Space/Natural Areas Preservation. These three options were selected by 68 respondents each. 16 respondents selected the Other option and provided additional feedback. This included the desire for outdoor facilities/courts (tennis, pickleball, basketball, rollerblading, disc golf), indoor facilities (ice/hockey rink, sports facilities, multi-use space), spaces for children/family (shaded play spaces, splash pad, bigger play structures, lending libraries), and natural walking paths with shade and unpaved trails. One respondent also suggested reserving land for commercial opportunities. This question received 150 responses.

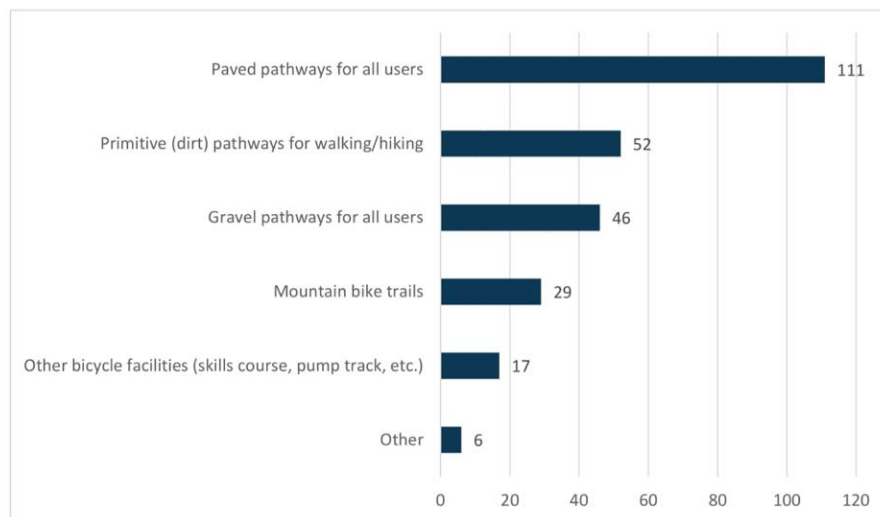




Question 11.

What types of trails should College Place develop in the future?

This question asked respondents to select all types of trails the City should develop in the future. Paved pathways for all users were the top-selected trail type, with 111 respondents selecting this. Primitive (dirt) pathways for walking/hiking (52) and gravel pathways for all users (46) were the next top-selected trail types. Six respondents selected Other and provided additional responses. These included trails for all-terrain and utility-terrain vehicles and multi-use paths (paved or primitive). This question received 150 responses.

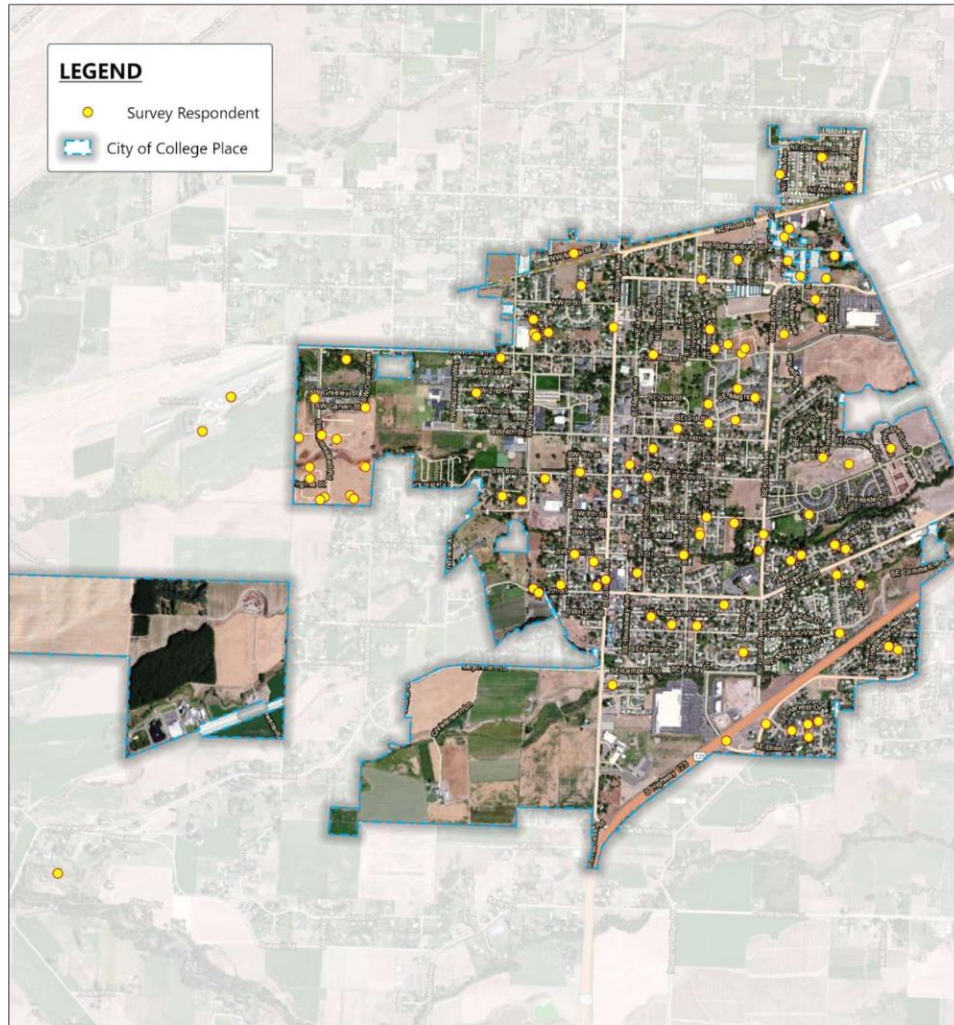




Question 12.

Which neighborhood do you live in?

See the map below that shows where each respondent identified they live.

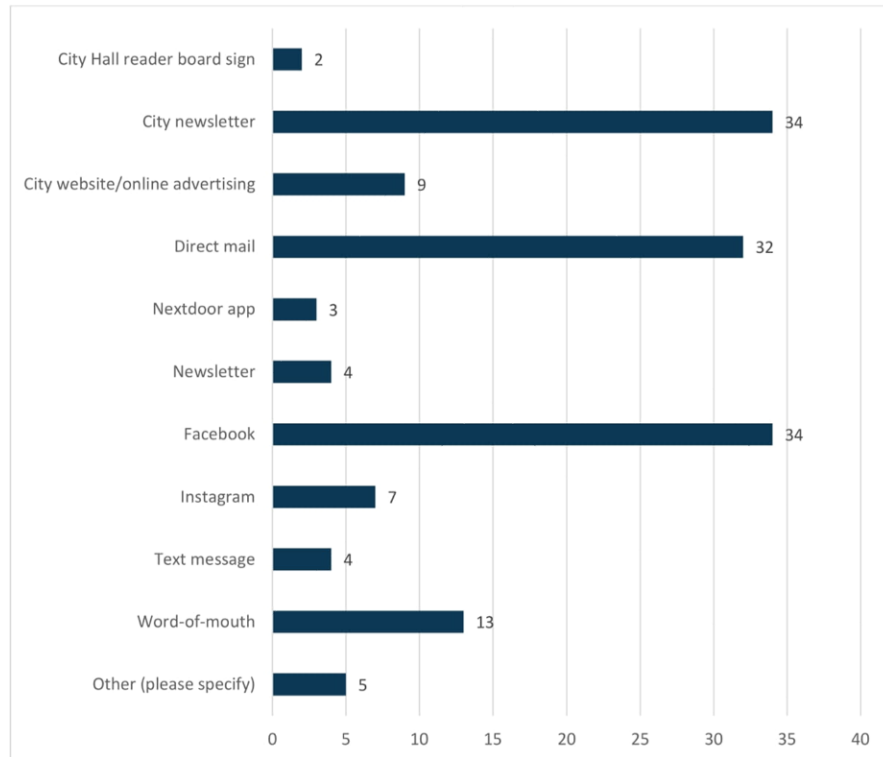




Question 13.

How do you receive your information about College Place park facilities? What are the two best ways for your parks and recreation department to inform you about programs, events, or facilities offered to the public?

This question focuses on identifying how respondents receive information about City park facilities. The respondents selected their top two preferences. The top three ways respondents receive information about City park facilities are city newsletters (34 respondents), Facebook (34 respondents), and direct mail (32 respondents). Five respondents selected Other. The responses stated that email would be an effective avenue to receive information. Television, Twitter, radio advertising, handouts, billboards, banners, and posters received zero responses and are not shown below. This question received 147 responses (3 skipped).

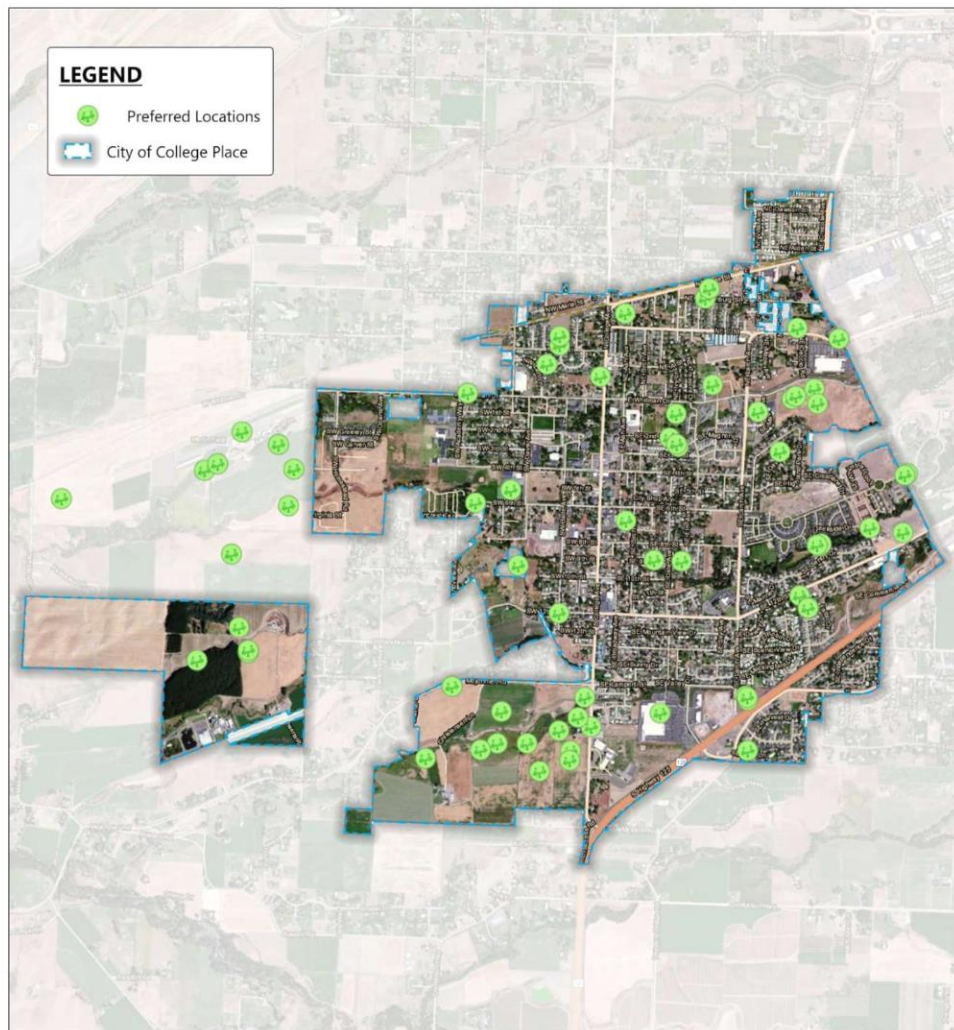


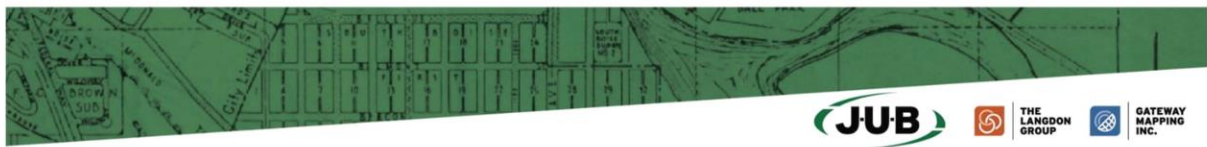


Question 14.

Add your preferred locations for 2-3 new parks/trails by clicking on the Comment Map link below.

See the map below where respondents identified preferred locations for new parks/trails.

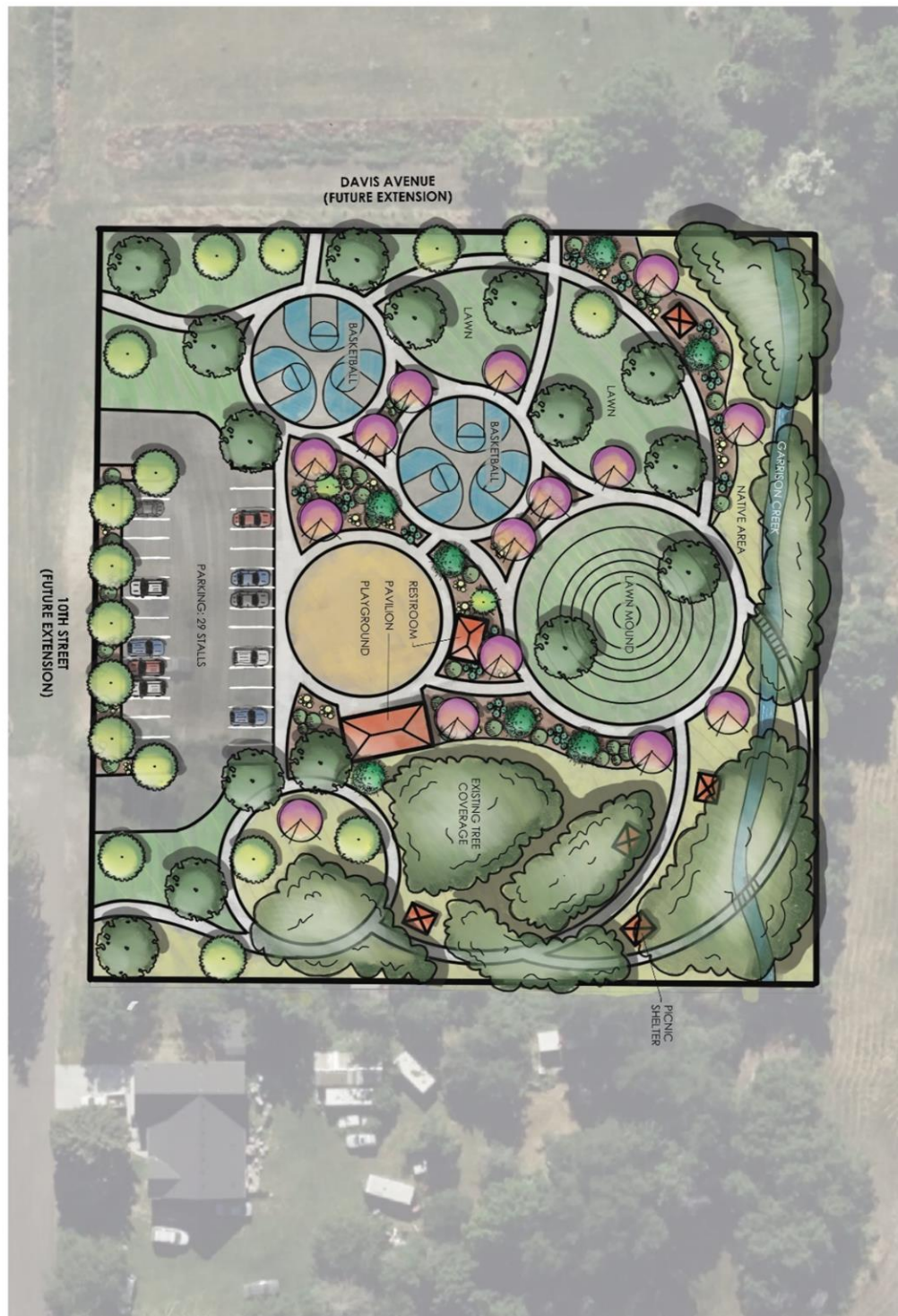




Conclusion

Overall, the survey respondents had positive comments regarding the City of College Place parks, park facilities, and trails. The survey identified most respondents utilize City parks, park facilities, or trails once a week and identified Lion's Park as the most visited park. Survey respondents would like restrooms, trails/bike paths connected to parks, and shade cover prioritized at existing and future park facilities. Respondents showed the most interest in Multi-Use Paths for new park facilities in the future.

Appendix E: Concept Plans for Park Renderings



0
20
40
SCALE IN FEET



LEADBETTER PARK: PREFERRED ALTERNATIVE NE CORNER OF 10TH ST. & DAVIS AVE.

CITY OF COLLEGE PLACE
625 S College Ave, College Place, WA 99324



DEC. 18, 2024

"PICKLE PUMP" - Option B **MAPLE STREET & WHITMAN DRIVE** COLLEGE PLACE WA / CONCEPTUAL PRESENTATION



PUMP TRACK AND PLAYGROUND



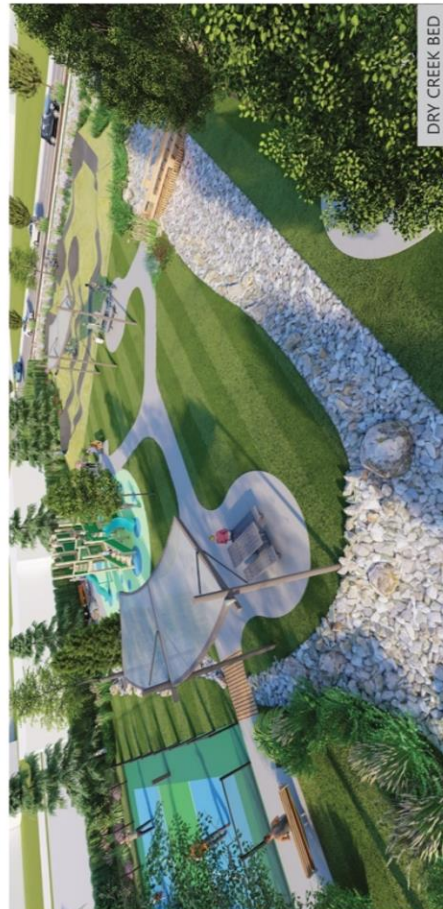
PUMP TRACK



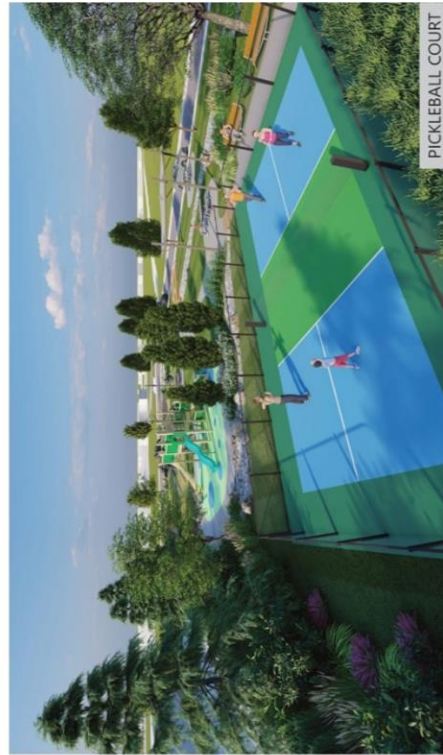
VIEW FROM SE MAPLE STREET



PLAN VIEW



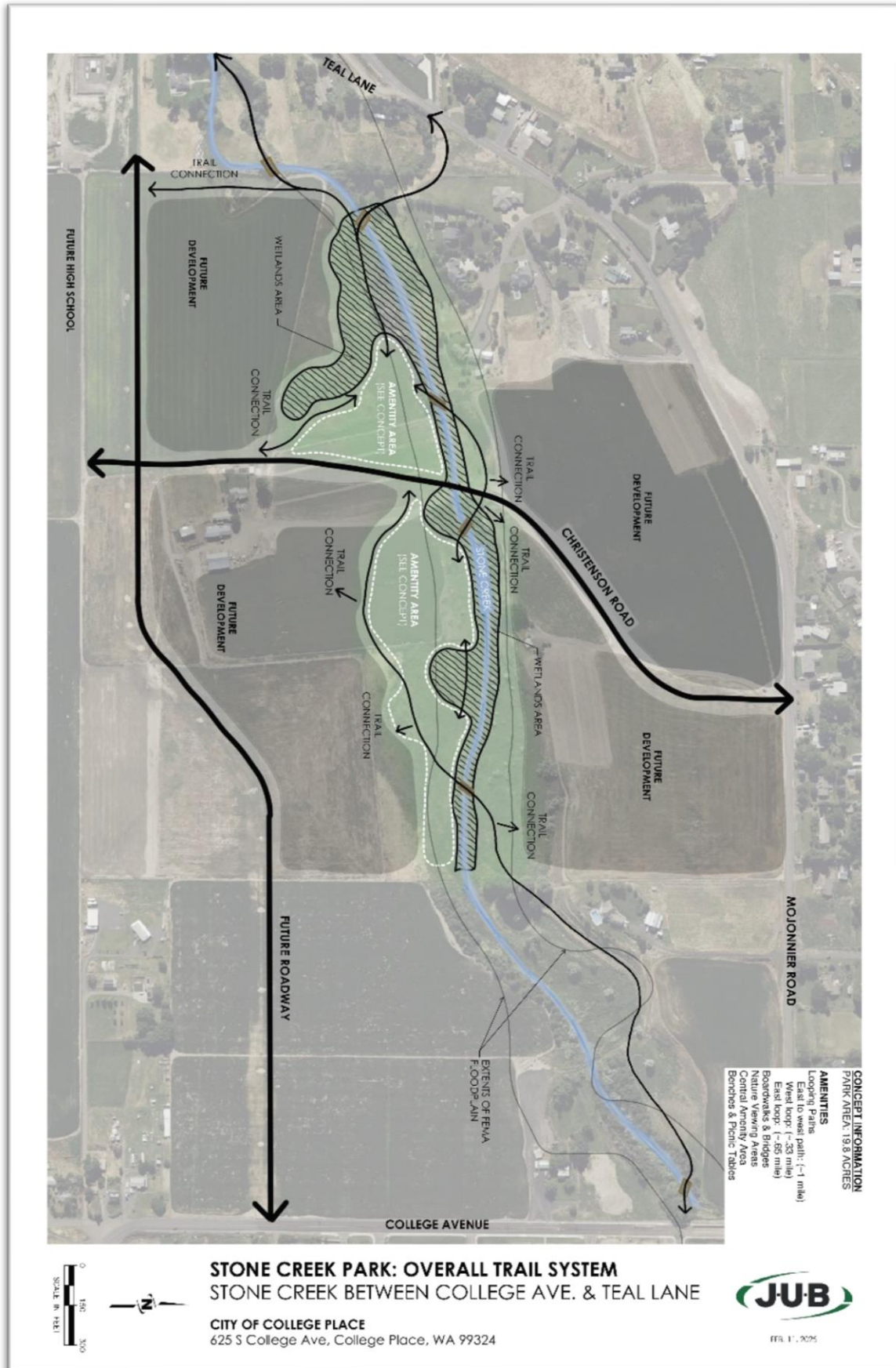
DRY CREEK BED



PICKLEBALL COURT

"HEALTHY HABITATS" - Option B
AUTUMN MEADOWS PARK
COLLEGE PLACE WA / CONCEPTUAL PRESENTATION

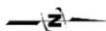








0
30
60
SCALE IN FEET



PARK NEAR SUNSET VILLAS: PREFERRED ALTERNATIVE
NW CORNER OF WALLULA AVE. & DAMSON AVE.

CITY OF COLLEGE PLACE
625 S College Ave, College Place, WA 99324



FEB. 11, 2025

Appendix F: Capital Improvement Plan Project List

LOCATION	IMPROVEMENT	PRIORITY 1 being the highest	TOTAL COST	INDIVIDUAL COST	QUANTITY	SIZE	COMMENTS
Perseverance Park	Exercise Path/Park Trail	3	\$ -	-	-	-	Connecting Perseverance Park
Perseverance Park	Picnic shelter	3	\$ -	-	-	-	20x20
Perseverance Park	Picnic tables	3	\$ -	-	-	-	4 tables
Perseverance Park	Install welcome sign	3	\$ -	-	-	-	Follow Kiwanis Park Sign standards (small scale version of Kiwanis Park) the
Perseverance Park	Unisex Restroom	3	\$ -	-	-	-	Perseverance Sign is installed already
Chiywide	Sidewalk and Trails	6	\$ -	-	-	-	Located on 12th Street, not in Concept
Chiywide	Bike Routes	6	\$ -	-	-	-	
Citywide	YMCA Satellite Facility	6	\$ -	-	-	-	Located near Stonecreek (Lakeside has talked about building facility) or
Citywide	Nature Area/Open Space	6	\$ -	-	-	-	Konan property (potential for property donation)
Citywide	Community Event/Amphitheatre	6	\$ -	-	-	-	Doan's Creek Path (owned by HOA)
Harvest Meadows	Install welcome sign	3	\$ -	-	-	-	Small scale sign
Harvest Meadows	Update Parks and Recreation materials to promote Park	3	\$ -	-	-	-	
Harvest Meadows	Add shade	3	\$ -	-	-	-	Shade sails
Harvest Meadows	Install drinking fountain	3	\$ -	-	-	-	1 fountain, pet friendly
Harvest Meadows	Install security measures	3	\$ -	-	-	-	Cameras, install to existing wooden light pole
Kiwanis	Walking path around the perimeter	2	\$ -	-	-	-	
Kiwanis	New roof to picnic shelter	2	\$ -	-	-	-	Replace sprinklers
Kiwanis	Improve irrigation system	2	\$ -	-	-	-	At pickleball and basketball courts
Kiwanis	Upgrade Lighting for Courts - Night Sky Compliant	2	\$ -	-	-	-	
Kiwanis	LED Lights	2	\$ -	-	-	-	
Kiwanis	Resurface Pickleball and Basketball Court	2	\$ -	-	-	-	Asphalt
Leadbetter	Bike Rack(s)	4	\$ 2,400.00	\$ 1,200.00	2.00	-	
Leadbetter	Dog Waste Station	4	\$ 1,800.00	\$ 900.00	2.00	-	
Leadbetter	Bench(es)	4	\$ 32,000.00	\$ 4,000.00	8.00	-	
Leadbetter	Playground	4	\$ 223,200.00	\$ 223,200.00	1.00	3,600 SF	Structures and Fall Surface (Rubber PIP)
Leadbetter	Basketball Court(s)	4	\$ 190,000.00	\$ 95,000.00	2.00	-	
Leadbetter	Picnic Shelter(s)	4	\$ 86,400.00	\$ 17,280.00	5.00	12' X 12'	
Leadbetter	Picnic Table(s)	4	\$ 65,000.00	\$ 5,000.00	13.00	-	
Leadbetter	Trash Receptacle(s)	4	\$ 20,000.00	\$ 2,500.00	8.00	-	
Leadbetter	Pavilion	4	\$ 120,000.00	\$ 120,000.00	1.00	40' x 20'	
Leadbetter	Restroom	4	\$ 10,500.00	\$ 10,500.00	1.00	20' X 15'	Cost allowance
Leadbetter	Wooden Pedestrian Bridge	4	\$ 45,000.00	\$ 45,000.00	1.00	50 LF	
Leadbetter	Improve 10th Street	4	\$ -	-	-	-	
Leadbetter	Construction	4	\$ 1,596,718.00	\$ 1,596,718.00	1.00	-	Includes Site Work, Utilities, and Landscaping + 15% Contingency, 10% Contractor General Conditions, Bond, Overhead, Profit
Lions	Upgrade (size and condition) pavilion	6	\$ -	-	-	-	
Lions	Replace Community Center	6	\$ -	-	-	-	Community Room, commercial kitchen, childcare, library, 2-story
Maple/Whitman	Pump track	2	\$ -	-	-	-	See Park Concept
Maple/Whitman	Playground	2	\$ -	-	-	-	See Park Concept
Maple/Whitman	Unisex Restroom	2	\$ -	-	-	-	JR Added to list, Not in Concept
Maple/Whitman	Pickleball Court	2	\$ -	-	-	-	See Park Concept
Maple/Whitman	Bench	2	\$ -	-	-	-	See Park Concept
Maple/Whitman	Picnic tables	2	\$ -	-	-	-	See Park Concept
Stonecreek	Restroom/Pavilion Building	5	\$ 533,750.00	\$ 533,750.00	1.00	75' x 30'	
Stonecreek	Restroom/Pavilion Building	5	\$ 570,000.00	\$ 285,000.00	2.00	40' x 30'	
Stonecreek	Gazebo	5	\$ 68,000.00	\$ 68,000.00	1.00	20' x 20'	
Stonecreek	Shade Structure	5	\$ 34,560.00	\$ 17,280.00	2.00	12' x 12'	
Stonecreek	Central Large Playground	5	\$ 500,000.00	\$ 500,000.00	1.00	-	Cost Allowance
Stonecreek	West Playground	5	\$ 300,000.00	\$ 300,000.00	1.00	-	Cost Allowance

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Appendix G: Concept Plan Cost Estimates

LEADBETTER PARK COST ESTIMATE February 27, 2025					
JUB ITEM DESCRIPTION		UNITS	QTY.	UNIT COST	TOTAL COST
SITE WORK					
1	Mobilization (10%)	LS	1	\$22,558.91	\$22,559
2	Tree Protection Zone Fencing (allowance)	LS	1	\$10,000.00	\$10,000
3	Tree Removal (allowance)	LS	1	\$10,000.00	\$10,000
4	Site Demo (allowance)	LS	1	\$50,000.00	\$50,000
5	Storm Water Pollution Prevention Plan (SWPPP)(5%)	LS	1	\$93,619.80	\$93,620
6	Clearing and Grubbing	SF	111,735	\$0.35	\$39,107
7	Mass Grading	CY	727	\$13.00	\$9,454
8	Fine Grading	SF	111,735	\$0.12	\$13,408
9	Parking Lot Asphalt (8" roadbase and 3" asphalt)	SF	12,050	\$6.00	\$72,300
10	Parking Striping	LF	520	\$2.00	\$1,040
11	Curb and Gutter (24" parking lot only)	LF	582	\$28.00	\$16,296
12	Concrete Flatwork (4" concrete, 4" roadbase typ.)	SF	11,000	\$12.00	\$132,000
Site Work \$					469,784
UTILITIES					
1	Sewer (allowance)	LS	1	\$50,000.00	\$50,000
2	Culinary Water (allowance)	LS	1	\$75,000.00	\$75,000
3	Storm Drainage System (allowance)	LS	1	\$50,000.00	\$50,000
4	Electrical Power Source (allowance)	LS	1	\$50,000.00	\$50,000
5	Electrical Lighting (allowance)	LS	1	\$50,000.00	\$50,000
UTILITIES \$					275,000
SITE AMENITIES					
1	Pavilion (40'x20')	EA	1	\$120,000.00	\$120,000
2	Restroom Building (20'x15')	EA	1	\$105,000.00	\$105,000
3	Picnic Shelters (12'x12')	EA	5	\$17,280.00	\$86,400
4	Basketball Courts	EA	2	\$95,000.00	\$190,000
5	Playground (allowance)	LS	1	\$150,000.00	\$150,000
6	Playground Fall Surface (Rubber PIP)	SF	3,660	\$20.00	\$73,200
7	Wooden Pedestrian Bridge (allowance)	LF	50	\$900.00	\$45,000
8	Bike Racks	EA	2	\$1,200.00	\$2,400
9	Picnic Tables	EA	13	\$5,000.00	\$65,000
10	Trash Receptacles	EA	8	\$2,500.00	\$20,000
11	Benches	EA	8	\$4,000.00	\$32,000
12	Dog Waste Station	EA	2	\$900.00	\$1,800
SITE AMENITIES \$					889,000
LANDSCAPE					
1	Amendments to On-site Soil (12" depth all planter areas)	CY	354	\$58.00	\$20,530
2	Amendments to On-site Soil (4" depth all turf areas)	CY	307	\$58.00	\$17,827
3	12" Concrete Mowstrip	LF	181	\$28.00	\$5,068
4	Natural Turf (sod)	SF	24,896	\$1.05	\$26,141
5	Wild Grass Seed Mix (All Native Area)	SF	31,050	\$0.45	\$13,973
6	Landscape Beds (Plants+Mulch)	SF	9,557	\$3.00	\$28,671
7	Weed Barrier Fabric (if required)	SF	9,557	\$0.40	\$3,823

8	Evergreen Trees (6' Height)	EA	10	\$625.00	\$6,250
9	Deciduous Trees (2" CAL)	EA	60	\$600.00	\$36,000
10	Irrigation System (includes landscape beds and sod areas)	SF	65,503	\$3.00	\$196,509
LANDSCAPE				\$	354,791
General Construction Total					\$1,988,575
15% Contingency					\$298,286
10% Contractor General Conditions, Bond, Overhead, and Profit					\$198,857
GRAND TOTAL					\$2,485,718

StoneCreek Park COST ESTIMATE February 27, 2025					
 ITEM DESCRIPTION		UNITS	QTY.	UNIT COST	TOTAL COST
SITE WORK					
1	Mobilization (10%)	LS	1	\$726,700.00	\$726,700
2	Storm Water Pollution Prevention Plan (SWPPP)(5%)	LS	1	\$463,263.06	\$463,263
3	Tree Protection (allowance)	LS	1	\$100,000.00	\$100,000
4	Clearing and Grubbing	SF	559,440	\$0.35	\$195,804
5	Fine Grading	SF	559,440	\$0.12	\$67,133
6	Parking Lot Asphalt (8" roadbase and 3" asphalt)	SF	71,509	\$6.00	\$429,054
7	Parking Line Striping	LF	4,428	\$2.00	\$8,856
8	Curb and Gutter (24" parking lot only)	SF	3,200	\$28.00	\$89,600
9	Concrete Flatwork (4" concrete, 4" roadbase typ.)	SF	106,073	\$12.00	\$1,272,876
Site Work					\$ 3,353,286
SITE AMENITIES					
1	Restroom/Pavilion Building (75'x30')	EA	1	\$533,750.00	\$533,750
2	Restroom/Pavilion Building (40'x30')	EA	2	\$285,000.00	\$570,000
3	Gazebo (20' x 20')	EA	1	\$68,000.00	\$68,000
4	Shade Structure (12'x12')	EA	2	\$17,280.00	\$34,560
5	Central Large Playground (allowance)	LS	1	\$500,000.00	\$500,000
6	West Playground (allowance)	LS	1	\$300,000.00	\$300,000
7	Nature Play Area (allowance)	LS	1	\$200,000.00	\$200,000
8	Wood Chips (Nature Play surfacing)	CY	188	\$81.00	\$15,219
9	Playground Surfacing (PIP)	SF	22,368	\$20.00	\$447,360
10	Basketball Courts (Court Surfacing, Basketball Standards, Court Lines)	EA	2	\$92,670.00	\$185,340
11	Pickleball Courts (Court Surfacing, Fencing, Nets, Court Lines)	EA	8	\$65,000.00	\$520,000
12	Boardwalk	SF	1,220	\$20.00	\$24,400
13	Wooden Pedestrian Bridges (allowance)	LF	118	\$900.00	\$106,200
14	Soccer Goals	EA	6	\$5,450.00	\$32,700
15	Picnic Tables	EA	34	\$5,000.00	\$170,000
16	Benches	LS	20	\$4,000.00	\$80,000
17	Trash Receptacle	EA	12	\$2,500.00	\$30,000
18	Bike Racks	EA	12	\$1,200.00	\$14,400
19	Dog Waste Station	EA	5	\$900.00	\$4,500
SITE AMENITIES					\$ 3,836,429
UTILITIES					
1	Sewer (allowance)	LS	1	\$100,000.00	\$100,000
2	Culinary Water (allowance)	LS	1	\$150,000.00	\$150,000
3	Storm Drainage System (allowance)	LS	1	\$100,000.00	\$100,000
4	Electrical Power Source	LS	1	\$100,000.00	\$100,000
5	Electrical Lighting (allowance)	LS	1	\$100,000.00	\$100,000
UTILITIES					\$ 550,000
LANDSCAPE					
1	Amendments to On-site Soil (12" depth all landscape areas)	CY	2,142	\$58.00	\$124,253
2	Amendments to On-site Soil (4" depth all turf areas)	CY	2,854	\$58.00	\$165,530
3	Natural Turf (sod)	SF	230,335	\$1.05	\$241,852

4	Wild Grass Seed Mix	SF	77,893	\$0.45	\$35,052
5	Landscape Beds (Plants + Mulch)	SF	57,842	\$3.00	\$173,526
6	Weed Barrier Fabric (If Required)	SF	57,842	\$0.40	\$23,137
7	Evergreen Tree	EA	50	\$625.00	\$31,250
8	DeciduousTrees (2" CAL) Include ammending soil in tree pit backfill	EA	160	\$600.00	\$96,000
9	Irrigation System (includes landscape beds and sod areas)	SF	366,070	\$3.00	\$1,098,210
LANDSCAPE		\$	1,988,809		
General Construction Total		\$9,728,524			
15% Contingency		\$1,459,279			
10% Contractor General Conditions, Bond, Overhead, and Profit		\$972,852			
GRAND TOTAL		\$12,160,655			

Park Near Sunset Villas COST ESTIMATE February 27, 2025					
 ITEM DESCRIPTION		UNITS	QTY.	UNIT COST	TOTAL COST
SITE WORK					
1	Mobilization (10%)	LS	1	\$362,000.00	\$362,000
2	Storm Water Pollution Prevention Plan (SWPPP)(3%)	LS	1	\$135,485.83	\$135,486
3	Clearing and Grubbing	SF	173,505	\$0.35	\$60,727
4	Fine Grading	SF	173,505	\$0.12	\$20,821
5	Parking Lot Asphalt (8" roadbase and 3" asphalt)	SF	22,130	\$6.00	\$132,780
6	Parking Line Striping	LF	1,120	\$2.00	\$2,240
7	Curb and Gutter (24" parking lot only)	SF	1,127	\$28.00	\$31,556
8	Concrete Flatwork (4" concrete, 4" roadbase typ.)	SF	22,150	\$12.00	\$265,800
Site Work					\$ 1,011,409
SITE AMENITIES					
1	Pavilion (60'x40')(Pre-Manufactured Pavilion)	EA	1	\$360,000.00	\$360,000
2	Restroom Building (25'x20')	EA	1	\$175,000.00	\$175,000
3	Pickleball Solid Shade Structure (180'x55')	EA	1	\$990,000.00	\$990,000
4	Playground (allowance)	LS	1	\$300,000.00	\$300,000
5	Playground Surfacing (PIP)	SF	4,200	\$20.00	\$84,000
6	Basketball Courts (Court Surfacing, Basketball Standards, Court Lines)	EA	2	\$92,670.00	\$185,340
7	Pickleball Courts (Court Surfacing, Fencing, Nets, Court Lines)	EA	6	\$65,000.00	\$390,000
8	Soccer Goals	EA	8	\$5,450.00	\$43,600
9	Picnic Tables	EA	15	\$5,000.00	\$75,000
10	Benches	LS	10	\$4,000.00	\$40,000
11	Trash Receptacle	EA	5	\$2,500.00	\$12,500
12	Bike Racks	EA	2	\$1,200.00	\$2,400
13	Dog Waste Station	EA	1	\$900.00	\$900
SITE AMENITIES					\$ 2,658,740
UTILITIES					
1	Sewer (allowance)	LS	1	\$50,000.00	\$50,000
2	Culinary Water (allowance)	LS	1	\$75,000.00	\$75,000
3	Storm Drainage System (allowance)	LS	1	\$50,000.00	\$50,000
4	Electrical Power Source	LS	1	\$50,000.00	\$50,000
5	Electrical Lighting (allowance)	LS	1	\$50,000.00	\$50,000
UTILITIES					\$ 275,000
LANDSCAPE					
1	Amendments to On-site Soil (12" depth all landscape areas)	CY	2,640	\$58.00	\$153,120
2	Amendments to On-site Soil (4" depth all turf areas)	CY	147	\$58.00	\$8,526
3	Natural Turf (sod)	SF	88,200	\$1.05	\$92,610
4	Landscape Beds (Plants + Mulch)	SF	16,500	\$3.00	\$49,500
5	Weed Barrier Fabric (If Required)	SF	16,500	\$0.40	\$6,600
6	Evergreen Tree	EA	19	\$625.00	\$11,875
7	Deciduous Trees (2" CAL) Include amending soil in tree pit backfill	EA	117	\$600.00	\$70,200
8	Irrigation System (includes landscape beds and sod areas)	SF	104,700	\$3.00	\$314,100
LANDSCAPE					\$ 706,531

General Construction Total	\$4,651,680
15% Contingency	\$697,752
10% Contractor General Conditions, Bond, Overhead, and Profit	\$465,168
GRAND TOTAL	\$5,814,600

MAPLE & WITMAN DRIVE

City of College Place Wa
November 2023

Preferred Alternative

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization (10%)	LS	1	\$ 133,443.30	\$ 133,443.30
2	Construction Surveying	LS	1	\$ 25,000.00	\$ 25,000.00
3	Clearing and Grubbing	AC	0.45	\$ 4,000.00	\$ 1,800.00
4	Earth Work	LS	1	\$ 20,000.00	\$ 20,000.00
5	Shade structures	LS	2	\$ 70,000.00	\$ 140,000.00
6	Basketball Hoop	LS	1	\$ 12,000.00	\$ 12,000.00
7	Play Equipment	LS	1	\$ 325,000.00	\$ 325,000.00
8	Play Area Surfacing	SF	1,134	\$ 37.00	\$ 41,958.00
9	Sport Surfacing & Stripping	SF	1,300	\$ 37.00	\$ 48,100.00
10	Fencing	LF	170	\$ 60.00	\$ 10,200.00
11	Pump Track	LS	1	\$ 400,000.00	\$ 400,000.00
12	Planting	LS	1	\$ 30,000.00	\$ 30,000.00
13	DryCreek Bed	SF	9,395	\$ 15.00	\$ 140,925.00
14	Rock Boulders	LS	1	\$ 40,000.00	\$ 40,000.00
15	Benches	EA	2	\$ 6,000.00	\$ 12,000.00
16	Picnic Tables	EA	5	\$ 9,000.00	\$ 45,000.00
17	Trash Receptacle	EA	2	\$ 5,000.00	\$ 10,000.00
18	Pet waste station	EA	1	\$ 2,400.00	\$ 2,400.00
19	Wooden Bridges	LF	20	\$ 75.00	\$ 1,500.00
20	Crushed Surfacing Base Course	TON	110	\$ 25.00	\$ 2,750.00
21	Cement Concrete Sidewalk	SY	266	\$ 50.00	\$ 13,300.00
22	Erosion and Sediment Control	LS	1	\$ 12,500.00	\$ 12,500.00
Subtotal					\$1,467,876.30
Contingency (35%)					\$ 513,756.71
TOTAL					\$1,981,633.01

Autumn Meadows Park
City of College Place WA
November, 2023

Preferred Alternative

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	Mobilization (10%)	LS	1	\$ 55,187.50	\$ 55,187.50
2	Construction Surveying	LS	1	\$ 25,000.00	\$ 25,000.00
3	Demolition	SF	1,300	\$ 50.00	\$ 65,000.00
4	Clearing and Grubbing	AC	0.55	\$ 4,000.00	\$ 2,200.00
5	Grading	LS	1	\$ 30,000.00	\$ 30,000.00
6	Retaining Wall	SF	570	\$ 70.00	\$ 39,900.00
7	Landscape Boulders	LS	1	\$ 25,000.00	\$ 25,000.00
8	Gazebo	EA	1	\$ 125,000.00	\$ 125,000.00
9	Landscape & Irrigation	LS	1	\$ 75,000.00	\$ 75,000.00
10	Benches	EA	4	\$ 6,000.00	\$ 24,000.00
11	Picnic Tables	EA	4	\$ 9,000.00	\$ 36,000.00
12	Trash Receptacle	EA	3	\$ 5,000.00	\$ 15,000.00
13	Dog Waste Station	EA	1	\$ 2,400.00	\$ 2,400.00
14	Hand Rail	LF	500	\$ 60.00	\$ 30,000.00
15	Fence	LF	300	\$ 45.00	\$ 13,500.00
16	Architectural Screening Panels	EA	5	\$ 1,200.00	\$ 6,000.00
17	Crushed Surfacing Base Course	TON	115	\$ 25.00	\$ 2,875.00
18	Cement Concrete Sidewalk	SY	540	\$ 50.00	\$ 27,000.00
19	Erosion and Sediment Control	LS	1	\$ 8,000.00	\$ 8,000.00
Subtotal					\$ 607,062.50
Contingency (35%)					\$ 212,471.88
TOTAL					\$ 819,534.38



City of College Place Parks, Open Space, and Recreation Plan Update

PAR Board
April 25, 2025



Why This Plan?

- Update to 2018 Parks Plan
- Aligns with Growth Management Act (GMA)
- Meets eligibility for Recreation and Conservation Office (RCO) grants
- Supports 2026 Comprehensive Plan Update



Community Input

- 150 survey responses (English + Spanish)
- Pop-up event at Farmers Market
- 4 meetings with Parks, Arbor & Recreation Board
- Community themes:
 - More trails & connections
 - Inclusive & accessible facilities
 - Safer, cleaner parks



Our Vision & Goals

- Community-Oriented
- Environmental Stewardship
- Equity & Access
- Facility Integrity
- Health & Wellness



Recent Progress

- Veterans Park (2019)
- Perseverance Park (2024)
- Lions Park Renovation (Ongoing: new splash pad, playground, restrooms, community center)



Future Park Concepts

- Nearly 30 acres identified for acquisition/development
- Conceptual parks:
 - Stonecreek Park (19.8 ac)
 - Leadbetter Park (2.6 ac)
 - Sunset Villas Park (4.6 ac)
 - Maple/Whitman Park



Level of Service

- Standards:
 - 1/2 mile to neighborhood parks
 - 1 mile to community parks
 - 0.3 miles of trail per 1,000 residents
- Plan uses walkability and equity-based access analysis



CIP Highlights

- Complete Lions Park renovation
- Trail connectivity (Blue Mountain Region Trails Plan)
- Acquire parkland in underserved areas
- Develop park signage & ADA improvements
- Funding strategies: grants, partnerships, impact fee exploration



Next Steps

- Adoption of the final plan
- Certification by RCO for grant eligibility
- Integration into 2026 Comprehensive Plan
- Ongoing collaboration with PAR Board, schools, and regional partners





Thank you!

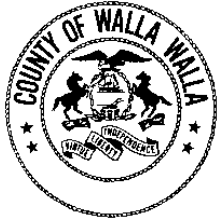
J-U-B ENGINEERS, Inc.

Elizabeth Smith

esmith@jub.com

509-783-2144





Community Development Department

Director: Lauren Prentice

310 W. Poplar Street, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/government/community_development/

Date: April 8, 2025
Prepared: April 2, 2025
To: Board of County Commissioners
From: Lauren Prentice, Director
RE: 2046 Comprehensive Plan – growth targets, housing needs, land capacity analysis methodology

Summary

Attached are final drafts of the following 2046 Comprehensive Plan documents/methodologies. The purpose of the April 8 workshop is to review these with the BOCC and hopefully get preliminary approval so that the County and cities can use these documents to continue with their planning processes. We have prepared these in coordination with the cities over the last 2+ months.

Staff Recommendation

Staff recommends the Board of County Commissioners vote to approve the Preliminary 2046 Growth Targets, Housing Needs Allocations, and Land Capacity Analysis methodologies, pending ratification by the new Growth Management Advisory Committee.

Attachments

- A. Preliminary Growth Targets Memo dated March 28, 2025
- B. Population and Employment Projections, dated February 11, 2025
- C. HAPT Housing Need Tool dated March 28, 2025
- D. 2025 County Land Capacity Analysis Methodology V1.0, March 14, 2025
- E. City of Walla Walla comments received March 21, 2025, no comments/changes
- F. City of College Place comments received March 21, 2025
- G. Response to College Place comments, sent April 1, 2025
- H. April 13, 2025 letter to cities on UGA review schedule and requirements, growth targets, LCA methodologies and housing needs

Coordination with the cities

Over the last 2+ months we have been working with our consultants and coordinating with city staff from College Place, Waitsburg and Walla Walla to prepare recommended 2046 growth targets/projections and housing needs and develop a methodology to be used by the jurisdictions for conducting the Land Capacity Analysis (LCA). Here is a summary of the work we have done.

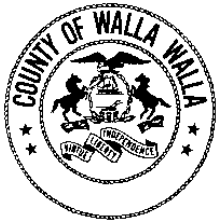
- 1) Meeting 1 – growth targets and methodologies. February 12, 2025.

- a) Meeting invite sent on January 28.
- b) 2019 County LCA and Growth Target documents sent to city staff on January 30 as requested by the City of College Place.
- c) On February 6 we provided invitees with an agenda for the February 12 meeting, links to 2 relevant Department of Commerce guidebooks, and 2018-2019 (the same provided on January 30). We advised invitees that our approach to the discussion was to review our past methodologies and Commerce guidance. We asked everyone to come with their ideas.
- d) At the meeting County consultants reviewed the 2022 Commerce growth numbers, the HAPT tool, and walked the group through the components of the LCA methodology, comparing the parameters used in the County's past LCA and Commerce guidance. After being introduced to these documents we asked the group to come back to the next meeting with feedback.
- e) At the meeting there were a lot of questions about the Commerce HAPT tool, so we contacted Commerce and provided meeting participants with Commerce background documents on February 13.
- f) College Place staff provided initial comments on February 19.
- g) Waitsburg staff provided data they had gathered on building permits and recommended changes to the OFM provided population data. February 20, 2025.
- 2) Meeting 2 – growth targets and methodologies. February 20, 2025.
- 3) Meeting 3 – growth targets and methodologies. March 6, 2025.
 - a) Cities were asked to provide comments on the documents reviewed at the previous two meetings by February 28 so we could address them at the final meeting. College Place and Walla Walla provided comments at this time.
 - b) At the meeting we ran through the city comments/questions.
- 4) Letter to cities on Urban Growth Area reviews, path forward for presenting to the Board of County Commissioners Final Drafts of growth targets, housing needs, and LCA methodologies. March 13, 2025.
- 5) Preliminary Final Drafts – Growth Target Memo, LCA Methodology, Population and Employment Projections, and Housing for All Planning Tool Method C spreadsheets provided to city representatives. March 14, 2025.
 - a) City of Walla Walla responded on March 21, 2025, and stated that they do not have any comments.
 - b) City of College Place responded on March 21, 2025, with comments and questions.
 - c) City of Waitsburg did not respond.
- 6) Final Drafts – revised Growth Target Memo and Housing for All Planning Tool Method C spreadsheets provided to city representatives. April 1, 2025.
 - a) No edits made to LCA Methodology or Population and Employment Projections spreadsheet.
 - b) Also provided email responses to City of College Place comments responding to their questions, and explaining why some requested changes were not made.

Adoption Process and Timing of Countywide Planning Policies

Assuming that the Board of County Commissioners votes on April 7, 2025, to approve the new Countywide Planning Policies, the County and the cities will have to set up the new Growth Management Advisory Committee. This was designed in the new CPPs to look like Project Management Team (PMT) that was used to draft the recommended CPPs. Key members on the PMT included planning directors from the county and cities, city managers/administrators, and various elected and appointed officials from the jurisdictions. Staff hope that the jurisdictions will appoint many of the same members to the new committee to build on the collaboration that they did in 2024.

In the meantime, as we have been coordinating with the cities to look at the 2046 growth targets and land capacity analysis methodologies, we have been intentional in including all the staff members who were part of the PMT and the proposed new CPPs.



Community Development Department

Director: Lauren Prentice

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https://www.co.walla-walla.wa.us/government/community_development/

Proposed Walla Walla County Growth Targets, 2025

OFM Population Projection Requirements

As indicated in RCW 36.70A.110 and RCW 36.70A.115, county officials are responsible for selecting a 20-year GMA population growth target that is within the Low- and High-growth projections prepared by the Washington State Office of Financial Management (OFM). Every five years, OFM releases GMA population projections for each county in Washington state in three different projection series: Low, Medium and High. Most counties and cities have already established their own frameworks for adopting countywide population projections and allocating the projections down to local jurisdictions as targets. These targets may or may not be included in CPPs. These jurisdictions, in turn, use the population targets in their comprehensive plans. This local allocation process allows each county to use their local understanding of each jurisdiction's local capacity, infrastructure, jobs, transportation, environmental constraints and other factors to allocate growth.

Walla Walla County Population Projection and Allocations

Walla Walla County Population Projection Summary: In order to capture the most recent growth trends in the County, the County, in coordination with Cities, is proposing a population projection between the OFM Medium and OFM High projections.

Countywide Population Projection Methodology: Use most the most recent decennial census data (2010 and 2020) to determine Average Annual Growth Rate (AAGR). Use the 2010-2020 AAGR to determine the 2046 Countywide population projection. Uses OFM official [GMA population projections](#) for counties.

	2010 Countywide Census Population Estimate	2020 Countywide Census Population Estimate	AAGR 2010- 2020 (((2020 Pop-2010 Pop)/ 2010 Pop)/10)	2046 Countywide population projection using 2010- 2020 AAGR	Increase from 2020	Percent Increase from 2020
Walla Walla County	58,781	62,584	0.6470%	73,112	10,528	16.8%

Population Allocation to Cities and Unincorporated County: The State requires that the county selects a population projection from the provided ranges, and then the county and local jurisdictions coordinate and allocate that projection to localities. Walla Walla County and local jurisdictions worked together to create a documented allocation methodology which includes:

- Local growth rate trends using the decennial census (ACS Data).

- Documented residential development trends that are not captured in recent OFM projections (Waitsburg Staff data which shows a unit count of 32 higher than 2020 Census estimate, County Staff data which shows unaccounted-for vested/pipeline housing units in Burbank).
- Statewide market trends which project a higher share of population growth within incorporated UGAs rather than the unincorporated county (State Guidance).
- Commerce HAPT Spreadsheet to make final adjustments to population allocations.
- Local housing plans (Regional HAP).

Jurisdiction	2010 Census Population Estimate	2020 Census Population Estimate	2046 Population Projection	Projected Population Increase 2020-2046
Walla Walla County	58,781	62,584	73,112	10,528
Unincorporated Walla Walla County*	16,750	17,084	18,026	942 (includes increase of 360 in Burbank)
College Place	8,765	9,902	13,341	3,439
Prescott	318	372	460	88
Waitsburg	1,217	1,166	1,401	235
Walla Walla	31,731	34,060	39,884	5,824

*Includes unincorporated UGAs of each City, Burbank, and Attalia. Housing allocation table further breaks this down.

Housing Needs

In 2021, the Legislature amended the mandatory elements of the Growth Management Act in RCW 36.70A.070(2) to require that Housing Elements of Comprehensive Plans include:

an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:

- (i) Units for moderate, low, very low, and extremely low-income households; and*
- (ii) Emergency housing, emergency shelters, and permanent supportive housing;*

Housing Need Allocation to Cities and Unincorporated County: To maintain consistency with this established framework under GMA, Commerce produced housing needs projections for each county in the HAPT spreadsheet. These projections will build on, and maintain consistency with, OFM's GMA population projections. The methodology accounts for both current and projected housing needs by income level. These housing needs projections are published in the form of a spreadsheet tool (HAPT) that allows the **user to enter a specific countywide population target and projection year**. Then the tool returns customized projections of total and net new housing units needed to accommodate the entire population in the projection year by affordability level, including PSH and emergency housing.

Walla Walla County used the HAPT and the growth target methodologies explained above to allocate housing needs to cities and unincorporated areas. As a baseline, the percent growth share of countywide population was used at the allocation percentage in Allocation Method C of the HAPT. The percent share of

Table of Contents

Tab	Description
Overview and Instructions	Provides background on the new housing element requirements adopted in 2021 with House Bill 1220, explains the steps to use the tool, and describes the data sources.
County Projections - START HERE	The first step for using the Housing for All Planning Tool (HAPT). Users will select a county, year, and future county population. These inputs will generate the future housing needs projection for the chosen county, including emergency housing and permanent supportive housing. This projection is the basis for Allocation Methods on the following tabs.
Allocation Method A	This worksheet allocates total countywide net new housing need based on user inputs for percentage share of housing growth to each jurisdiction. In this method all jurisdictions get the same share of new growth at each income level. NOTE: The same user inputs on this tab are also used for Allocation_Method_B.
Allocation Method B	This worksheet also allocates total countywide net new housing need based on user inputs for percentage share of housing growth to each jurisdiction. However, Method B allocates growth so that each jurisdiction will have the same percentage share of their total housing supply at each income level by the end of the planning period. This can result in some negative allocations where jurisdictions already have more than their share of projected countywide needs. NOTE: Use the Allocation Method A tab to input percentage shares for this method.
Allocation Method C	This worksheet follows the a similar approach as Method A, but allows for allocation to individual unincorporated UGAs along with rural unincorporated areas. There are several minor methodological changes from Method A that are explained in greater detail in the Overview and Instructions tab.
Method C - Rural Sub-allocation	This tab allows users of Allocation Method C to sub-allocate housing need to individual rural areas such as LAMIRDS with infrastructure, master planned communities, and tribal areas. More details are provided in the tab along with on the Overview and Instructions tab.
Method C Population Calculation	Presentation of future population calculations for all areas of a selected county, based on a Method C allocation scenario.
County Projection Input Data	Presents input data used to calculate housing needs projections for the selected county. See the Projected Housing Needs Methodology starting on page 28 of “Establishing Housing Targets for Your Community” (Housing Element Book 1) for details. (link on following tab).



Fire Station HVAC and Controls Upgrades City of College Place

ENERGY SERVICES PROPOSAL

COLLEGE PLACE, WA

APRIL 15TH, 2025

For the Life of
Your Building

Project Contacts

AREA OF RESPONSIBILITY	NAME	CONTACT NUMBER	EMAIL
Primary Client Contact	Michael Rizzitiello	(509) 394-8506	MRizzitiello@cpwa.us
Account Executive	Christie Hoffpauer	(509) 713-7721	christieh@mckinstry.com
Program Manager	Luke Cashman	(509) 530-2963	lukeca@mckinstry.com
Energy Engineer	Ethan Durbano	(509) 534-0252	EthanD@McKinstry.com
Performance Assurance Specialist	Chris Hatten	(509) 713-7726	chrishat@mckinstry.com
Construction Manager	Derek Miller	(509) 508-1942	derekmi@mckinstry.com
WA Commerce Contact	Bryce Davis	(206) 613-7664	bryce.davis@commerce.wa.gov

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- 4.3 Items Included in Maximum Project Cost
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Energy Savings Calculations
5.4 Additional Scope Cover Page
5.5 FIMs Not Considered
5.6 Utility Data Analysis Cover Page
Utility Data Analysis

Please note that this response provides the basic economic terms on which McKinstry would be willing to perform the scope of services outlined here. This response does not cover all of the terms and conditions relevant to a definitive agreement about these services. Nothing in this response approves legal terms such as warranties, indemnification, insurance requirements, and limitations of liability, even if those terms were included in the request for proposal. The details of those terms must be negotiated by the parties and set forth in a definitive agreement with respect to McKinstry's services.

1. Executive Summary

OUTCOME SNAPSHOT

This project represents an excellent opportunity to significantly improve facilities while saving energy and trimming utility spending. McKinstry looks forward to making this project a success.

McKinstry estimates these **savings** if proposed facility improvement measures (FIMs) are installed:



\$2,050
Utility cost
savings/year



10,216
Guaranteed
kWh/year



549
Guaranteed
Therms/year

*Carbon dioxide emissions
reductions would equal:*



3
Acres of trees
planted



2,204
lbs. CO₂/year

1.1 Overview

McKinstry has completed an extensive study and investigation of energy upgrades for City of College Place. Our Energy Services Proposal presents a holistic project solution for improving the overall facility efficiency and operation. Our proposed solutions will result in lower utility use and cost along with improved building system performance and occupant productivity.

1.2 Current Situation

CHALLENGES

The City of College Place Fire Station admin area is currently served by a condenser loop system with water source heat pumps. An outdoor cooling tower provides cooling in the summer months and a gas fired water heater provides heat add in the winter. A gas fired furnace provides tempering for outside air. The garage bay is served by an exhaust fan and a combination of gas radiant heaters and gas fired unit heaters. All the installed equipment is nearing the end of its useful life.

GOALS

Upgrade end of life equipment and ensure proper Building Automation System controls to run equipment properly to save on energy as well as address deferred maintenance.

1.3 Solutions

This project includes:

03.01-FIRE: HVAC and Controls Upgrades

McKinstry proposes to replace all equipment with new like-in-kind equipment except for the gas-fired unit heaters and circulation fans in engine bay and gas-fired water heater for additional heating capacity. The gas-fired water heater was recently replaced by the owner. Additionally, the existing open circuit cooling tower will be upgraded to a closed circuit cooling tower and right-sized for the cooling load.

1.4 Summary of Benefits

FINANCIAL BENEFITS

Section 4 of this document provides a detailed look at the project financials. The guaranteed maximum project allowable cost is \$1,146,033. Including sales tax and prior to any utility incentives, the final project cost is \$1,245,738. The annual energy savings are \$2,050. The estimated utility rebates for the project are unknown at this time.

1. Executive Summary

COMPANY AT-A-GLANCE

- Established 1960
- Over 1,700 employees
- 23 offices
- 55+ Professional Engineers
- 80+ LEED Accredited Professionals

MCKINSTRY EXPERIENCE

\$20 million

Customer utility savings guaranteed

\$100 million

Grants & rebates secured for clients

636 million

Kilowatt hours saved

453 thousand

Metric tons of CO₂ saved

91 million

Gas Therms saved

CO₂ emission reductions resulting from McKinstry projects have environmental impacts equal to:

3,167 acres

Forest acres saved from destruction

51.5 million

Gallons of gas not used

83+ thousand

Cars taken off the road

40+ thousand

Homes taken off the power grid

ENVIRONMENTAL BENEFITS

By taking the necessary steps to reduce energy consumption through the implementation of the various facility improvement measures detailed in this report, City of College Place will attain the savings outlined in the outcome snapshot on the left. This is equivalent to:

- 1 average-sized homes being removed from the power grid; or
- 1,842 light bulbs (13.5 Watt LED) not energized; or
- 44,960 miles not driven by an average size vehicle.

NEXT STEPS

The next step is for City of College Place to approve the energy services proposal, after which McKinstry can begin implementation of the project.

1.5 McKinstry Differentiators

COMPANY OVERVIEW

McKinstry has over 50 years of experience assessing and improving facilities in the Pacific Northwest. With more than 1,500 successful energy and facility improvement projects completed in the past 15 years, McKinstry has the expertise to offer comprehensive solutions to City of College Place. McKinstry is more than just another energy services company, we believe in serving as your trusted advisor *"For the Life of Your Building."*

MCKINSTRY APPROACH ADVANTAGES

- Vendor- and product-neutral for truly consultative role
- Transparent pricing
- Total cost of ownership consideration
- No "shared savings" model

2. Scope of Work

2.1 Facility Improvement Measure (FIM) List

For full descriptions of the scope of work of each measure, please refer to Section 2 - Detailed Scope of Work.

FIM # 03.01-FIRE: HVAC and Controls Upgrades

2.2 McKinstry Services

McKinstry will include the following services related to this project:

1. *Energy Audit:*

The energy audit is complete and is detailed in the Investment Grade Audit report dated 04.15.2025.

2. *Design Services:*

McKinstry will provide a detailed engineering design as needed to obtain permitting, Owner review, and approval of the proposed systems. In addition, McKinstry will also provide construction support services, start-up, testing, as-built drawings of systems installed, and provide operations and maintenance manuals.

3. *Construction:*

Provide, or cause to be provided, all material, labor, and equipment, including paying for permits, fees, bonds, and insurance, required for the complete and working installation of McKinstry's equipment.

- a. McKinstry will provide a site superintendent who will be responsible for the onsite supervision and coordination of trades and subcontractors. This individual's responsibilities will also include regular work observations, quality control, site security, enforcement of the site-specific safety plan, as well as coordinating any impact upon building tenants with the Owner.
- b. McKinstry may perform portions of the construction work or may subcontract portions to qualified firms. In either case, McKinstry will share information regarding actual costs of the work with the Owner.

4. *Construction Management:*

McKinstry will provide a dedicated construction manager who will provide contract administration services for the project. The owner is expected to coordinate day-to-day communications with tenants and any scheduling of tenant relocations in and around occupied areas.

5. *Operation Training:*

McKinstry will provide relevant training of building staff during construction as agreed to by the Owner.

6. *Performance Maintenance:*

McKinstry will provide ongoing monitoring and support services to help ensure that guaranteed savings are achieved throughout the term of the agreement. Ongoing services shall be under separate agreement. Ongoing services shall be at the discretion of the Owner to terminate. Specific tasks associated with proposed ongoing Measurement and Verification (M&V) can be found in Table 3.2 - M&V Plan Outline. For this project, McKinstry has recommended an initial M&V term of 1 year(s) to the Owner. The reason is that the efficiency of the proposed scope is not expected to change after the first year of performance has been verified.

7. *Equipment Maintenance:*

McKinstry will provide no equipment maintenance or repairs after the warranty period. Following the completion of the installation and Owner acceptance of the equipment, the Owner shall provide all necessary service, repairs, and adjustments to the equipment so that the equipment will perform in the

2. Scope of Work

manner and to the extent set forth in the Proposal. McKinstry shall have no obligation to service or maintain the equipment after the warranty period.

8. *Warranty:*

McKinstry will warrant equipment for one year following Notice of Commencement of Energy Savings. Specific information regarding equipment warranty will be passed on to owner.

2.3 Extent of Subcontracting

McKinstry may subcontract the energy audit, design, construction management, start-up, and training portions of this Contract to qualified firms upon review and approval by owner. Construction subcontracts will be awarded as shown in section 4 of this Energy Services Proposal.

2.4 Project Schedule

The proposed design and construction duration is 250 calendar days between Notice to Proceed and Substantial Completion. McKinstry will develop a detailed schedule outlining all of the various design, pre-construction, construction, and closeout tasks associated with the project and that interfaces with other construction work not under this proposal.

Scope of Work

City of College Place – Fire Station Detailed Scope of Work

FIM # 03.01-FIRE | HVAC AND CONTROLS UPGRADES

General Purpose

The City of College Place Fire Station admin area is currently served by a condenser loop system with water source heat pumps. An outdoor cooling tower provides cooling in the summer months and a gas fired water heater provides heat add in the winter. A gas fired furnace provides tempering for outside air. The garage bay is served by an exhaust fan and a combination of gas radiant heaters and gas fired unit heaters. All the installed equipment is nearing the end of its useful life.

McKinstry proposes to replace all equipment with new like-in-kind equipment except for the gas-fired unit heaters / gas-fired radiant heaters / circulation fans in engine bay and gas-fired water heater for additional heating capacity. The gas-fired water heater was recently replaced by the owner. Additionally, the existing open circuit cooling tower will be upgraded to a closed circuit cooling tower and right-sized for the cooling load.

BASIS OF DESIGN NOTES

1. This scope of work and referenced floor plan is provided with the intent to provide GMAX pricing only. This is not to be used for construction.
2. For the purposes of pricing, no equipment substitutions shall be allowed unless explicitly approved by McKinstry engineering.
3. The new equipment shall be integrated into the new building automation system (BAS).

SCOPE OF WORK INCLUDES

- A. Mechanical
 1. Demolition
 - i. Demolish (9) water source heat pumps. Piping is to remain for reconnection.
 - ii. Demolish open circuit cooling tower and associated pump. Piping is to remain for reconnection.
 - iii. Demolish condenser water expansion tank and air separator, and pump.
 - iv. Demolish flat plate heat exchanger.
 - v. Demolish exhaust fan in mechanical room.
 - vi. Demolish rooftop exhaust fan in garage.
 - vii. Demolish gas-fired furnace and booster coil.
 - viii. Selectively demolish piping to nearest isolation valves, including demolition of appurtenances.
 - ix. Demolish make-up water line to nearest isolation valve.
 2. Furnish and install (9) new water source heat pumps
 - i. New heat pumps shall have internal two-way control valves wired to compressor operation.
 - ii. Reconnect new heat pumps to existing piping. Provide new hose kits.
 3. Furnish and install new closed circuit cooling tower ~~and~~ with integral basin pump. Reconnect to existing piping.
 4. Furnish and install new condenser pump, expansion tank, chemical feeder, glycol feeder, and air separator. Provide piping to tie-in new glycol feeder upstream of air/dirt separator.
 5. Connect condenser water piping in location vacated by demolished plate and frame heat exchanger.
 6. Furnish and install new exhaust fan in mechanical room.
 7. Furnish and install new rooftop exhaust fan in garage.
 - i. Fan shall be suitable for Class I Div. 2 airstream.
 8. Take down, refurbish, and re-install (2) gas radiant heaters and reconnect to existing to remain flues.
 9. Furnish and install (1) gas-fired furnace. Re-connect into existing supply/return ductwork.

Scope of Work

10. Provide gas piping as necessary to connect new equipment into existing gas piping. Provide new regulator for each piece of equipment.
11. Provide cooling condensate piping and new P-traps as necessary to connect new equipment into existing cooling condensate piping.
12. Provide (1) thermowell for boiler temperature element installation.
13. Provide piping to connect existing make-up water treatment system to new open tower basin. Coordinate with existing water treatment contractor on site.
14. Mechanical contractor is responsible for all wall and roof penetrations necessary to route piping, flues, etc., including sealing and weather-proofing of exterior wall penetrations. Roofing contractor will seal roof penetrations.
15. Project site is seismic design category C. No seismic bracing is required for any equipment. **To be verified with structural engineer.**
16. Provide factory start-up services, commissioning support, TAB support and owner training for all maintainable/operable devices (per drawings and manufacturer's guidelines).
17. Reference the GMAX mechanical floor plans for additional information.

B. Controls

1. Demolish existing thermostats and accessible wiring to wall/ceiling penetrations. Wiring within walls/ceilings may be abandoned in place.
2. Integrate all new equipment controls with the new BAS system
3. Provide necessary low voltage control wiring, conduit, sensors, and transformers as necessary to tie new mechanical equipment into DDC system. Provide all control end devices (temperature sensors, pressure switches, current switches, control valves, etc.)
4. Provide control for the following equipment:
 - i. (9) Water Source Heat Pumps
 1. Supply Fan Start/Stop (DO)
 2. Supply Fan Amps (AI) – provide current transmitter
 3. Compressor Stage 1 Enable (DO)
 4. Compressor Stage 2 Enable (DO)
 5. Reversing Valve Command (DO)
 6. Compressor Status (AI) – provide current transmitter
 7. Supply Air Temperature (AI) – provide temperature element
 8. Mixed Air Temperature (AI) – provide temperature element
 9. Filter Differential Pressure (AI) – provide pressure differential transmitter
 10. Space Temperature / Setpoint with CO2 monitoring (COM)
 - ii. (1) Cooling Tower and Pump
 1. Cooling Tower Start/Stop (DO)
 2. Fan Speed Command (AO) – through VFD
 3. Basin Pump Enable (DO)
 4. Basin Pump Amps (AI) – provide current transmitter
 5. Inlet Water Temperature (AI) – provide temperature element
 6. Outlet Water Temperature (AI) – provide temperature element
 - iii. Condenser Water Plant
 1. Secondary Pump Start/Stop (DO)
 2. Secondary Pump Speed Command (AO)
 3. Secondary Pump Amps (AI) – through VFD
 4. Condenser Loop Differential Pressure (AI) – provide pressure differential transmitter
 5. Primary Pump Start/Stop (DO)
 6. Primary Pump Amps (AI) – provide current transmitter
 7. Condenser Water Supply Temperature (AI) – provide current transmitter, re-use thermowell
 8. Condenser Water Return Temperature (AI) – provide current transmitter, re-use thermowell
 9. Boiler Supply Temperature (AI) – provide temperature element, thermowell by mechanical
 - iv. (1) Restroom Exhaust Fan
 1. Fan Start/Stop (DO)
 2. Fan Amps (AI) – provide current transmitter
 - v. (1) Engine Bay Exhaust Fan
 1. Fan Start/Stop (DO)
 2. Fan Speed Command (AO)

Scope of Work

- 3. Fan Amps (AI) – through VFD
 - 4. Fan Override Switch Status (DI) – provide wall switch
 - vi. (2) Gas-fired Radiant Heater
 - 1. Enable (DO)
 - 2. Space Temperature / Setpoint
 - vii. (1) Electric Unit Heater
 - 1. Enable (DO)
 - 2. Space Temperature / Setpoint
- C. Electrical
 - 1. Contractor shall be responsible for equipment, materials, accessories, and other associated requirements called for in the following scope, and as indicated in the above supporting documents.
 - 2. General circuiting requirements
 - a. Contractor shall survey existing facility drawings and power distribution system to determine available space and capacity to support this scope of work. If existing space or capacity is insufficient to meet the requirements of the scope, Contractor shall immediately notify McKinstry.
 - b. For power circuits indicated as being removed, Contractor shall remove conductors back to the associated panel, and shall remove associated starters, disconnects, and other devices. Conduit shall be cut back to within 3" of room penetration.
 - c. For new power circuits, Contractor shall furnish and install overcurrent protection, conduit conductors, starter, disconnect, and related accessories.
 - d. Where power circuits indicated as being removed meet the requirements for new power circuits, existing components may be reused where in compliance with current NEC.
 - e. Unless otherwise specified, similar loads may be combined on a common circuit as permitted by current NEC.
 - 3. Electrical panels and disconnects serving mechanical equipment shall comply with the service clearance requirements of the NEC. Furnish and install remote mounted panels and disconnects where required by the NEC.
 - 4. Provide conduits, conductors, disconnects, fuses, VFDs, Starters, and other electrical equipment as indicated on GMAX electrical drawings and as necessary to provide power to the following:
 - i. (9) Water Source Heat Pumps
 - ii. (1) Cooling Tower
 - iii. (2) Pumps
 - iv. (1) Electric Unit Heater
 - v. (1) Air Handling Unit
 - vi. (2) Exhaust Fans
 - vii. (2) Gas Unit Heaters
 - viii. (1) 225A MLO Panelboard, 120/208V, 3-Phase, 4-Wire
- D. Testing, Adjusting, and Balancing (TAB)
 - 1. TAB shall be provided for the following pieces of equipment:
 - i. (9) Water Source Heat Pumps
 - 1. Total supply air
 - 2. Associated supply and return duct, diffusers, and grilles
 - ii. (1) Cooling Tower and Pump
 - 1. Cooling water flow
 - 2. Circulation pump flow
 - iii. (2) Gas-fired Boiler and Pump
 - 1. Hot water flow
 - 2. Circulation pump flow
 - iv. (2) Exhaust Fans
 - 1. Total air flow
- E. Commissioning
 - 1. McKinstry Commissioning (Cx) engineering will fully commission the proposed control system and all associated mechanical equipment.
 - 2. Commissioning shall be performed in accordance with the 2018 Washington State Energy Code.

Scope of Work

CLARIFICATIONS AND EXCLUSIONS

1. Per federal and state law, projects that include renovation or demolition must have an asbestos survey provided by the owner regardless of when the building was built. The survey only needs to cover the area that will be disturbed. If the building owner can provide proof that the building was constructed with asbestos free materials, then no survey is needed.
 - A. For the safety of our people and avoidance of potential long-term liability, McKinstry no longer executes subcontracts for survey and/or abatement of asbestos and lead paint. Abatement of asbestos and lead paint shall be the responsibility of the building owner who should contract directly with qualified abatement specialists.
2. If existing equipment or components are reused, repairs to existing are not included unless specifically noted in the scope above or required to deliver the guaranteed energy/water savings and/or meet KPIs listed in Table 3.2.
3. If this scope is not contracted within 30 days of the proposal date, we may need to adjust pricing to reflect market escalation of labor, materials, and equipment.
4. This is an active Fire Station that must remain functional throughout the duration of construction. Effort will be made to schedule work accordingly in a manner that allows this, including 3 week look ahead as well as daily check-ins prior to any field deployment to specify where work will be happening and how to ensure critical pathways are kept clear and understood by all stakeholders. It is understood that work will be allowed during the normal workday (between 7am-5pm, M-F).
5. Although great care will be taken to prevent building wide shutdowns, the installation of the new electrical panel may require a time when the building power must be taken down. This will be scheduled as far ahead of time as possible. Responsibility will fall on the client to shift responsibilities as needed and communicate to the surrounding fire district(s).
6. Existing piping and water treatment to date is assumed to have been sufficiently installed and maintained such that a system flush will not be required.
7. Scope of work for the new water treatment system and type included will be different than the procedure followed by the City to date. It is the responsibility of the City to update the procedures followed after this system upgrade to be in line with the manufacturer's and McKinstry's recommendations.
8. Existing number of zones and associated controls will not be changed. It is understood that there are temperature complaints in some of the spaces, but it is the opinion of the engineering team that the new system paired with new DDC upgrades will alleviate the majority of these complaints, so therefore additional zones are not required.

3. Energy Savings Guarantee

3.1 Guarantee Overview

1. **Philosophy:**
McKinstry is prepared to guarantee any portion of a project over which it has direct control. Where McKinstry does not have direct control (such as operating hours associated with lighting), we are prepared to work with the Owner to devise a method of Measurement and Verification (M&V), which will provide the highest degree of assurance that the energy savings are achieved.
2. **This Project:**
For this project, McKinstry guarantees the performance of the installed initiatives to reduce energy consumption. The target energy reductions for the initiatives that will be implemented are shown in the attached Table 3.1 Energy Savings Summary. Based upon the stipulated conditions as enumerated by the Owner and the utility rates as described below, the utility cost savings calculations are also shown in Table 3.1.
3. **Ongoing Services:**
Refer to Table 4.1 for the cost and duration of ongoing M&V. The cost of ongoing M&V beyond the duration listed in Table 4.1 is at the discretion of the Owner. McKinstry is prepared to continue the guarantee as long as the Owner continues the ongoing services as described herein. When the Owner chooses to cancel the ongoing services, the guarantee will also be terminated at the same point in time. Please refer to Table 3.2 M&V Plan Outline for a summary of the proposed measurement and verification scope.

3.2 FIM Specific Performance Assurance Methodology

1. **Guarantees:**
Table 3.1 Energy Savings Summary provides the specific energy consumption savings for each Facility Improvement Measure (FIM) and the guarantee that McKinstry will provide associated with that measure. Savings calculations are based upon both baseline operating characteristics and proposed operation criteria:
 - a. **Baseline:** Baseline refers to the existing operating characteristics that were used to calculate energy savings. The baseline values, including system performance and operational conditions, which were used for this project are provided in Table 3.2. In general, all parties acknowledge the baseline associated with any specific measure has been derived from the following sources:
 - i. Actual operating information gathered through field observation, measurement, micro-data loggers, and Owner's operating logbooks.
 - ii. Owner provided information concerning stipulated factors such as burn hours, occupancy, or operational expenditures.
 - iii. In some instances, a modified baseline may have been developed to address areas whereby pre-retrofit conditions do not reflect a system that is operating per current code or what the Owner may deem as normal operation. The actual impact to energy usage will be identified along with the "avoided costs" associated with the modified baseline.
 - b. **Proposed:** The proposed operating values, including system performance and operational conditions, which were used for savings calculations are provided in Table 3.2. Systems must be operated per the proposed criteria to ensure energy savings are realized. McKinstry will provide the initial start-up, commissioning, and programming of the system to ensure the systems operate per the proposed operating criteria. The Owner acknowledges their responsibility to ensure these criteria are maintained and associated energy savings are realized. Energy Savings

3. Energy Savings Guarantee

Guarantees are predicated based on the Owner maintaining their responsibilities as provided below in “Ongoing Owner Responsibilities” in Section 3.5.

3.3 Utility Rates

1. *Utility Rate:*

For the purpose of calculating energy cost savings, the utility rates used will be the utility rates as paid by the Owner to the utility company at the time the Energy Services Proposal was developed. In the event that a building has multiple meters on different rate schedules, the per-unit cost of the utility will be the average of all the rate schedules in effect at that facility.

a. *Base Utility Rate:*

Refer to table 3.3 for the Base Utility Rates (including sales tax).

3.4 Standards Of Comfort Service

Where applicable, the following section provides the standards of comfort, which the Owner must maintain to ensure the comfort of the occupants and staff, and upon which all energy calculations were based.

HVAC COMFORT

Heating, ventilating, and air conditioning (HVAC) systems provided by McKinstry will provide comfort and indoor air quality in accordance with the Standards of Comfort below. This standard will pertain only to buildings and areas of buildings in which McKinstry is installing HVAC equipment that has direct control over space comfort conditions. HVAC comfort conditions cannot be guaranteed when operable windows or doors are open.

INDOOR CONDITIONS

Occupied:

Winter Heating Minimum Set-point – 70 degrees F (Superseded by DOH Regs)

Winter Heating Maximum Set-point – 74 degrees F (Superseded by DOH Regs)

Summer Cooling Minimum Set-point – 72 degrees F (where mechanical cooling systems are employed)

Summer Cooling Maximum Set-point – 78 degrees F (where mechanical cooling systems are employed)

Unoccupied:

Minimum – 55 degrees F

Maximum – 85 degrees F (where mechanical cooling systems are employed)

Relative Humidity (If humidity control provided):

Minimum - 40%

Maximum - 60%

Minimum outside air per occupant:

Minimum outside air per occupant shall be in accordance with American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) standards and Chapter 4 of the International Mechanical Code.

Less stringent conditions will not be proposed unless specifically approved by the Owner (if applicable).

3. Energy Savings Guarantee

3.5 Ongoing Owner Responsibilities

The Owner shall provide the following services as part of this energy services project. In the event that these services are not provided, energy savings and associated guarantees will be modified to reflect the associated impact.

1. Maintain all equipment per manufacturer's recommendations and proposed maintenance schedule.
2. Maintain all sequence of operations and performance criteria related to installed systems as proposed and designed.
3. Provide other FIM specific ongoing responsibilities as provided in Table 3.2.
4. Provide McKinstry with copies of actual monthly utility billing information on a quarterly basis for the duration of the M&V service period. This includes electric, natural gas, and fuel oil. The associated facilities where utility information shall be provided include all meters providing direct or indirect service to all buildings included in this project.
5. Provide McKinstry all internal sub-meter data, including electric and condensate meters, providing direct or indirect service to all buildings included in this project.
6. Provide McKinstry access to Energy Management and Control Systems for the purpose of collecting and logging data over time as required for performance verification.
7. The Owner shall notify McKinstry in writing concerning any changes or alterations to the building that will affect energy usage. This notification should be provided within two weeks of the change. This includes occupancy or use changes, computer load or other load changes, scheduling changes, and sequence of operations changes.

3.6 Non-Performance

In the event the equipment performance is not met, McKinstry accepts responsibility for additional energy consumption, due to reduced performance. McKinstry may, at its option, execute any of the following options:

1. Repair or replace equipment as necessary to meet required performance.
2. Make payments for the extra energy consumption to the Owner. In the event that McKinstry chooses the payment option, McKinstry reserves the right to select either an annual payment for the duration of the guarantee term or a one-time lump-sum payment of the same amount. In either case, the payment will be calculated based upon the quantity of additional electricity or natural gas used and the Base Utility Rate as described above.

3.7 Change Of Use

In the event that the Owner chooses to make changes to the facility that require set point adjustments, longer operating hours, or continuous equipment operation, the Owner agrees that:

1. Savings deemed as met described above will continue to be deemed as met.
2. Additional cost of extended equipment operation is a cost of the change, not due to a failure of McKinstry or their equipment.
3. McKinstry shall not be responsible for any increase in energy, maintenance, or any other costs incurred because of the extended equipment operation.
4. During the M&V portion of the project McKinstry at its option may make a baseline energy use adjustment to identify and account for a change-of-use at the facility.

3. Energy Savings Guarantee

5. McKinstry will calculate the change in energy consumption due to the specific change made to the system's operation.



Table 3.1 - Energy Savings Summary

Project City of College Place
Scenario Fire Station HVAC and Controls Upgrades
Date 2/27/2025

Facility Improvement Measures	Facility	Guarantee Multiplier for Positive Numbers *	Guarantee Multiplier for Negative Numbers	Net Effective Multiplier	Electricity		Fossil Natural Gas		Total
					kWh	kWh (\$)	Therm	Therm (\$)	(\$)
03.01-FIRE: HVAC and Controls Upgrades	College Place Fire Station	90.0%	110.0%	90.0%	10,216	\$1,042	549	\$1,008	\$2,050
Totals					10,216	\$1,042	549	\$1,008	\$2,050

Confidential and Proprietary



Table 3.2 - M&V Plan Outline

Project

City of College Place

Scenario

Fire Station HVAC and Controls Upgrades

Date

2/27/2025

							Audit Stage (Baselining)	Post Retrofit (Commissioning)	Annual	Ongoing Owner Responsibilities	Stipulated Factors
FIM Name	Facility	IPMVP Option	KPI	Key Performance Indicators	Baseline Values	Proposed Values	Tasks	Tasks	Tasks		
03.01-FIRE: HVAC and Controls Upgrades	College Place Fire Station	A	1.	AHU Furnace and Radiant Heater N.G. Furnace Efficiency	AHU-1: 96% GUH-1,2: 80%	AHU-1: 98% GUH-1,2: 88%	Site Visit Perform building utility data analysis Review building drawings Collect HVAC equipment nameplate data	Review TAB Report and equipment submittals to verify proposed equipment efficiency.	No task, assumed constant	Operate and maintain equipment per manufacturer's and McKinstry's recommendations	TMY3 Weather Data Baseline Vent. Loads Building Heating and Cooling Loads Htg/Clg OSA Lockout Temps N.G. vs Elec. Htg Load Split in Living/Office Space Diversity Factor at Peak Htg/Clg Loads Use of EF-1 Remains Consistent Fan/Pump Efficiencies Ceiling Fan Use in Garage Bay All N.G. Use Attributed to Heating 24/7 Building Occupancy Building Plug and Lighting Loads Loop Pump VFD Diversity Factor Cooling Tower Fan VFD Modulation
			2.	WSHP Htg/Clg Efficiency [COP/EER]	HP-1: 4.6 / 13.4 HP-2: 4.6 / 13.4 HP-3: 4.6 / 13.4 HP-4: 4.6 / 12.8 HP-5: 3.9 / 11 HP-6: 4.6 / 12.8 HP-7: 4.6 / 13.4 HP-8: 4.6 / 13.4 HP-9: 4.6 / 13.4	HP-1: 5.2 / 17 HP-2: 5.2 / 17 HP-3: 5.2 / 17 HP-4: 5.7 / 16.6 HP-5: 5.4 / 16.1 HP-6: 5.7 / 16.6 HP-7: 5.2 / 17 HP-8: 5.2 / 17 HP-9: 5.2 / 17	Site Visit Perform building utility data analysis Review building drawings Collect HVAC equipment nameplate data	Review TAB Report and equipment submittals to verify proposed equipment efficiency.	No task, assumed constant	Operate and maintain equipment per manufacturer's and McKinstry's recommendations	
			3.	Living Spaces/Offices Temperature Setpoints	Occupied Heating: 72 °F Occupied Cooling: 70 °F	Occupied Heating: 68 °F Occupied Cooling: 74 °F	Site Visit BAS Review Staff Interviews	Verify temperature setpoints by reviewing BAS temperature setpoints in the Cx Report	Verify temperature setpoints by reviewing BAS temperature setpoints in the Cx Report	Maintain temperature setpoints per McKinstry's recommendations	
			4.	Pump Power and Control Type	2 HP CV Loop Pump 2 HP CV Condenser Loop Pump	2 HP Loop Pump with VFD 0.5 HP CV Clg Twr Basin Pump No Condenser Loop Pump	Site Visit Perform building utility data analysis Review building drawings Collect equipment nameplate data	Review TAB Report and equipment submittals to verify proposed equipment size and control type.	No task, assumed constant	Operate and maintain equipment per manufacturer's and McKinstry's recommendations	
			5.	Cooling Tower Fan Power and Control Type	1 HP CV Fan	5 HP Fan with VFD	Site Visit Perform building utility data analysis Review building drawings Collect equipment nameplate data	Review TAB Report and equipment submittals to verify proposed equipment size and control type.	No task, assumed constant	Operate and maintain equipment per manufacturer's and McKinstry's recommendations	



Table 3.3 - Base Utility Rates

Project

Scenario

Date

City of College Place

Fire Station HVAC and Controls Upgrades

2/27/2025

Building_Name	Utility_Provider	Rate_Name	Utility_Type	Dollars_Per_Unit	Units	Published_Date_Effective
College Place Fire Station	Pacific Power	Sch. 24-E (2024)	Electricity	\$0.102000	kWh	8/1/2024
College Place Fire Station	Cascade Natural Gas	Sch. 504 (2024-Updated)	Natural Gas	\$1.837600	Therms	5/26/2024

4. Project Financials

4.1 Maximum Project Allowable Cost

McKinstry guarantees that the Maximum Project Cost will not exceed the guaranteed value shown in Table 4.1 – Budget Summary; this cost does not include sales tax, WA State Interagency fees, or the utility incentive. The sales tax and interagency fees are shown in Table 4.1 for reference, and the utility incentive is shown in Table 4.2 for reference. (McKinstry does not guarantee the value of sales tax, interagency fees, or the utility incentive.)

If notice to proceed is not issued within 30 days, McKinstry reserves the right to re-evaluate the project and make necessary modifications to the construction costs.

4.2 Project Cost Table

See Table 4.1 – Budget Summary. All fee percentages and costs are unique to the project.

4.3 Items Included in Maximum Project Cost

1. Engineering audit, which includes the cost for the preparation of this proposal and Investment Grade Audit report.
2. Engineering design
3. Construction management services
4. Installation of McKinstry Equipment including the following costs as specified in the scope of work:
 - a. All costs paid by McKinstry for the installation of the equipment. This includes costs paid to subcontractors or directly to McKinstry personnel, when related to installation or system verification of McKinstry equipment.
 - b. The portion of reasonable travel, lodging, and meal expenses of officers or employees incurred while traveling in discharge of duties connected with the work. McKinstry will comply with OFM guidelines for reimbursement of travel expenses.
 - c. Cost of all materials, supplies, and equipment incorporated in the Work, including costs of transportation thereof.
 - d. Cost or rental charges, including transportation and maintenance, of all materials, supplies, equipment, temporary facilities, and hand tools not owned by the workers, which are consumed in the performance of the work.
 - e. Cost of premiums for all bonds and insurance, which McKinstry is required to purchase and maintain.
 - f. Sales, use, or similar taxes related to the Work and for which McKinstry is liable imposed by a governmental authority.
 - g. Permit fees, royalties, and deposits lost for causes other than McKinstry's negligence.
 - h. Losses and expenses not compensated by insurance or otherwise, sustained by McKinstry in connection with the work.
 - i. Demolition cost and cost of removal of all debris unless specifically excluded within the Scope of Work.
 - j. Costs incurred due to an emergency affecting the safety of persons and property.
 - k. Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.

4. Project Financials

- l. Contingency as defined in Section 4.4.
- m. Allowances as defined in Section 4.5.
- n. Cost of equipment startup, training, system verification, and balancing performed by McKinstry.
- o. Construction Bonds (including Performance & Payment Bond), Liability Insurance, and Builder's Risk Insurance.
- p. McKinstry fee. This includes McKinstry's remuneration for compensation of personnel, expenses, risks related to the project, overhead, and profit.
- q. McKinstry shall provide a Schedule of Values. The schedule of values will include all costs related to the installation of McKinstry's equipment.

4.4 Construction Contingency

A construction contingency as identified in Table 4.1 – “Budget Summary” has been established for this project. McKinstry can expend the contingency after a change order has been approved by the Owner and McKinstry, for items necessary to complete the original scope of this project. The intent of the contingency is for “unforeseen conditions” beyond what was originally estimated. McKinstry and the Owner will jointly manage any contingency left after the project scope is completed. All unused construction contingency funds shall reduce the overall project cost to the Owner.

4.5 Allowances

McKinstry may set aside allowances as identified in Table 4.1 - “Budget Summary” for specific areas of work that have been identified as a potential cost impact but cannot be determined at this stage. Should the allowance not be adequate, the Owner will be advised. McKinstry will be compensated for any additional costs via Change Order to the contract should the Owner agree. In extreme situations, McKinstry may request additional funds to cover cost overruns that could not have been foreseen by either party. Allowances are to be agreed upon by the Owner.

4.6 Ongoing Services

Refer to Table 4.1 for the cost and duration of any ongoing services.

4.7 Accounting Records

McKinstry shall check all material, equipment, and labor entering into the worksite and shall keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. The Owner be afforded access to all McKinstry's records, books, correspondence, instructions, drawings, receipts, vouchers, memoranda, and similar data relating to this Contract, and the McKinstry shall preserve all such records for a period of seven years, or for such longer period as may be required by law, after the final payment.

4.8 Reconciliation of Labor & Material Costs

The maximum project allowable cost is based on firm negotiated bids or estimated labor and material costs developed by McKinstry. In recognition that actual Labor & Material costs may vary from the estimate, the following procedures are established to reconcile this difference:

1. If the total maximum guaranteed project cost at completion exceeds the estimated amount (plus contingency), the additional costs will be borne by McKinstry at their expense.

4. Project Financials

2. If the total project costs at completion are less than the estimated proposal amount (less contingency), the savings will be retained by the Owner.
3. There shall be no cost savings split between the Owner and McKinstry.

The following Figure 4.A outlines proposed procurement and payment reconciliation methods. Changing the proposed method of reconciliation after the acceptance of the Proposal may require an adjustment to the Guaranteed Maximum Project Cost.

DEFINITIONS:

Major Equipment:

Major Equipment is any single piece of equipment purchased by McKinstry with a value over \$5,000.

Negotiated:

Construction contract value is to be established through negotiations with a select or single contractor (i.e. owner preferred controls contractor, mechanical contractor, etc.).

Bid:

Construction contract value is to be established through a bid process based upon formal bid documents including plans and specifications which will be bid to a minimum of two (typically three) pre-qualified contractors as approved by McKinstry and the Owner.

Self-Perform:

McKinstry intends to perform work with McKinstry personnel.

Schedule of Values (SOV):

Cost shall be substantiated with a properly executed invoice from the subcontractor or supplier that matches the schedule of values in their contract or purchase order.

Time & Materials (T&M):

Published sell rates will be established prior to issuance of contract to subcontractor or commencement of work by McKinstry. A monthly labor and material report will be provided which will include labor hours and dollars per individual, and material and equipment invoices.

Firm:

Fees that are negotiated prior to proposal and are not reconciled at the end of the project.

Figure 4.A

CONSTRUCTION COST CATEGORY (REF TABLE 4.1)	PROPOSED CONSTRUCTION METHOD	END OF PROJECT – RECONCILED
Controls Systems	Negotiated Subcontract Sole Source	SOV
Major Equipment	Negotiated	SOV
Sheet Metal	Subcontract Bid	SOV
Electrical	Subcontract Bid	SOV
Lighting	Subcontract Bid	SOV
General/Other	Self-Perform	SOV
TAB/Start up	Self-Perform	SOV

4. Project Financials

Commissioning	Self-Perform	SOV
Change Order (CO)	As Specified in CO	T&M
Fees	Self-Perform	Firm

Compensation

1. **TERMS:**

Net 30 days (45 days for State Treasurer payments) from the date of invoice, monthly billings as the job progresses.

2. **PAYMENTS:**

At a minimum, payments will be made in the amount of 100% at the completion and implementation of any individual facility improvement measure (FIM) in the amount of that FIM as delineated in the contract. If more than one FIM is completed in a monthly period, all those FIMS will be paid.

3. **FINANCE CHARGES ON UNPAID BALANCES:**

Payments due and unpaid shall be subject to interest charges within 30 days (45 days for State Treasurer payments) of receipt of a properly completed invoice per RCW 39.76. Finance charges will be calculated on the un-paid balance per RCW 39.76 which specifies the interest rate shall be one percent per month but not less than one dollar per month on amounts due beyond 30 days. Interest charges will be calculated daily, compounded monthly. Charges accrue until balances are paid in full.

4.10 Financing

McKinstry enjoys over 55 years of experience within the engineering and contracting industry and its financial strength exceeds the industry average. This strength makes it possible to provide and assist with the financing needs of its customers. Long standing relationships with vendors assures reasonable pricing and excellent payment terms.

LONG-TERM FINANCING:

The Owner has several options available for long term permanent financing. The Washington State Treasurer's Office can provide financing. Third Party financing is also available.

4.11 Termination Value

Should the owner choose to finance the project through McKinstry, a schedule will be provided showing the termination value of the financing agreement for each year during the term of the agreement.

4.12 Terms of Agreement

The Contract shall be effective and binding upon the parties immediately upon its execution and the period from contract execution until the Commencement of Energy Savings Date shall be known as the "Interim Period". All energy savings achieved during the interim period will be fully credited to the Owner.

4.13 Insurance & Bonding

McKinstry shall provide a payment and performance bond and builders Risk Insurance.

For the purposes of this agreement, the "Sum Amount of Bond" shall be (See Table 4.1 –"Budget Summary").

1. The bond amount consists of Labor and Materials and State Sales Tax.

4. Project Financials

2. This bond does not include any construction contingencies.
3. Certificates of General Liability Insurance will be provided prior to Contract Signing. The State of Washington shall be named as An Additional Insured on all insurance certificates.

McKinstry shall provide a payment and performance bond in the amount of 100% of the construction. The amount shall include all authorized changes and state sales tax. The Bond shall be in the form attached to the Conditions of the Main Energy Services Agreement. The Contract listed on the bond form shall be the Addendum No. and Agreement No., which incorporates the work, and the "Contract Date" shall be the date of the Authorization. The full and just sum of the Bond shall be as defined above and shall include the actual cost of purchasing and installing McKinstry's Equipment. The Bond shall specifically exclude coverage for those portions of the Energy Services Agreement and/or Energy Services Agreement Authorization pertaining to design services, energy cost savings guarantee, maintenance guarantee, utility incentives, efficiency guarantees, and any other clauses which do not relate specifically to construction management and supervision of work for purchasing and installing of McKinstry's Equipment, or for work to be accomplished by the Owner. The Bond shall be with a Surety or Bonding Company that is registered with the State of Washington Insurance Commissioner's Office.

While McKinstry stands behind our safety record, we cannot control the work flow around items we have no control over. At no point does McKinstry assume any responsibility for the loss of use of any equipment and we exclude any and all claims for consequential damages therein.

Table 4.1 - Budget Summary



Project	College Place Fire Station HVAC & Controls Upgrade
Scenario	GMAX 2025
Date	4/15/2025

FIM Name				Mechanical	Electrical	EMCS	Lighting	General	Equipment	Other	Total
	03.01-CPF: HVAC & Controls			\$ 448,564	\$ 61,804	\$ 165,977	\$ -	\$ 40,518	\$ -	\$ 13,431	\$ 730,294
Total Base FIM Cost				\$ 448,564	\$ 61,804	\$ 165,977	\$ -	\$ 40,518	\$ -	\$ 13,431	\$ 730,294
A. Construction Costs											
	Commissioning	Lump	\$ 55,200	\$ 33,905	\$ 4,672	\$ 12,546	\$ -	\$ 3,063	\$ -	\$ 1,015	\$ 55,200
	TAB	Lump	\$ 8,225	\$ 5,052	\$ 696	\$ 1,869	\$ -	\$ 456	\$ -	\$ 151	\$ 8,225
	Site Supervision	Lump	\$ 51,229	\$ 31,466	\$ 4,335	\$ 11,643	\$ -	\$ 2,842	\$ -	\$ 942	\$ 51,229
Subtotal(FIM Cost and A.)				\$ 518,987	\$ 71,507	\$ 192,035	\$ -	\$ 46,879	\$ -	\$ 15,540	\$ 844,948
	Construction Bonds	%	1.30%	\$ 6,747	\$ 930	\$ 2,496	\$ -	\$ 609	\$ -	\$ 202	\$ 10,984
Total Construction Cost											\$ 855,932
B. Professional Services Costs											
	Audit Fee	Lump	\$ -								\$ -
	Design Fee	%	9.00%	Percent of Sub-Total Base FIM Cost and A							\$ 76,045
	Construction Admin Fee	%	6.00%	Percent of Sub-Total Base FIM Cost and A							\$ 50,697
	Overhead	%	10.00%	Percent of Sub-Total Base FIM Cost and A							\$ 84,495
	Profit	%	8.00%	Percent of Sub-Total Base FIM Cost and A							\$ 67,596
Total Professional Services Cost											\$ 278,833
C. Other Project Costs											
	Project Contingency	%	0.00%	Percent of Total Construction Cost							\$ -
Total Other Project Cost											\$ -
D. Measurement and Verification											
	Year 1	Lump	\$ 11,268								\$ 11,268
Total M&V Cost											\$ 11,268
E. Total Guaranteed Construction & ESCO Services (A + B + C + D)											\$ 1,146,033
F. Non-Guaranteed Costs											
	Sales Tax	%	8.70%	Percent of Section E. (Excluding Contingency)							\$ 99,705
Total Non-Guaranteed Cost											\$ 99,705
G. Total Maximum Project Cost (E + F)											\$ 1,245,738
				Allotement by WAC	\$1,137,000	minus)WAC fee (3%)	\$34,110	(plus) CP Match \$\$	\$142,848	TOTAL BUDGET	\$ 1,245,738



Table 4.2 - Facility Improvement Measure (FIM) Summary

Project	College Place Fire Station HVAC & Controls Upgrade
Scenario	GMAX 2025
Date	April 15, 2025

Facility Improvement Measures	FIM Description	Facility	Budget ¹	Annual Utility Savings ²	Potential Incentives ³	WA State Funds ⁴	Net Customer Cost (with Incentives & WA Funding)
03.01-CPF: HVAC & Controls	HVAC & Controls Upgrades at Fire Station, does not include generator or lighting. McKinstry proposes to replace all equipment with new like-in-kind equipment except for the gas-fired unit heaters and circulation fans in engine bay and gas-fired water heater for additional heating capacity. The gas-fired water heater was recently replaced by the owner. Additionally, the existing open circuit cooling tower will be upgraded to a closed circuit cooling tower and right-sized for the cooling load.	Fire Station	\$1,245,738	\$2,050		\$1,102,890	\$142,848
Totals			\$1,245,738	\$2,050	\$0	\$1,102,890	538.0

¹ Since design cost, audit cost, etc. are distributed among the FIMs, the total project cost will not go up or down by exactly the amounts shown here if a FIM or FIMs are dropped.

² Annual utility savings are guaranteed at 90%

³ The utility incentives for this project are from Cascade Natural Gas and/or Pacific Power, but are not fully discovered at this time.

⁴WA State funding for this project is a total of \$1,137,000. A deduciton of WA Commerce will require a 3% fee to manage these funds (\$34,110). An additional amount of \$142,848 in College Place match funds brings the the total to \$1,245,738



City of College Place Fire Station HVAC and Controls Upgrades

Investment Grade Audit

COLLEGE PLACE, WA

4/15/2025

Investment Grade Audit

5.1 PURPOSE AND ORGANIZATION

This exhibit documents the analysis performed to establish the utility and operational savings for the project.

The information is organized by FIM (Facility Improvement Measure) as follows:

- FIM 03.01-FIRE | HVAC and Controls Upgrades
 - Utility Data Analysis
 - Building Drawings, O&M data, and nameplate data

Additionally, relevant site survey data, measurement and verification data, utility information and miscellaneous back-up information are provided in the sections following the various FIM sections.

Investment Grade Audit

5.2 EXISTING FACILITY DESCRIPTION

City of College Place Fire Station

The City of College Place Fire Station admin/living area is currently served by a condenser loop system with nine water source heat pumps and a gas-fired furnace. An outdoor cooling tower cools the condenser water loop in the summer months and a gas fired water heater provides heat to the loop in the winter. The garage bay has a large 15 hp exhaust fan used to ventilate the garage bays when trucks are running. Heating for the garage bays is done by a combination of gas radiant heaters and gas fired unit heaters, though the unit heaters are rarely used. All the installed equipment is nearing the end of its useful life. The occupants also complained about the building never being able to keep up with cooling loads in the summer. Upon inspection, the cooling tower capacity and type specified in the Mech. Drawings does not match the existing cooling tower.

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5.3 FACILITY IMPROVEMENT MEASURES – CALCULATIONS

- FIM 03.01-FIRE | HVAC and Controls Upgrades

System Sizing Inputs:

Bldg SQFT: 17,632 sqft

Living Spaces/Offices

Description	Baseline	Proposed
Peak Cooling	237 MBH	
Peak Heating	364 MBH	

Garage

Description	Baseline	Proposed
Peak Heating	540 MBH	

System Efficiency Inputs:

Description	Baseline	Proposed
Heat Pump Clg. Eff.	11.60 EER	16.77 EER
Heat Pump Htg. Eff.	4.05 COP	5.35 COP
Furnace Htg. Eff.	96%	98%
EUH Htg. Eff.	100%	100%
Cap. Weighted GUH Htg. Eff.	80%	88%
Water Loop Heater Eff.	97%	97%
Cap. Weighted Elec. Htg. Eff.	4.05 COP	5.19 COP

System Assumptions:

Description	Value	Unit
BTU to Therm	100,000	BTU/Therm
BTU to kWh	3,412.14	BTU/kWh
HP to kW	0.7457	kW/hp
OSA Flow	2,000	CFM
Base. Clg. RAT	70	°F
Base. Htg. RAT	72	°F
Prop. Clg. RAT	74	°F
Prop. Htg. RAT	68	°F

Baseline Calcs

Baseline Cals							Living Spaces/Offices Baseline							Garage Bay Baseline
Temp Range	Bin Hours	Base. Living Spaces Ventilation Htg/Clg	Prop. Living Spaces Ventilation Htg/Clg	Living Spaces Cooling	Living Spaces Heating	Garage Heating	Electric Htg. Use	N.G. Htg. Use	Electric Clg. Use	Water Loop Heater Use	Cooling Tower Use	Loop Pump	Garage N.G. Use	
°F	Hrs	BTU/h	BTU/h	BTU/h	BTU/h	BTU/h	kWh	Therms	kWh	Therms	kWh	kWh	Therms	
110 - 105	3	81,000	72,360	19,181	0	0	0	0	26	0	7	4	0	
105 - 100	4	70,200	61,560	17,263	0	0	0	0	30	0	9	6	0	
100 - 95	56	59,400	50,760	15,345	0	0	0	0	361	0	125	84	0	
95 - 90	89	48,600	39,960	13,427	0	0	0	0	476	0	199	133	0	
90 - 85	166	37,800	29,160	11,509	0	0	0	0	706	0	371	248	0	
85 - 80	355	27,000	18,360	9,590	0	0	0	0	1,120	0	794	529	0	
80 - 75	443	16,200	7,560	7,672	0	0	0	0	912	0	991	661	0	
75 - 70	404	5,400	0	5,754	0	0	0	0	388	0	904	603	0	
70 - 65	626	-9,720	-1,080	3,836	0	0	348	13	207	12	1,400	947	0	
65 - 60	939	-20,520	-11,880	1,918	3,275	4,856	1,279	49	155	45	2,101	1,420	57	
60 - 55	847	-31,320	-22,680	0	6,551	9,712	1,836	70	0	65	0	1,281	103	
55 - 50	956	-42,120	-33,480	0	9,826	14,568	2,843	109	0	100	0	1,446	174	
50 - 45	764	-52,920	-44,280	0	13,101	19,424	2,888	111	0	102	0	1,156	185	
45 - 40	985	-63,720	-55,080	0	16,377	24,280	4,517	173	0	159	0	1,490	299	
40 - 35	996	-74,520	-65,880	0	19,652	29,135	5,370	206	0	189	0	1,507	363	
35 - 30	786	-85,320	-76,680	0	22,928	33,991	4,871	186	0	171	0	1,189	334	
30 - 25	326	-96,120	-87,480	0	26,203	38,847	2,283	87	0	80	0	493	158	
25 - 20	15	-106,920	-98,280	0	29,478	43,703	117	4	0	4	0	23	8	
	8760						26,350.96	1,008.52	4,380.34	926.94	6,901.45	13,218.92	1,681.54	

HVAC Summary

	Baseline Annual Usage	Proposed Annual Usage	Annual Savings
kWh	50,851.67	39,500.75	11,350.91 kWh
Therms	3,617.00	3,007.43	609.57 Therms

Annual kBTU Savings
38,731 kBTU
60,957 kBTU
99,688 kBTU

EUI Reduction
5.65

From Bills

Annual NG	3,617	Therms
Annual kwh	148,717	kWh

Baseline Tuning

	Cooling	Heating
Diversity Factor at Peak	0.081	0.081
OSA Lockout	60 °F	65 °F
Garage OSA Lockout		65 °F

Fuel Source Distribution:

Living Area/Office Htg

NG Htg	21%
Elec. Htg	79%

Garage Htg

NG	100%
----	------

Living Spaces/Offices Proposed						Garage Bay Proposed
Electric Htg. Use	N.G. Htg. Use	Electric Clg. Use	Water Loop Heater Use	Cooling Tower Use	Loop Pump	Garage N.G. Use
kWh	Therms	kWh	Therms	kWh	kWh	Therms
0	0	16	0	12	4	0
0	0	19	0	16	5	0
0	0	221	0	206	71	0
0	0	283	0	310	113	0
0	0	403	0	543	210	0
0	0	592	0	1,088	450	0
0	0	402	0	1,266	562	0
0	0	139	0	1,071	512	0
30	1	143	1	1,530	807	0
636	31	107	22	2,101	1,210	52
1,106	53	0	39	0	1,092	93
1,850	89	0	65	0	1,232	158
1,959	94	0	69	0	985	169
3,145	151	0	111	0	1,270	272
3,806	183	0	134	0	1,284	330
3,498	168	0	123	0	1,013	304
1,656	80	0	58	0	420	144
96	4	0	3	0	19	7
17,772.14	853.59	2,325.52	625.17	8,143.87	11,259.22	1,528.67

Investment Grade Audit

5.4 FACILITY IMPROVEMENT MEASURES - ADDITIONAL SCOPE DOCUMENTS

No additional scope documents.

Investment Grade Audit

5.5 FIMS CONSIDERED BUT NOT USED

FIM 09.01-CPCH - City Hall Exterior Lighting

FIM 09.02-CPFS - Fire Station Lighting

FIM 09.03-CPKP - Kiwanis Park Lighting

FIM 10.01-CPFS - Fire Station Back-up Generator

Investment Grade Audit

5.6 UTILITY DATA ANALYSIS

A utility data analysis was performed for the following buildings.

- City of College Place Fire Station



UTILITY DATA ANALYSIS CITY OF COLLEGE PLACE - FIRE STATION

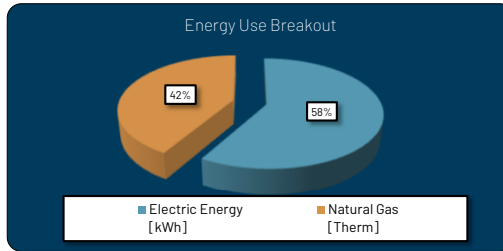
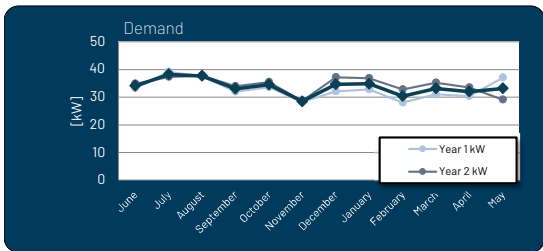
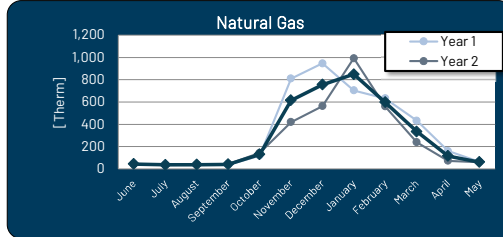
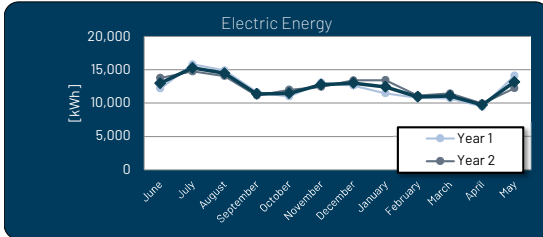
Building Information				Energy Information	
Project	City of College Place	Building Area	17,632 ft ²	Year 1:	June 2022 to May 2023
Building	Fire Station			EUI:	51.4 kBtu/ft ² Cost: \$1.14 / ft ²
Service Add:	629 S College Ave, College Place, WA 99324			Year 2:	June 2023 to May 2024
Primary Space Type	Fire Station			EUI:	47.2 kBtu/ft ² Cost: \$1.07 / ft ²
Electric	Pacific Power: 89543887-E				
Natural Gas	Cascade NG: Cascade-NG				
				Average:	June 2022 to May 2024
				EUI:	49.3 kBtu/ft ² Cost: \$1.10 / ft ²
				WNEUI:	46 kBtu/ft ² CBPS EUI: 74.8 kBtu/ft ²

Historical Utility Data									
Period	Electric Energy [kWh]	Demand [kW]	Total Electric Cost [\$\$\$]	Natural Gas [Therm]	Natural Gas Cost [\$\$\$]	Total Energy [kBtu]	Total Cost [\$\$\$]	Energy Use Index [kBtu / ft ²]	Cost Index [\$\$\$ / ft ²]
Jun-22	12,188	33	\$1,068.97	47	\$94.24	46,272	\$1,163.21	2.62	\$0.07
Jul-22	15,807	39	\$1,362.18	38	\$79.51	57,740	\$1,441.69	3.27	\$0.08
Aug-22	14,902	38	\$1,287.93	37	\$77.16	54,580	\$1,365.09	3.10	\$0.08
Sep-22	11,638	32	\$1,022.34	36	\$75.90	43,332	\$1,098.23	2.46	\$0.06
Oct-22	10,982	34	\$985.46	117	\$218.30	49,212	\$1,203.76	2.79	\$0.07
Nov-22	13,069	28	\$1,101.21	811	\$1,417.68	125,713	\$2,518.89	7.13	\$0.14
Dec-22	12,602	32	\$1,091.59	947	\$1,654.72	137,698	\$2,746.31	7.81	\$0.16
Jan-23	11,454	33	\$1,014.17	704	\$1,235.45	109,527	\$2,249.62	6.21	\$0.13
Feb-23	10,803	28	\$938.54	633	\$1,109.23	100,194	\$2,047.76	5.68	\$0.12
Mar-23	10,717	31	\$950.79	433	\$763.62	79,818	\$1,714.40	4.53	\$0.10
Apr-23	9,472	30	\$858.61	160	\$290.74	48,330	\$1,149.35	2.74	\$0.07
May-23	14,105	37	\$1,228.64	64	\$122.86	54,497	\$1,351.50	3.09	\$0.08
Jun-23	13,780	35	\$1,192.37	40	\$82.42	51,020	\$1,274.79	2.89	\$0.07
Jul-23	14,751	37	\$1,275.76	35	\$72.73	53,803	\$1,348.49	3.05	\$0.08
Aug-23	14,045	38	\$1,228.22	38	\$79.46	51,729	\$1,307.68	2.93	\$0.07
Sep-23	11,137	34	\$998.58	44	\$88.77	42,365	\$1,087.35	2.40	\$0.06
Oct-23	11,991	35	\$1,068.57	143	\$261.99	55,205	\$1,330.55	3.13	\$0.08
Nov-23	12,425	29	\$1,057.49	420	\$740.87	84,418	\$1,798.35	4.79	\$0.10
Dec-23	13,412	37	\$1,180.00	563	\$987.51	102,035	\$2,167.52	5.79	\$0.12
Jan-24	13,434	37	\$1,179.24	993	\$1,734.90	145,095	\$2,914.14	8.23	\$0.17
Feb-24	11,104	33	\$988.95	560	\$983.62	93,910	\$1,972.57	5.33	\$0.11
Mar-24	11,446	35	\$1,028.46	238	\$426.74	62,898	\$1,455.19	3.57	\$0.08
Apr-24	9,927	33	\$909.76	72	\$137.77	41,108	\$1,047.53	2.33	\$0.06
May-24	12,244	29	\$1,047.92	60	\$118.43	47,824	\$1,166.35	2.71	\$0.07

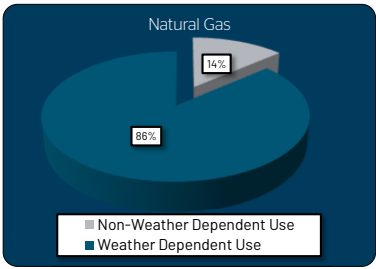
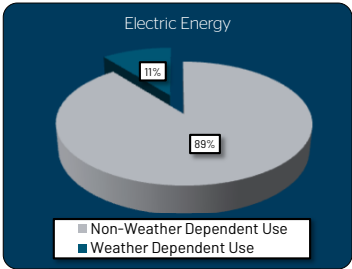
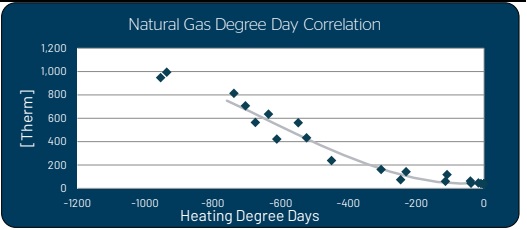
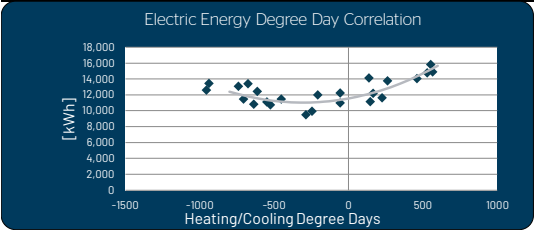
Annual Average Consumption and Cost									
Year	Electric Energy [kWh]	Total Electric Cost [\$\$\$]	Blended Rate [\$\$\$ / kWh]	Natural Gas [Therm]	Natural Gas Cost [\$\$\$]	Total Energy [MMBTU]	Total Cost [\$\$\$]	Energy Use Index [kBtu / ft ²]	Cost Index [\$\$\$ / ft ²]
Year 1	147,738	\$12,910	\$0.0874	4,028	\$7,139	907	\$20,050	51.4	\$1.14
Year 2	149,697	\$13,155	\$0.0879	3,206	\$5,715	831	\$18,871	47.2	\$1.07
Average	148,717	\$13,033	\$0.0876	3,617	\$6,427	869	\$19,460	49.3	\$1.10

Average Monthly Utility Cost and Weather Data					
Month	Electric Energy [\$\$\$]	Natural Gas [\$\$\$]	Total [\$\$\$]	Heating Degree Days	Cooling Degree Days
January	\$1,097	\$1,485	\$2,582	820	0
February	\$964	\$1,046	\$2,010	592	0
March	\$990	\$595	\$1,585	487	0
April	\$884	\$214	\$1,098	275	9
May	\$1,138	\$121	\$1,259	77	119
June	\$1,131	\$88	\$1,219	13	228
July	\$1,319	\$76	\$1,395	0	542
August	\$1,258	\$78	\$1,336	0	514
September	\$1,010	\$82	\$1,093	20	206
October	\$1,027	\$240	\$1,267	170	39
November	\$1,079	\$1,079	\$2,159	675	0
December	\$1,136	\$1,321	\$2,457	815	0
Total	\$13,033	\$6,427	\$19,460	3,940	1,657

Pct. of Total	67%	33%
---------------	-----	-----



Weather Dependency Analysis					
Energy Type	Best Fit Strategy	Trendline Formula	Intercept vs. CDD / HDD	R ²	Explanation
Electric Energy [kWh]	3 rd Polynomial	$y=0.00x^3 + 0.01x^2 + 3.41x + 11,546$	11,073	0.686	$R^2 < 0.75$: Suggest monthly Electric Energy cannot be significantly be predicted based on weather severity, i.e. low correlation between weather and Electric Energy.
Natural Gas [Therm]	3 rd Polynomial	$y=0.00x^3 + 0.00x^2 + 0.29x + 49$	41	0.974	$R^2 > 0.9$: Suggest monthly Natural Gas can be predicted based on weather severity, i.e. a high correlation between weather and Natural Gas.





Interagency Agreement with

City of College Place

through

Energy Division

Local Emissions Reduction Projects

**Contract Number:
25-92601-153**

For

College Place Fire Department Energy Efficiency Project

Dated: Saturday, February 1, 2025



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ATTACHMENT C: REPORTING 23

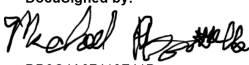
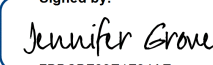
ATTACHMENT D: PROVISIO 24



Face Sheet

Contract Number: 25-92601-153

**Energy Division, Energy Programs in Communities
Local Emissions Reduction Projects**

1. Contractor City of College Place 625 S. College Avenue College Place, Washington, 99324		2. Contractor Doing Business As (as applicable) N/A	
3. Contractor Representative Michael Rizzitiello City Administrator (509) 394-8506 mrizzitiello@cpwa.us		4. COMMERCE Representative Bryce Davis Program Manager (206) 613-7664 bryce.davis@commerce.wa.gov P.O. Box 42525 1011 Plum St Olympia, WA 98504-2525	
5. Contract Amount \$1,102,890	6. Funding Source Federal: ☐ State: ☒ Other: ☐ N/A: ☐		7. Start Date 02/01/2025
8. End Date 06/30/2026			
9. Federal Funds (as applicable) N/A		Federal Agency: N/A	
10. Tax ID # 91-6001412		11. SWV # 0028965-00	12. UBI # 369000564
13. UEI # ZGASNDHCCH16			
14. Contract Purpose Energy efficiency retrofits and upgrades for the College Place Fire Department building to reduce greenhouse gas emissions and costs to the city of College Place.			
COMMERCE, defined as the Department of Commerce, and the Contractor, as defined above, acknowledge and accept the terms of this Contract and Attachments and have executed this Contract on the date below and warrant they are authorized to bind their respective agencies. The rights and obligations of both parties to this Contract are governed by this Contract and the following documents incorporated by reference: Contractor Terms and Conditions including Attachment "A" – Scope of Work, Attachment "B" – Budget, Attachment "C" – Reporting, Attachment "D" - Proviso			
FOR CONTRACTOR DocuSigned by:  DD9C4A07410F41D... Michael Rizzitiello, City Administrator 3/12/2025 3:35 PM PDT Date		FOR COMMERCE Signed by:  7B8CBF83E1F34AE... Jennifer Grove, Interim Assistant Director, Energy Division 3/12/2025 5:13 PM PDT Date APPROVED AS TO FORM ONLY BY ASSISTANT ATTORNEY GENERAL APPROVAL ON FILE	



DECLARATIONS

The Washington State Department of Commerce (Commerce) has been appropriated funds by the Washington State Legislature to provide grants to promote Washington's commitment to equitable, clean energy development.

CLIENT INFORMATION

Legal Name: City of College Place

Agreement Number: **25-92601-153**

Award Year: 2024

State Wide Vendor Number: 0028965-00

PROJECT INFORMATION

Project Title: College Place Fire Department Energy Efficiency

Project Address: 629 S. College Avenue

Project City: College Place

Project State: WA

Project Zip Code: 99324

GRANT INFORMATION

Grant Amount: \$1,102,890

Non-State Match: \$142,848

Type of Match Accepted: No match required

Earliest Date for Reimbursement: Contract Start Date

Time of Performance: 02/01/2025 to 06/30/2026



Program Specific Terms and Conditions

As identified herein, notwithstanding General & Specific Terms and Conditions SECTIONS, the following Program Specific Terms and Conditions take precedence over any similarly referenced Special or General Terms and Conditions:

1. **BILLING AND COMPENSATION FOR PERFORMANCE BASED CONTRACT (Replaces Special Terms and Conditions #4 Billing Procedures and Payment)**

COMMERCE will pay Contractor not more often than monthly upon acceptance of services provided and receipt of properly completed invoices for completed milestones, which shall be submitted to the Representative for COMMERCE.

The Contractor shall provide the Representative of COMMERCE a signed electronic Invoice A19 form that includes the contract number referenced on the declarations page.

The invoices shall describe and document, to COMMERCE's satisfaction, a description of the work performed and the milestone number(s) achieved.

The Contractor is required to maintain documentation to support invoiced costs and cost share obligations. The Contractor shall make these documents available to COMMERCE if requested.

COMMERCE will pay Contractor the amounts set forth in Attachment B upon full completion of each milestone. Upon full completion of each Milestone, Contractor will provide an invoice and any required supporting documentation to the Representative of COMMERCE. Except as may be agreed by COMMERCE in its discretion, COMMERCE shall only be obligated to make payments upon demonstration of completion of all Deliverables within a given Milestone.

However, it is acknowledged that in the event one or two Deliverables of a Milestone is unduly delayed (more than 3 months) due to circumstances outside Contractor's control, COMMERCE may, in its sole discretion, reasonably negotiate with Contractor regarding paying for those Deliverables of such Milestones that are completed.

Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Contractor.

COMMERCE may, in its sole discretion, terminate the Contract or withhold payments claimed by the Contractor for services rendered if the Contractor fails to satisfactorily comply with any term or condition of this Contract.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.

INVOICES AND END OF FISCAL YEAR

Invoices are due on the 20th of the month following the provision of services.

Final invoices for a state fiscal year may be due sooner than the 20th and Commerce will provide notification of the end of fiscal year due date.

The contractor must invoice for all expenses from the beginning of the contract through June 30, regardless of the contract start and end date.



DUPLICATION OF BILLED COSTS

The Contractor shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Contractor, if the Contractor is entitled to payment or has been or will be paid by any other source, including grants, for that service.

DISALLOWED COSTS

The Contractor is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

2. SUBCONTRACTING (Replaces General Terms and Conditions #15 Subcontracting)

The Contractor may only subcontract work contemplated under this Contract if it provides written notification to COMMERCE of any subcontractors who will be performing work under this Grant Agreement. The written notice must provide the names and address of the subcontractor with a brief description of which tasks within the Contractor Scope of Work (Attachment A) that will be undertaken by the subcontractor(s).

The Contractor shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Contractor to amend its subcontracting procedures as they relate to this Contract; (b) prohibit the Contractor from subcontracting with a particular person or entity; or (c) require the Contractor to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Contract. The Contractor is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Contract. The Contractor shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Contract.

In no event shall the existence of a subcontract operate to release or reduce the liability of the Contractor to COMMERCE for any breach in the performance of the Contractor's duties. Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

All reference to the Contractor under this clause shall also include Contractor's employees, agents or subcontractors.

3. PREVAILING WAGE LAW

The contractor certifies that all contractors and subcontractors performing work on the Project shall comply with state Prevailing Wages on Public Works, Chapter 39.12 RCW, as applicable to the Project funded by this Agreement, including but not limited to the filing of the "Statement of Intent to Pay Prevailing Wages" and "Affidavit of Wages Paid" as required by RCW 39.12.040. The contractor shall maintain records sufficient to evidence compliance with Chapter 39.12 RCW, and shall make such records available for COMMERCE's review upon request

4. HISTORICAL OR CULTURAL ARTIFACTS

Prior to approval and disbursement of any funds awarded under this Contract, Contractor shall complete the requirements of Governor's Executive Order 21-02, where applicable, or Contractor shall complete a review under Section 106 of the National Historic Preservation Act, if applicable.

Contractor agrees that the Contractor is legally and financially responsible for compliance with all laws, regulations, and agreements related to the preservation of historical or cultural resources and agrees to hold harmless COMMERCE and the state of Washington in relation to any claim related



to such historical or cultural resources discovered, disturbed, or damaged as a result of the project funded by this Contract.

In addition to the requirements set forth in this Contract, Contractor shall, in accordance with Governor's Executive Order 21-02 coordinate with Commerce and the Washington State Department of Archaeology and Historic Preservation ("DAHP"), including any recommended consultation with any affected tribe(s), during Project design and prior to construction to determine the existence of any tribal cultural resources affected by Project. Contractor agrees to avoid, minimize, or mitigate impacts to the cultural resource as a continuing prerequisite to receipt of funds under this Contract.

The Contractor agrees that, unless the Contractor is proceeding under an approved historical and cultural monitoring plan or other memorandum of agreement, if historical or cultural artifacts are discovered during construction, the Contractor shall immediately stop construction and notify the local historical preservation officer and the state's historical preservation officer at DAHP, and the Commerce Representative identified on the Face Sheet. If human remains are uncovered, the Contractor shall report the presence and location of the remains to the coroner and local enforcement immediately, then contact DAHP and the concerned tribe's cultural staff or committee.

The Contractor shall require this provision to be contained in all subcontracts for work or services related to the Scope of Work attached hereto.

In addition to the requirements set forth in this Contract, Contractor agrees to comply with RCW 27.44 regarding Indian Graves and Records; RCW 27.53 regarding Archaeological Sites and Resources; RCW 68.60 regarding Abandoned and Historic Cemeteries and Historic Graves; and WAC 25-48 regarding Archaeological Excavation and Removal Permit.

Completion of the requirements of Section 106 of the National Historic Preservation Act shall substitute for completion of Governor's Executive Order 21-02.

In the event that the Contractor finds it necessary to amend the Scope of Work the Contractor may be required to re-comply with Governor's Executive Order 21-02 or Section 106 of the National Historic Preservation Act

5. ACKNOWLEDGMENT OF CLIMATE COMMITMENT ACT FUNDING

If this Agreement is funded in whole or in part by the Climate Commitment Act, Grantee agrees that any website, announcement, press release, and/or publication (written, visual, or sound) used for media-related activities, publicity, and public outreach issued by or on behalf of Grantee which reference programs or projects funded in whole or in part with Washington's Climate Commitment Act (CCA) funds under this Grant, shall contain the following statement:

"The College Place Fire Department Energy Efficiency Project is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov."

The Grantee agrees to ensure coordinated Climate Commitment Act branding on work completed by or on behalf of the Grantee. The CCA logo must be used in the following circumstances, consistent with the branding guidelines posted at [CCA brand toolkit](#), including:

- A. Any project related website or webpage that includes logos from other funding partners;
- B. Any publication materials that include logos from other funding partners;
- C. Any on-site signage including pre-during Construction signage and permanent signage at completed project sites; and
- D. Any equipment purchased with CCA funding through a generally visible decal.



Special Terms and Conditions

1. AUTHORITY

COMMERCE and Contractor enter into this Contract pursuant to the authority granted by Chapter 39.34 RCW.

2. CONTRACT MANAGEMENT

The Representative for each of the parties shall be responsible for and shall be the contact person for all communications and billings regarding the performance of this Contract.

The Representative for COMMERCE and their contact information are identified on the Face Sheet of this Contract.

The Representative for the Contractor and their contact information are identified on the Face Sheet of this Contract.

3. COMPENSATION

COMMERCE shall pay an amount not to exceed \$1,102,890, for the performance of all things necessary for or incidental to the performance of work under this Contract as set forth in the Scope of Work.

EXPENSES

Contractor shall receive reimbursement for travel and other expenses as identified below or as authorized in advance by COMMERCE as reimbursable. The maximum amount to be paid to the Contractor for authorized expenses shall not exceed \$0, which amount is included in the Contract total above.

Such expenses may include airfare (economy or coach class only), other transportation expenses, and lodging and subsistence necessary during periods of required travel. Contractor shall receive compensation for travel expenses at current state travel reimbursement rates.

4. BILLING PROCEDURES AND PAYMENT (Replaced by Program Specific Terms and Conditions #1 Billing and Compensation for Performance Based Contract)

~~COMMERCE will pay Contractor upon acceptance of services provided and receipt of properly completed invoices, which shall be submitted to the Representative for COMMERCE not more often than monthly nor less than quarterly.~~

~~The invoices shall describe and document, to COMMERCE's satisfaction, a description of the work performed, the progress of the project, and fees. The invoice shall include the Contract Number _____. If expenses are invoiced, provide a detailed breakdown of each type. A receipt must accompany any single expenses in the amount of \$50.00 or more in order to receive reimbursement. Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Contractor.~~

~~COMMERCE may, in its sole discretion, terminate the Contract or withhold payments claimed by the Contractor for services rendered if the Contractor fails to satisfactorily comply with any term or condition of this Contract.~~

~~No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.~~

~~Invoices and End of Fiscal Year~~



~~Invoices are due on the 20th of the month following the provision of services.~~

~~Final invoices for a state fiscal year may be due sooner than the 20th and Commerce will provide notification of the end of fiscal year due date. The Contractor must invoice for all expenses from the beginning of the contract through June 30, regardless of the contract start and end date.~~

~~Duplication of Billed Costs~~

~~The Contractor shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Contractor, if the Contractor is entitled to payment or has been or will be paid by any other source, including grants, for that service.~~

~~Disallowed Costs~~

~~The Contractor is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.~~

~~COMMERCE may, in its sole discretion, withhold ten percent (10%) from each payment until acceptance by COMMERCE of the final report (or completion of the project, etc.).~~

5. SUBCONTRACTOR DATA COLLECTION

Contractor will submit reports, in a form and format to be provided by Commerce and at intervals as agreed by the parties, regarding work under this Contract performed by subcontractors and the portion of Contract funds expended for work performed by subcontractors, including but not necessarily limited to minority-owned, woman-owned, and veteran-owned business subcontractors. "Subcontractors" shall mean subcontractors of any tier.

6. INSURANCE

Each party certifies that it is self-insured under the State's or local government self-insurance liability program, and shall be responsible for losses for which it is found liable.

7. FRAUD AND OTHER LOSS REPORTING

Contractor shall report in writing all known or suspected fraud or other loss of any funds or other property furnished under this Contract immediately or as soon as practicable to the Commerce Representative identified on the Face Sheet.

8. ORDER OF PRECEDENCE

In the event of an inconsistency in this Contract, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes and regulations
- Attachment D – Proviso
- Program Specific Terms and Conditions
- Special Terms and Conditions
- General Terms and Conditions
- Attachment A – Scope of Work
- Attachment B – Budget
- Attachment C – Reporting



General Terms and Conditions

1. DEFINITIONS

As used throughout this Contract, the following terms shall have the meaning set forth below:

- A. "Authorized Representative" shall mean the Director and/or the designee authorized in writing to act on the Director's behalf.
- B. "COMMERCE" shall mean the Washington Department of Commerce.
- C. "Contract" or "Agreement" or "Grant" means the entire written agreement between COMMERCE and the Contractor, including any Attachments, documents, or materials incorporated by reference. E-mail or Facsimile transmission of a signed copy of this contract shall be the same as delivery of an original.
- D. "Contractor" or "Grantee" shall mean the entity identified on the face sheet performing service(s) under this Contract, and shall include all employees and agents of the Contractor.
- E. "Personal Information" shall mean information identifiable to any person, including, but not limited to, information that relates to a person's name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers, and "Protected Health Information" under the federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).
- F. "State" shall mean the state of Washington.
- G. "Subcontractor" shall mean one not in the employment of the Contractor, who is performing all or part of those services under this Contract under a separate contract with the Contractor. The terms "subcontractor" and "subcontractors" mean subcontractor(s) in any tier.

2. ALL WRITINGS CONTAINED HEREIN

This Contract contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind any of the parties hereto.

3. AMENDMENTS

This Contract may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

4. ASSIGNMENT

Neither this Contract, work thereunder, nor any claim arising under this Contract, shall be transferred or assigned by the Contractor without prior written consent of COMMERCE.

5. CONFIDENTIALITY AND SAFEGUARDING OF INFORMATION

- A. "Confidential Information" as used in this section includes:
 - i. All material provided to the Contractor by COMMERCE that is designated as "confidential" by COMMERCE;
 - ii. All material produced by the Contractor that is designated as "confidential" by COMMERCE; and



- iii. All Personal Information in the possession of the Contractor that may not be disclosed under state or federal law.

- B. The Contractor shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Contractor shall use Confidential Information solely for the purposes of this Contract and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of COMMERCE or as may be required by law.

The Contractor shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Contractor shall provide COMMERCE with its policies and procedures on confidentiality. COMMERCE may require changes to such policies and procedures as they apply to this Contract whenever COMMERCE reasonably determines that changes are necessary to prevent unauthorized disclosures.

The Contractor shall make the changes within the time period specified by COMMERCE. Upon request, the Contractor shall immediately return to COMMERCE any Confidential Information that COMMERCE reasonably determines has not been adequately protected by the Contractor against unauthorized disclosure.

- C. Unauthorized Use or Disclosure. The Contractor shall notify COMMERCE within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

6. **COPYRIGHT**

Unless otherwise provided, all Materials produced under this Contract shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by COMMERCE. COMMERCE shall be considered the author of such Materials. In the event the Materials are not considered "works for hire" under the U.S. Copyright laws, the Contractor hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to COMMERCE effective from the moment of creation of such Materials.

"Materials" means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. "Ownership" includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Contract, but that incorporate pre-existing materials not produced under the Contract, the Contractor hereby grants to COMMERCE a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Contractor warrants and represents that the Contractor has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to COMMERCE.

The Contractor shall exert all reasonable effort to advise COMMERCE, at the time of delivery of Materials furnished under this Contract, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Contract. The Contractor shall provide COMMERCE with prompt written notice of each notice or claim of infringement received by the Contractor with respect to any Materials delivered under this Contract. COMMERCE shall have the right to modify or remove any restrictive markings placed upon the Materials by the Contractor.

7. **DISPUTES**

In the event that a dispute arises under this Agreement, it shall be determined by a Dispute Board in the following manner: Each party to this Agreement shall appoint one member to the Dispute Board. The members so appointed shall jointly appoint an additional member to the Dispute Board. The



Dispute Board shall review the facts, Agreement terms and applicable statutes and rules and make a determination of the dispute. The Dispute Board shall thereafter decide the dispute with the majority prevailing. The determination of the Dispute Board shall be final and binding on the parties hereto. As an alternative to this process, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330, in which event the Governor's process will control.

8. GOVERNING LAW AND VENUE

This Contract shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

9. INDEMNIFICATION

Each party shall be solely responsible for the acts of its employees, officers, and agents.

10. LICENSING, ACCREDITATION AND REGISTRATION

The Contractor shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Contract.

11. RECAPTURE

In the event that the Contractor fails to perform this Contract in accordance with state laws, federal laws, and/or the provisions of this Contract, COMMERCE reserves the right to recapture funds in an amount to compensate COMMERCE for the noncompliance in addition to any other remedies available at law or in equity.

Repayment by the Contractor of funds under this recapture provision shall occur within the time period specified by COMMERCE. In the alternative, COMMERCE may recapture such funds from payments due under this Contract.

12. RECORDS MAINTENANCE

The Contractor shall maintain books, records, documents, data and other evidence relating to this contract and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this contract.

The Contractor shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the contract, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

13. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Contract and prior to normal completion, COMMERCE may suspend or terminate the Contract under the "Termination for Convenience" clause, without the ten calendar day notice requirement. In lieu of termination, the Contract may be amended to reflect the new funding limitations and conditions.

14. SEVERABILITY

The provisions of this contract are intended to be severable. If any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the contract.



15. SUBCONTRACTING (Replaced by Program Specific Terms and Conditions #2 Subcontracting)

~~The Contractor may only subcontract work contemplated under this Contract if it obtains the prior written approval of COMMERCE.~~

~~If COMMERCE approves subcontracting, the Contractor shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Contractor to amend its subcontracting procedures as they relate to this Contract; (b) prohibit the Contractor from subcontracting with a particular person or entity; or (c) require the Contractor to rescind or amend a subcontract.~~

~~Every subcontract shall bind the Subcontractor to follow all applicable terms of this Contract. The Contractor is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Contract. The Contractor shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Contract. In no event shall the existence of a subcontract operate to release or reduce the liability of the Contractor to COMMERCE for any breach in the performance of the Contractor's duties.~~

~~Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.~~

16. SURVIVAL

The terms, conditions, and warranties contained in this Contract that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Contract shall so survive.

17. TERMINATION FOR CAUSE

In the event COMMERCE determines the Contractor has failed to comply with the conditions of this contract in a timely manner, COMMERCE has the right to suspend or terminate this contract. Before suspending or terminating the contract, COMMERCE shall notify the Contractor in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the contract may be terminated or suspended.

In the event of termination or suspension, the Contractor shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, e.g., cost of the competitive bidding, mailing, advertising and staff time.

COMMERCE reserves the right to suspend all or part of the contract, withhold further payments, or prohibit the Contractor from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Contractor or a decision by COMMERCE to terminate the contract. A termination shall be deemed a "Termination for Convenience" if it is determined that the Contractor: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of COMMERCE provided in this contract are not exclusive and are, in addition to any other rights and remedies, provided by law.

18. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Contract, COMMERCE may, by ten (10) business days' written notice, beginning on the second day after the mailing, terminate this Contract, in whole or in part. If this Contract is so terminated, COMMERCE shall be liable only for payment required under the terms of this Contract for services rendered or goods delivered prior to the effective date of termination.

19. TERMINATION PROCEDURES

Upon termination of this contract, COMMERCE, in addition to any other rights provided in this contract, may require the Contractor to deliver to COMMERCE any property specifically produced or



acquired for the performance of such part of this contract as has been terminated. The provisions of the "Treatment of Assets" clause shall apply in such property transfer.

COMMERCE shall pay to the Contractor the agreed upon price, if separately stated, for completed work and services accepted by COMMERCE, and the amount agreed upon by the Contractor and COMMERCE for (i) completed work and services for which no separate price is stated, (ii) partially completed work and services, (iii) other property or services that are accepted by COMMERCE, and (iv) the protection and preservation of property, unless the termination is for default, in which case the Authorized Representative shall determine the extent of the liability of COMMERCE. Failure to agree with such determination shall be a dispute within the meaning of the "Disputes" clause of this contract. COMMERCE may withhold from any amounts due the Contractor such sum as the Authorized Representative determines to be necessary to protect COMMERCE against potential loss or liability.

The rights and remedies of COMMERCE provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Contractor shall:

- A. Stop work under the contract on the date, and to the extent specified, in the notice;
- B. Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the contract that is not terminated;
- C. Assign to COMMERCE, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Contractor under the orders and subcontracts so terminated, in which case COMMERCE has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;
- D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;
- E. Transfer title to COMMERCE and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the contract had been completed, would have been required to be furnished to COMMERCE;
- F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and
- G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this contract, which is in the possession of the Contractor and in which COMMERCE has or may acquire an interest.

20. TREATMENT OF ASSETS

Title to all property furnished by COMMERCE shall remain in COMMERCE. Title to all property furnished by the Contractor, for the cost of which the Contractor is entitled to be reimbursed as a direct item of cost under this contract, shall pass to and vest in COMMERCE upon delivery of such property by the Contractor. Title to other property, the cost of which is reimbursable to the Contractor under this contract, shall pass to and vest in COMMERCE upon (i) issuance for use of such property in the performance of this contract, or (ii) commencement of use of such property in the performance of this contract, or (iii) reimbursement of the cost thereof by COMMERCE in whole or in part, whichever first occurs.

- A. Any property of COMMERCE furnished to the Contractor shall, unless otherwise provided herein or approved by COMMERCE, be used only for the performance of this contract.



- B. The Contractor shall be responsible for any loss or damage to property of COMMERCE that results from the negligence of the Contractor or which results from the failure on the part of the Contractor to maintain and administer that property in accordance with sound management practices.
- C. If any COMMERCE property is lost, destroyed or damaged, the Contractor shall immediately notify COMMERCE and shall take all reasonable steps to protect the property from further damage.
- D. The Contractor shall surrender to COMMERCE all property of COMMERCE prior to settlement upon completion, termination or cancellation of this contract.
- E. All reference to the Contractor under this clause shall also include Contractor's employees, agents or Subcontractors.

21. **WAIVER**

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Contract unless stated to be such in writing and signed by Authorized Representative of COMMERCE.



Attachment A: Scope of Work

Organization Legal Name: City of College Place

Project Name: Direct Appropriation 23-25

Site Address: 629 S. College Avenue, College Place, WA 99324

Serving electric utility: Pacific Power

Grant Amount: \$1,102,890

Purpose:

This project includes energy efficiency retrofits for the College Place Fire Department. The fire department building has dorms for volunteers and is where our fire apparatus and ambulances are based. The building is currently served by a condenser loop system with water source heat pumps. An outdoor cooling tower provides cooling in the summer months and a gas-fired water heater provides heat add in the winter. A gas fired furnace provides tempering for outside air. The garage bay is served by an exhaust fan and a combination of gas radiant heaters and gas fired unit heaters. All the installed equipment is nearing the end of its useful life.

All equipment will be replaced with new like-in-kind equipment except for the gas-fired unit heaters in the engine bay and a gas-fired water heater for additional heating capacity. The gas-fired water heater was recently replaced by the city.

Objective:

Installation of new equipment will reduce emissions and costs to the city of College Place.

Major Components: List major equipment to be installed across project sites.

Quantity	Make and Model	Equipment Description
(1)	Varies	HVAC – Cooling Tower, pumps, furnace, water source heat pumps, exhaust fans, and water treatment
(1)	Varies	Building Automation System Controls for HVAC

Description of Major Cost Components: Existing water source heat pumps (terminal units) will be upgraded with new units to serve the individual rooms. Existing air handling unit (furnace) to be upgraded with new more energy efficient model and properly balanced to deliver fresh outside air per code. Cooling Tower / Condenser water plant to be upgraded from its current decoupled style to a new closed circuit style with less pumps and added water treatment capabilities to prevent freezing / slow degradation over time and run more efficiently. Exhaust fans for the bathroom and engine bay to be upgraded with new fans. Overall new building automation system (BAS) controls to be installed to allow for better maintenance/operations and energy efficient programming.

Permits Required:

☒ Electrical	☒ Building	☐ Land use
☐ SEPA	☐ NEPA	☐ Other (please specify): Click or tap here to enter text.



Work to be completed:

A. Mechanical

1. Demolition

- i. Demolish (9) water source heat pumps. Piping is to remain for reconnection.
- ii. Demolish open circuit cooling tower and associated pump. Piping is to remain for reconnection.
- iii. Demolish condenser water expansion tank and air separator, and pump.
- iv. Demolish flat plate heat exchanger.
- v. Demolish exhaust fan in mechanical room.
- vi. Demolish (2) ceiling fans in engine bay.
- vii. Demolish rooftop exhaust fan in garage.
- viii. Demolish gas-fired furnace and booster coil.
- ix. Selectively demolish piping to nearest isolation valves, including demolition of appurtenances.
- x. Demolish make-up water line to nearest isolation valve.

2. Furnish and install (9) new water source heat pumps

- i. New heat pumps shall have internal two-way control valves wired to compressor operation.
- ii. Reconnect new heat pumps to existing piping. Provide new hose kits.

3. Furnish and install new cooling tower with integral basin pump. Reconnect to existing piping.

4. Furnish and install new condenser pump, expansion tank, chemical feeder, glycol feeder, and air separator. Provide piping to tie-in new glycol feeder upstream of air/dirt separator.

5. Connect condenser water piping in location vacated by demolished plate and frame heat exchanger.

6. Furnish and install new exhaust fan in mechanical room.

7. Furnish and install new rooftop exhaust fan in garage.

- i. Fan shall be suitable for Class I Div. 2 airstream.

8. Furnish and install (1) gas-fired furnace. Re-connect into existing supply/return ductwork.

9. Furnish and install (2) destratification fans in engine bay.

10. Provide gas piping as necessary to connect new equipment into existing gas piping. Provide new regulator for each piece of equipment.

11. Provide cooling condensate piping and new P-traps as necessary to connect new equipment into existing cooling condensate piping.

12. Provide (1) thermowell for boiler temperature element installation.

13. Provide piping to connect existing make-up water treatment system to new open tower basin. Coordinate with existing water treatment contractor on site.

14. Mechanical contractor is responsible for all wall and roof penetrations necessary to route piping, flues, etc., including sealing and weather-proofing of exterior wall penetrations. Roofing contractor will seal roof penetrations.

15. Project site is seismic design category C. No seismic bracing is required for any equipment. *To be verified with structural engineer.*

16. Provide factory start-up services, commissioning support, TAB support and owner training for all maintainable/operable devices (per drawings and manufacturer's guidelines).

17. Reference the GMAX mechanical floor plans for additional information.

B. Controls



1. Demolish existing thermostats and accessible wiring to wall/ceiling penetrations. Wiring within walls/ceilings may be abandoned in place.
2. Integrate all new equipment controls with the new BAS system
3. Provide necessary low voltage control wiring, conduit, sensors, and transformers as necessary to tie new mechanical equipment into DDC system. Provide all control end devices (temperature sensors, pressure switches, current switches, control valves, etc.)
4. Provide control for the following equipment:
 - i. (9) Water Source Heat Pumps
 1. Supply Fan Start/Stop (DO)
 2. Supply Fan Amps (AI) – provide current transmitter
 3. Compressor Stage 1 Enable (DO)
 4. Compressor Stage 2 Enable (DO)
 5. Reversing Valve Command (DO)
 6. Compressor Status (AI) – provide current transmitter
 7. Supply Air Temperature (AI) – provide temperature element
 8. Mixed Air Temperature (AI) – provide temperature element
 9. Filter Differential Pressure (AI) – provide pressure differential transmitter
 10. Space Temperature / Setpoint with CO2 monitoring (COM)
 - ii. (1) Cooling Tower and Pump
 1. Cooling Tower Start/Stop (DO)
 2. Fan Speed Command (AO) – through VFD
 3. Basin Pump Enable (DO)
 4. Basin Pump Amps (AI) – provide current transmitter
 5. Inlet Water Temperature (AI) – provide temperature element
 6. Outlet Water Temperature (AI) – provide temperature element
 - iii. Condenser Water Plant
 1. Secondary Pump Start/Stop (DO)
 2. Secondary Pump Speed Command (AO)
 3. Secondary Pump Amps (AI) – through VFD
 4. Condenser Loop Differential Pressure (AI) – provide pressure differential transmitter
 5. Primary Pump Start/Stop (DO)
 6. Primary Pump Amps (AI) – provide current transmitter
 7. Condenser Water Supply Temperature (AI) – provide current transmitter, re-use thermowell
 8. Condenser Water Return Temperature (AI) – provide current transmitter, re-use thermowell
 9. Boiler Supply Temperature (AI) - provide temperature element, thermowell by mechanical
 - iv. (1) Restroom Exhaust Fan
 1. Fan Start/Stop (DO)
 2. Fan Amps (AI) – provide current transmitter
 - v. (1) Engine Bay Exhaust Fan
 1. Fan Start/Stop (DO)
 2. Fan Speed Command (AO)
 3. Fan Amps (AI) – through VFD
 4. Fan Override Switch Status (DI) – provide wall switch
 - vi. (1) Electric Unit Heater
 1. Enable (DO)
 2. Space Temperature / Setpoint



C. Electrical

1. Contractor shall be responsible for equipment, materials, accessories, and other associated requirements called for in the following scope, and as indicated in the above supporting documents.
2. General circuiting requirements
 - a. Contractor shall survey existing facility drawings and power distribution system to determine available space and capacity to support this scope of work. If existing space or capacity is insufficient to meet the requirements of the scope, Contractor shall immediately notify McKinstry.
 - b. For power circuits indicated as being removed, Contractor shall remove conductors back to the associated panel, and shall remove associated starters, disconnects, and other devices. Conduit shall be cut back to within 3" of room penetration.
 - c. For new power circuits, Contractor shall furnish and install overcurrent protection, conduit conductors, starter, disconnect, and related accessories.
 - d. Where power circuits indicated as being removed meet the requirements for new power circuits, existing components may be reused where in compliance with current NEC.
 - e. Unless otherwise specified, similar loads may be combined on a common circuit as permitted by current NEC.
3. Electrical panels and disconnects serving mechanical equipment shall comply with the service clearance requirements of the NEC. Furnish and install remote mounted panels and disconnects where required by the NEC.
4. Provide conduits, conductors, disconnects, fuses, VFDs, Starters, and other electrical equipment as indicated on GMAX electrical drawings and as necessary to provide power to the following:
 - i. (9) Water Source Heat Pumps
 - ii. (1) Cooling Tower
 - iii. (2) Pumps
 - iv. (1) Electric Unit Heater
 - v. (1) Air Handling Unit
 - vi. (2) Exhaust Fans
 - vii. (2) Gas Unit Heaters
 - viii. (1) 225A MLO Panelboard, 120/208V, 3-Phase, 4-Wire
5. Provide like-in-kind replacement of existing 100 kW, 0.8 pf, 125 kVA, 208Y/120V, 3PH, 4W Emergency Generator, Fuel Tank sized for 48 hours of operation, and ATS.
 - i. Provide 3P-500A main circuit breaker in Emergency Generator
 - ii. Provide 3P-500A ATS w/o Bypass with min 30,000 AIC rating
 - iii. Utilize existing circuit breaker in Electrical Room for Service Disconnect ahead of ATS

D. Testing, Adjusting, and Balancing (TAB)

1. TAB shall be provided for the following pieces of equipment:
 - i. (9) Water Source Heat Pumps
 1. Total supply air
 2. Associated supply and return duct, diffusers, and grilles
 - ii. (1) Cooling Tower and Pump
 1. Cooling water flow
 2. Circulation pump flow
 - iii. (2) Gas-fired Boiler and Pump
 1. Hot water flow



- 2. Circulation pump flow
 - iv. (2) Exhaust Fans
 - 1. Total air flow
 - E. Commissioning
 - 1. McKinstry Commissioning (Cx) engineering will fully commission the proposed control system and all associated mechanical equipment.
 - 2. Commissioning shall be performed in accordance with the 2018 Washington State Energy Code.
 - F. Measurement and Verification (M&V)
 - 1. McKinstry Technical Services team will provide letter stating "Notice of Commencement of Energy Savings" upon project closeout.



Attachment B: Budget

All funding is subject to continued legislative authorization and re-appropriation where applicable.

Milestones (A-D)	Deliverable(s)	Deliverable Verification	Expected Completion Date	Percent of Grant	\$ Applicant Match	\$ Amount of Grant
A: Final Design and Contracting			May-'25	14.5%	\$16,000	\$160,000
	Project Schedule	Gantt Chart (PDF), Procurement Plan				
	Preliminary Design	Specifications and supporting engineering documentation				
	Building permits	Approved building permits				
B: Procurement			June-'25	27.2%	\$30,000	\$300,000
	Order Long-Lead Equipment	Bill of Materials, Confirmation of equipment ordered that will take longest to arrive				
C: Equipment Delivery, Installation, Construction, Integration & Commissioning			Nov-'25	55.8%	\$92,384	\$615,890
	Demolition of Equipment to be Replaced	Demolition plan, photos of demolition in progress				
	Equipment delivered to site	Photos showing equipment on site				
	Integrate all new equipment controls, commissioning, equipment testing	Commissioning Report, TAB Report				
	Construction Closeout Confirmation	Notice of Substantial Completion Letter				



D: Analytics & Monitoring			Dec-'25	2.4%	\$4,464	\$27,000
Measurement & Verification (M&V) Initiation	Subcontractor begins collecting system performance data and its impact on community for M&V report 1 year after project completion.					
Fact sheet, project narrative	Communicate the project narrative with a Fact Sheet based on the Commerce-provided template and at least one other mode of story-telling					
Tax Credit Records	Tax credit records or confirmation a tax credit was not utilized					
			TOTALS:	100.0%	\$142,848	\$1,102,890

TOTAL AWARD VALUE:	\$1,102,890
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TOTAL MATCH/LEVERAGED:	\$ 142,847.50
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TOTAL PROJECT COST:	\$ 1,245,737.50
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Attachment C: Reporting

The Contractor must provide quarterly written reports and/or host a regular quarterly video and/or phone call with COMMERCE for project update purposes. Phone contact should cover current status of the project and any barriers that are potentially affecting the project schedule.

The Contractor shall provide a quarterly report to COMMERCE, no later than 15 days after the end of each quarter. The report form will be provided by Commerce. The report should describe the project activity that occurred during the quarter, including but not limited to:

1. A narrative summarizing project activities, risks and issues mitigated, and lessons learned;
2. The project milestones met to date and anticipated in the subsequent quarter (such as through a project Gantt Chart schedule provided quarterly in Microsoft Project format showing actual progress to date along with the baseline schedule developed at project kickoff etc.); and,
3. Any additional metrics required from the capital budget proviso, legislature, governor's office, or COMMERCE.
4. Quarterly updated invoice projection sheet for grant expenditures. Commerce will provide the invoice projection sheet;

A final report and fact sheet will be submitted to Commerce. Commerce will provide the fact sheet template and may request the fact sheet be updated as conditions warrant.

Quarterly Reports Submission Deadlines

Quarter 1	April 15
Quarter 2	July 15
Quarter 3	October 15
Quarter 4	January 15



Attachment D: Proviso

NEW SECTION. Sec. 1035. FOR THE DEPARTMENT OF COMMERCE

Sec. 1025. 2023 c 474 s 1035 (uncodified) is amended to read as follows:
Local Emission Reduction Projects (91002184)

The appropriations in this section are subject to the following conditions and limitations:
(1) The appropriations in this section are provided solely for the following list of projects:

3	College Place EE	\$ 1,137,000
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(2) The department may not expend funding for a project in this section unless and until the nonstate share of that project's costs have been either expended or firmly committed, or both, in an amount sufficient to complete the project or a distinct phase of the project. This requirement does not apply to projects where a share of the appropriation is for design costs only.

(3) Prior to receiving funding, grant recipients must demonstrate that the project site is under control for a minimum of 10 years, either through ownership or a long-term lease. This requirement does not apply to grants for preconstruction activities or grants in which the sole purpose is to purchase real property that does not include a construction or renovation component.

(4) In contracts for grants authorized under this section, the department must include provisions that require that capital improvements be held by the grantee for a specified period of time appropriate to the amount of the grant and that facilities be used for the express purpose of the grant. If the department finds the grantee to be out of compliance with provisions of the contract, the grantee shall repay to the state general fund the principal amount of the grant plus interest calculated at the rate of interest on state of Washington general obligation bonds issued most closely to the date of authorization of the grant.

5)(a) This section takes effect January 1, 2025. (b) If the climate commitment account or the natural climate solutions account is repealed as of December 30, 2024, then this section is null and void on December 31, 2024.

Climate Commitment Account—State. \$31,695,000
Natural Climate Solutions Account—State. \$6,975,000
Subtotal Appropriation. \$38,670,000



FUND OBLIGATION, DE-OBLIGATION, CONTRACT APPROVAL ROUTING SLIP

ENERGY DIVISION | ENERGY PROGRAMS IN COMMUNITIES

FOR COMMERCE USE ONLY

REVIEWED BY	I VERIFY THAT:	INITIALS
PROGRAM MANAGER <i>Commerce Specialist 3</i>	- Any and all changes made are within my delegated authority and responsibilities - Fund source reviewed and contract amount approved - If applicable, formula fund allocation spreadsheet emailed to appropriate staff, included with obligation memo <i>If routing a Fund Obligation Memo</i>, draft memo reviewed and approved by leadership prior to routing final memo in DocuSign for AD approval <i>If routing Contracts</i>, associated Fund Obligation Memo approved prior to routing contract or amendment.	Initial BD
TEAM SUPERVISOR <i>Commerce Specialist 5</i>	- Any and all changes made are within my delegated authority and responsibilities - Fund source, contract terms, scope of work reviewed and approved	DS HB
BUDGET STAFF	- Any and all changes made are within my delegated authority and responsibilities - Reviewed allotment authority and coding - Appropriate award paperwork in place, if applicable - Reviewed contract/amendment entry in CMS	DS MP
SECTION SUPERVISOR <i>WMS 2</i>	- Any and all changes made are within my delegated authority and responsibilities - Contract terms, scope of work reviewed and approved	DS SM
MANAGING DIRECTOR <i>Alternate: Assistant Managing Director on behalf of MD</i>	- Any and all changes made are within my delegated authority and responsibilities - Final review before appointing authority signature	DS SM
ASSISTANT DIRECTOR cc: Admin Assistant <i>Alternate: Deputy Assistant Director on behalf of AD</i>	Contract, amendment, or memo approved and signed by Appointing Authority	Signed on attached document

Certificate Of Completion

Envelope Id: 9B6132A7-C246-4C86-B751-9B7B3360DA68
 Subject: Docusign: Contract #25-92601-153 - City of College Place
 Division:
 Energy
 Program: Local Emissions Reduction Projects
 ContractNumber: 25-92601-153
 DocumentType: Contract
 Source Envelope:
 Document Pages: 26
 Certificate Pages: 6
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Dominic Davis
 1011 Plum Street SE
 MS 42525
 Olympia, WA 98504-2525
 dominic.davis@commerce.wa.gov
 IP Address: 147.55.149.241

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Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Washington State Department of Commerce	Location: Docusign

Signer Events

Bryce Davis
 bryce.davis@commerce.wa.gov
 Security Level: Email, Account Authentication (None)

Signature

Initial

Signature Adoption: Pre-selected Style
 Using IP Address: 198.239.106.144

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 Signed: 3/6/2025 1:47:04 PM

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Hans Berg
 hans.berg@commerce.wa.gov
 Security Level: Email, Account Authentication (None)

DS

Signature Adoption: Pre-selected Style
 Using IP Address: 198.239.157.62

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 Signed: 3/6/2025 2:44:26 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Marla Page
 marla.page@commerce.wa.gov
 Signing Group: COM Energy Budget Office
 Security Level: Email, Account Authentication (None), Login with SSO

DS

Signature Adoption: Pre-selected Style
 Using IP Address: 198.239.10.151

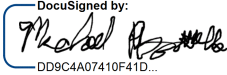
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Electronic Record and Signature Disclosure:

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Signer Events	Signature	Timestamp
Stephanie Molloy stephanie.molloy@commerce.wa.gov Asst Managing Director, EPIC Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 198.239.10.172	Sent: 3/6/2025 5:00:25 PM Viewed: 3/7/2025 7:45:47 AM Signed: 3/7/2025 7:48:53 AM

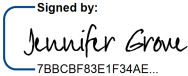
Electronic Record and Signature Disclosure:
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Michael Rizzitiello MRizzitiello@cpwa.us City Administrator Security Level: Email, Account Authentication (None)	 Signature Adoption: Drawn on Device Using IP Address: 74.85.64.82	Sent: 3/7/2025 7:48:55 AM Viewed: 3/12/2025 3:35:11 PM Signed: 3/12/2025 3:35:19 PM
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Electronic Record and Signature Disclosure:
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Stephanie Molloy stephanie.molloy@commerce.wa.gov Asst Managing Director, EPIC Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 147.55.134.121	Sent: 3/12/2025 3:35:22 PM Viewed: 3/12/2025 4:15:06 PM Signed: 3/12/2025 4:16:07 PM
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Not Offered via DocuSign

Jennifer Grove jennifer.grove@commerce.wa.gov Assistant Director, Energy Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 198.239.10.160	Sent: 3/12/2025 4:16:10 PM Viewed: 3/12/2025 5:13:28 PM Signed: 3/12/2025 5:13:47 PM
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Intermediary Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Payment Events	Status	Timestamps
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- Until or unless you notify Washington State Department of Commerce as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Washington State Department of Commerce during the course of your relationship with Washington State Department of Commerce.



Committee Manager for Diligent Community: Streamline your governance

Struggling to manage multiple boards and committees? The administrative burden of coordinating calendars, juggling emails, and handling documents can be overwhelming.

That's where Committee Manager for Diligent Community steps in. Extend the capabilities of Diligent Community with the powerful Committee Manager feature and seamlessly manage multiple boards, committees, or internal meetings, all within the same instance of Diligent Community.

Streamlined committee management

Committee Manager is an add-on feature for Diligent Community, offering a comprehensive solution for organizations with multiple governing bodies or committees.



Effortless management: With Committee Manager, you can effortlessly manage multiple boards and committees within the same Community instance, streamlining the governance experience and eliminating the need for disparate systems.



Controlled access: Easily manage committee members and who can create, access, and engage with content within each group, ensuring the right stakeholders are involved at every step.



Customized workflows: Tailor custom workflows and approval trees for each committee, optimizing efficiency and accountability.



Transparent and organized: Committee Manager creates dedicated spaces for each committee group, making committee management efficient, organized, and transparent.



Public meeting notifications: Allow the public to subscribe to meeting notifications for just the committees and meeting groups they care about!

Streamline your governance processes with Committee Manager for Diligent Community!

Upgrade to Committee Manager for Diligent Community today and experience seamless committee management, enhanced efficiency, and improved transparency. Book a call with our expert team today to learn more and schedule a demo.

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Meeting Agenda and Governance Management for Modern Communities

Diligent Community is the next-generation governance and civic engagement solution for public organizations that simplifies the end-to-end agenda and meeting management process. Easily manage complex governance tasks in hybrid environments and significantly reduce prep time to focus on what's important. Our unified experience empowers board administrators and leaders to advocate for their mission while seamlessly connecting with the public to address critical community issues.



Drive efficiency and save time to focus on what matters most

Leverage a fully secure, digital and streamlined process for agenda and meeting management to focus on high quality decisions rather than meeting preparation.

- Automated agenda creation through templates and submitted items
- Comprehensive full-cycle meeting management
- Streamlined workflow and approval process
- One-click to publish and distribute agendas and minutes
- Full Agenda packet downloads and printing capabilities
- SMS and email notifications for agendas and approvals



Facilitate Stakeholder and Community Engagement

Empower governance leaders to exercise transparency and easily engage with the board, council, staff and the public.

- Public subscription to agenda notification
- Real-time access to meeting progress and digital voting results
- On-demand meetings with time stamping
- Manage remote or hybrid public meetings effectively
- Secure access to meeting materials and digital annotations from any device



An inclusive solution to connect with your community

Ensure complete public visibility into current and past board and council materials for all community members.

- Public portal and request to speak for transparency and accessibility
- Compliant with ADA and WCAG2.1AA
- Hosted in world-class data centers that are ISO27001 certified and maintain SOC audit reports
- Intuitive and searchable design
- Ensure open meeting law compliance
- Most relevant and current information easily accessed
- Live-streamed meetings with closed captions

To learn more about Diligent Community, contact us today:

Email: community@diligent.com | **Visit:** diligent.com/community



Diligent Community Implementation

A guide for BoardDocs
migrations



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Welcome to Diligent Community!

The governance landscape is constantly changing, and Diligent Community has been developed to address modern expectations for digital board management. BoardDocs pioneered online paperless meeting management software more than two decades ago, but it is built on older technology that no longer fully meets the evolving needs of effective governance. Diligent Community has been designed from the ground up to address our customers' requirements for improved efficiency, responsible transparency, modern accessibility and increased security.

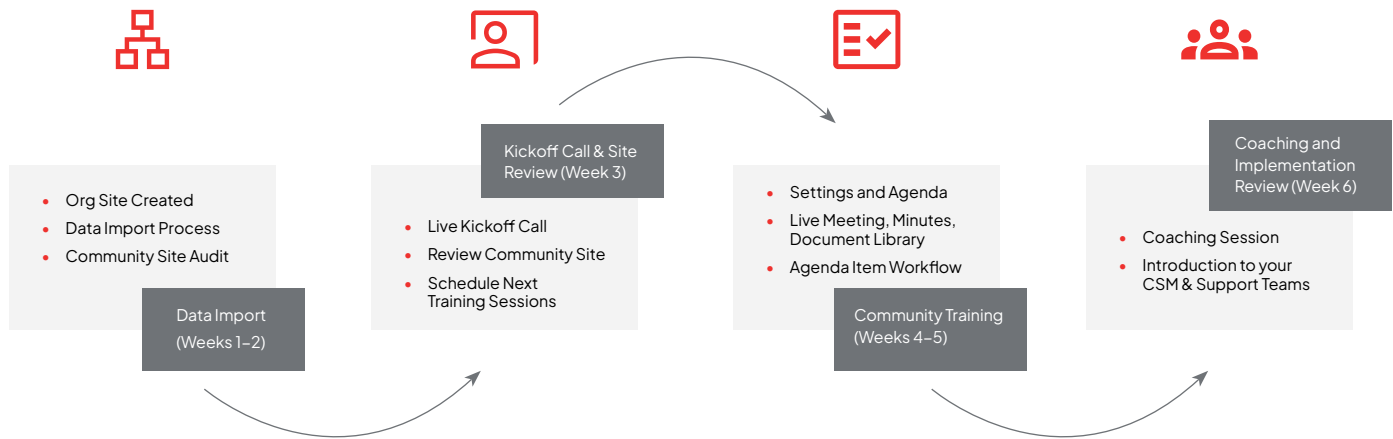
We celebrate the successes you've achieved with BoardDocs, recognizing the value it has brought to thousands of organizations and governing boards for nearly 25 years. As part of Diligent, our team is committed to the success of your board and your organization, and we're excited to introduce you to Diligent Community — the future of governance management from the people behind BoardDocs.

We understand change can be daunting, but our dedicated team of implementation and training specialists are here to provide support and guide you through the process, ensuring a smooth transition and empowering your organization to unlock even greater potential for effective governance management. We look forward to supporting you through this brief transition and long into the future.

The implementation process

At Diligent, we recognize that a smooth transition is key to your success. Our expert team will guide you through every stage of the migration process, ensuring a seamless move from BoardDocs to Diligent Community. From the initial kickoff call to the 1-on-1 coaching session, we are dedicated to delivering the exceptional service you expect.

Our Implementation Specialists will work closely with your team to complete a smooth transition to Diligent Community. They will assist with account setup, configure settings, and oversee the import of your existing site contents, working closely with our internal Data Migration team to securely update your data. You can count on your trusted Diligent Community team to support you throughout the entire process.



Developing the plan & scheduling project milestones

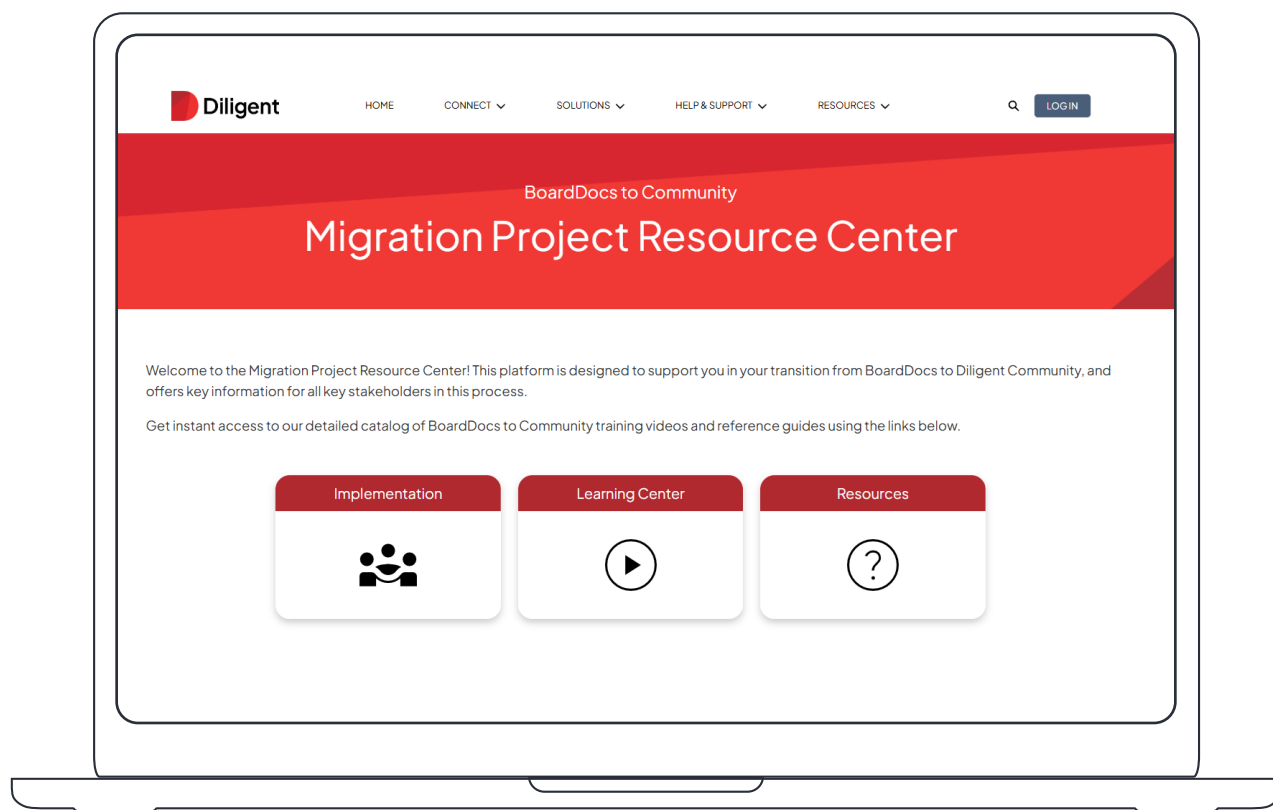
Each phase of the project timeline is designed to build upon the previous one, allowing the project to proceed efficiently. Establishing a shared agreement to specific milestones and adhering to this timeline will minimize setbacks and guarantee that we can meet your expected dates.

Preparing your team for a successful implementation

The training and coaching sessions are strategically developed to ensure that your entire team is well-prepared and confident in using Diligent Community after the completion of your implementation journey. By prioritizing the timeline, you will ensure that your staff, leadership and board are confident and comfortable with the new system and prepared for a successful first meeting.

Making use of additional resources

We understand that the launch of a new system can prompt questions and concerns from both internal stakeholders and external constituents, and our team is here to make the process straightforward and clear. Our [Migration Project Resource Center](#) includes a collection of online resources to assist in a successful implementation. Your Implementation Specialist will guide you through this site and share how to access these available resources.



Your dedicated team

Your **Implementation Specialist (IS)** for Diligent Community will be your dedicated guide throughout your migration journey. They will work closely with your team to ensure a seamless transition by managing project timelines, overseeing the configuration of your new site to meet your organization's needs, and providing expert guidance at every step. From the data import to training and coaching support, your Implementation Specialist is committed to delivering a smooth and efficient implementation experience, setting the foundation for your success with Diligent Community.

Your **Training Specialist (TS)** for Diligent Community will ensure your team is fully equipped to confidently begin using the system as soon as your data is transferred. They will deliver tailored training sessions designed to ensure adoption, providing a clear understanding of your new system's features and functionality. From hands-on guidance to sharing best practices, your Training Specialist will help your leadership, staff and board to maximize the value of your investment Diligent Community.



Your **Customer Success Manager (CSM)** for Diligent Community will be your primary point of contact following the implementation. Your CSM is dedicated to helping your organization fully leverage the value of your new site. Building on the groundwork laid by the implementation team, they will provide ongoing support, tailored guidance, and best practices to enhance your experience. From addressing challenges to assisting with strategies to improve adoption and optimize your usage, their goal is to help you achieve your strategic objectives with Diligent Community. You can rely on them as your trusted partner and advocate for long-term success.

If your Diligent Community site includes Policy Publisher, your **Policy Implementation Manager (PIM)** for Diligent Community will collaborate closely with your team to seamlessly import your organization's policies during the import process. They will guide you in structuring, organizing, and migrating your policies to align with best practices, ensuring they are easily accessible within Diligent Community. By offering expert support and addressing any challenges, your Policy Implementation Manager will establish a solid foundation for efficient policy management.

If your Diligent Community site includes Livestream Manager, your **Livestream Manager Implementation Specialist (LMIS)** will be your dedicated partner to implement this integrated video streaming option. Your LMIS will collaborate closely with your team to configure and test your livestream setup, ensuring it meets your organization's needs. In addition, your LMIS will provide comprehensive training to prepare you for a seamless and successful first broadcast. With focused technical expertise, your LMIS will help your organization to effectively and confidently utilize Livestream Manager for Diligent Community.

Your role & responsibilities

Throughout the implementation of Diligent Community, your role is to work collaboratively with your assigned Diligent implementation and training team to provide input and feedback about site setup, review imported contents for accuracy, schedule and participate actively in all required training sessions, and ensure that key milestones and project timelines are met.

Key responsibilities include:

- **Data and system preparation:** Review and complete the Data Import Readiness Checklist in your BoardDocs system in advance, and share any questions with your Implementation Specialist as soon as possible.
- **Engagement and communication:** Participate in all scheduled meetings, reviews, and training sessions to stay informed and address any questions to keep the project moving forward according to the agreed timeline.
- **Training participation:** Ensure that you, your organization's staff and key stakeholders attend all scheduled training sessions so that everyone is equipped to use the new system effectively when the data import is complete.
- **Review and feedback:** Review progress, site setup, and new features to ensure they align with your organization's expectations; promptly identify any questions or concerns to your Implementation Specialist to make sure the implementation stays on track.
- **Testing and validation:** Spend time navigating your new site as soon as you are provided access, familiarizing yourself with new capabilities and identifying any remaining questions following your training. Promptly raise any questions to your Implementation Specialist to avoid impacting the project timeline.

What to expect: Key project milestones

Migrating to a new software is a significant step, and we are dedicated to making your transition to Diligent Community as smooth and seamless as possible. Our goal is to enhance your experience and ensure you reap the full benefits of the advanced features available in Diligent Community.

This migration plan has been carefully designed to support your organization's unique needs and preferences, while building on best practices developed through supporting other organizations who have already made this transition.

We've outlined key milestones that will help you through the process, ensuring each phase is completed on time and meets all necessary requirements. These milestones act as essential checkpoints, enabling us to review progress, address any questions or concerns, and adjust as needed to stay on track. This approach ensures a seamless and successful implementation, fully aligned with your established goals and expectations.

1 Data import

Once we receive your executed agreement, we'll begin preparing your BoardDocs data and transferring it to your new Diligent Community site. Please note you'll need to complete the checklist of pre-import tasks before migration work begins. The data import happens in the background, with no disruption to your current BoardDocs site. We'll copy and relocate all of your BoardDocs data, including Governing Bodies, Templates, Users, and Meeting Documents. As we begin this project, we'll also provide videos and other resources that will introduce you to Diligent Community, help you explore new functionality, and learn how to accomplish existing tasks in this more modern and user-friendly interface.

To do: Complete your data import readiness checklist

This checklist provides a simple guide to help you prepare your BoardDocs site data to be updated in Diligent Community. This audit is a mandatory and essential step to ensure a smooth process and minimize delays.

For **all BoardDocs** sites:

Review your private vs public information

- ☐ Identify which meetings, documents, minutes, committees should remain private, and which should be public
- ☐ Ensure proper access levels for both private and public information

Review your users

- ☐ Review the current user roster
- ☐ Add, remove, or update users to ensure the list is accurate and up to date before the migration

If you use **BoardDocs Pro**, review the following:

Templates:

- ☐ Evaluate existing templates and update to be current templates for each committee
- ☐ Delete templates that are outdated or unused

Library:

- ☐ Evaluate information in the General Library and Goals folders
- ☐ Delete (or backup/export) any documents or Goals that will no longer be needed following migration

2

Kickoff call & site review

You'll receive a welcome email introducing you to your Implementation Specialist, who will be your primary contact for getting started on this project. Your Implementation Specialist will assist you in scheduling a kickoff call to review the implementation plan, reviewing your site setup, and ensuring you understand the process and your role in ensuring a smooth implementation. After the kickoff meeting, you'll be provided with the login information for your new Diligent Community site, which you will use during upcoming training sessions.

The implementation project is scheduled to be completed within 60 days from the kickoff call, and these project milestones ensure that your journey stays on track. After 60 days, your BoardDocs site will be placed in a "Read-only" status, and you will be set up and ready to use Diligent Community for all your meetings. In the unlikely event that you need access to your old BoardDocs site beyond this deadline, you may contact your Customer Success Manager for further details.

3

Scheduling training

During the kickoff call, your Implementation Specialist will guide you through the process to sign up for online training sessions. Sessions are offered regularly, and you will have the flexibility to attend the sessions that work best with your schedule. The required training sessions include:

1. Overview of Settings and Agenda Creation
2. Live Meeting, Minutes, and Document Library
3. Agenda Item Workflow

Register early to confirm your preferred sessions. Our success team is available throughout the process to answer any questions and provide support.

If your site includes Committees (**BoardDocs LT Plus or Pro Plus**), review the following:

Committees:

- ☐ Review all Committees in the system
- ☐ Backup/export any committees that are unused or no longer necessary; if you need to delete Committees, contact BoardDocs Support

If your site includes **BoardDocs Policy**

- ☐ Evaluate existing policies and update as necessary, including formatting, content, and dates.
- ☐ Update print logo (if necessary). The print logo will be added to the top of each policy migrated.
- ☐ Delete any unnecessary policies in Draft status
- ☐ Notify your Implementation Specialist of any attachments in policies (including policies as attachments rather than in the body of the HTML editor)

If you do not wish to migrate your current BoardDocs Policy content into Diligent Community, please notify your Implementation Specialist. Microsoft Word documents can be uploaded if provided.

4

Coaching and Implementation review

After you have completed the required training, a coaching session will be scheduled with your Implementation Specialist to address any remaining questions or comments. During this session, we will guide you through final checks of your site and your first meeting activity, ensuring you are fully prepared and confident in creating your first meeting within Diligent Community.

5

Introduction to Customer Success

At this point, your site is configured and ready for your first meeting and you have successfully completed the transition to Diligent Community. Your Implementation Specialist will provide an email introduction to your assigned Customer Success Manager, your long-term partner for ongoing check ins and overall account management. Your CSM will be in touch shortly to schedule an introductory meeting.

6

Diligent Community deployment plan

At this stage, you and your team have been trained to host your first meeting within Diligent Community. Your Customer Success Manager will conduct a final review of your site with you to ensure all historical content from BoardDocs has been successfully transferred and is accessible. If needed, a final import can be requested.

At the 60-day milestone following the project kickoff, your BoardDocs site will transition to read-only status for 30 days. During this time, you'll be ready to conduct all meetings in Diligent Community while retaining access to review information stored in BoardDocs.

Your dedicated Customer Success Manager will be your primary account contact, guiding you to fully utilize the features and benefits of your new governance management system. If you have any questions about these milestones, your Customer Success Manager is ready to assist.

7

BoardDocs site deactivation

With your transition complete and all of your data live in your Diligent Community site, your old BoardDocs site will be deactivated at the 90-day milestone.

Diligent Community: Enhanced features

We understand the value of the features you've come to rely on in BoardDocs, and we're committed to preserving that familiarity while delivering a modern governance experience. With Diligent Community, we've taken what you love and introduced new functionalities that will improve meeting efficiency, simplify public transparency, optimize accessibility, and ensure the security of sensitive content.

-  **Modern interface, intuitive navigation:** Step into the future with a clean and modern system. Diligent Community's user-friendly interface makes it simple to navigate, ensuring your staff and board members can seamlessly transition and operate effectively in the new environment.
-  **Keeping pace with technology:** Stay ahead of the curve with Diligent Community, built on cutting-edge technology. Our platform allows us to maintain the highest security standards, provide enhanced accessibility features, and ensure your compliance with open meeting laws.
-  **Anywhere, anytime access:** Embrace true flexibility with Diligent Community's mobile-friendly design. Access the platform from any device, whether it's your laptop, tablet or smartphone. Review documents, provide approvals and make real-time agenda updates or private annotations on the go.
-  **Enhanced agenda builder:** Enjoy the drag-and-drop interface of the improved agenda builder, complemented by new features like auto-save and one-click printing. Say goodbye to manual hassles and focus on efficient meeting preparation.
-  **Customizable approval workflows:** Tailor your approval processes to match your organization's unique workflows. Whether you prefer linear, non-linear, group or single approval trees, Diligent Community allows you to create custom workflows and send quick approvals via text notifications.
-  **Streamlined policy governance:** Simplify your policy review and adoption process with the intuitive Policy Publisher for Diligent Community. From drafting to approval and publication, our seamless workflow ensures efficiency and transparency. Maintain version control, access detailed audit trails, and securely share policies with internal and public stakeholders.
-  **Enhanced voting flexibility:** Elevate your decision-making. Our platform supports various voting methods, from simple majority to two-thirds majority and weighted voting, providing long-requested voting flexibility.
-  **Customizable document library:** Take charge of your document management. Securely store files in private or public folders, enabling you to control access to sensitive information and enhance your data management practices.
-  **Elevated board member experience:** Receive agendas through text or email, view cohesive PDF packets in a simplified interface, and utilize innovative annotation tools to enhance meeting preparation and engagement.
-  **Transparency redefined:** Bolster community trust and engagement through Diligent Community's public transparency website. This powerful tool grants parents, students and the public easy access to meeting agendas, minutes and policies. It also offers advanced search capabilities, the option to subscribe to meeting notifications, integrated livestream meeting broadcasts, and the ability to submit a request-to-speak for public comment.

 **Livestream public meetings:** Livestream Manager for Diligent Community allows you to seamlessly broadcast meetings alongside the agenda and include real-time closed captioning so that the public can follow along at home. Your community members can view the recorded meeting in a split-screen view alongside time-stamped minutes for quick searching and enhanced transparency.

This is just the beginning! As we continue to innovate and enhance Diligent Community, we're excited to hear feedback and input from our valued customers.

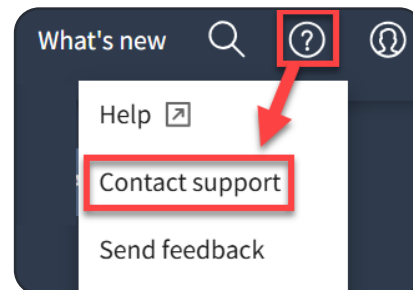
Diligent Community: Ongoing support

In addition to your assigned Implementation, Training and Customer Success specialists, our friendly Technical Support team is available 24/7 for product questions and technical help.

Community support

Our support team is here to assist you 24/7 and is your first point of contact for any time-sensitive requests.

- **Email** us at communitysupport@diligent.com
- **Call us** at 1 (866) 877-1172
- **When logged in**, click the ? at the upper right corner and select "Contact Support"



About Diligent Community

Diligent Community is the next-generation governance solution designed to enhance effectiveness and efficiency for public boards and leadership teams. Tailored to cater to the unique needs of diverse public organizations, Diligent Community empowers streamlined decision-making, ensuring transparent and effective governance. As a trusted offering from Diligent, a leader serving over 14,000 mission-driven organizations globally, Diligent Community is your essential tool for driving impactful governance, fostering better communication, and achieving shared success.

To learn more about Diligent Community, contact us today

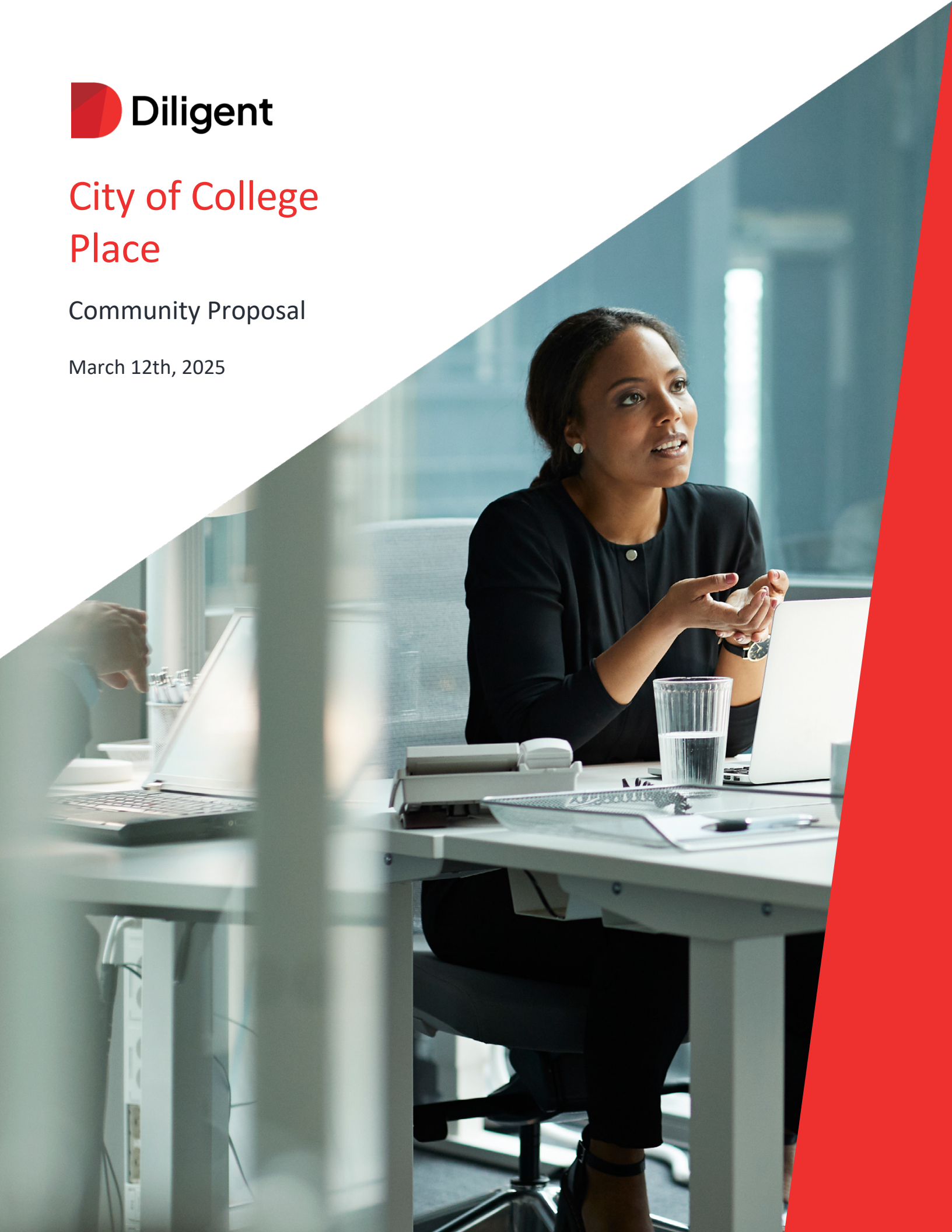
community@diligent.com | diligent.com/community



City of College Place

Community Proposal

March 12th, 2025





Proposal for: City of College Place

Prepared for: **Mike Rizzitiello**

Date: March 12th , 2025

Prepared by: **Martina Carstairs**

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Overview

Diligent Community™: a modern governance solution designed exclusively to meet the needs of public education.

Many organizations are relying on paper-bound processes or outdated technologies that no longer meet the needs of today's digital age. Consequently, they are facing serious governance gaps, and struggling with poor meeting efficiency, issues with inclusion, transparency and security, and lack of access to real-time information. Diligent Community™, alongside forward-thinking public leaders, addresses these pressing governance gaps.

Diligent Community™ enables educational leaders to achieve excellence in modern governance. It supports responsiveness to their constituencies through an integrated set of technologies, insights and processes. Building on Diligent's deep experience in offering digital governance solutions to corporate boards, Diligent Community™ provides organizations with the same streamlined approach to modern governance, but tailored to the specific needs of councils.

Diligent Community™ is a responsive design, "mobile-first" digital solution that enables councils to drive workflows in a predictable and transparent manner, encouraging engagement and making the decision-making process more effective. For constituents, this means that not only are all current and past meeting documents available anytime from anywhere, but live, fully inclusive meeting participation is now possible.

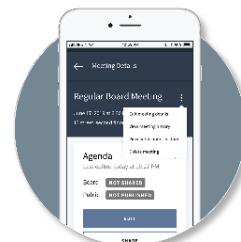
Why choose Diligent Community™



Efficiency



Mobility



Inclusion



Summary of Key Capabilities

- Agenda and book creation
- Council member cross-device annotations
- One-click print for meeting material
- Enhanced accessibility features
- Improved mobile-first UI
- Fewer clicks and more productivity
- Powerful search capabilities
- Localized community-specific user interface
- Social media integrations

Security

Diligent's 360° safety measures include:

- Safeguards against internal, external and unknown threats.
- Housed in world-class hosting data centers that maintain various globally recognized security certifications.
- Data is secured using industry-standard encryption methods.

Support

We take pride in delighting our clients.

- 24/7 Support
- Implementation onboarding
- Unlimited storage for agendas and council-related documents
- Online user guides, tips/tricks and videos
- Regular customer webinars

About Diligent

Diligent is the pioneer in modern governance, offering secure, cloud-based solutions that empower public sector leaders to drive community impact. Their integrated SaaS applications enhance the efficiency of boards, councils, and committees by streamlining operations, supporting transparency, and providing critical insights. Trusted by over 16,000 organizations and 650,000 leaders worldwide, Diligent serves major governing bodies and a significant portion of Fortune 1000, FTSE 100, and ASX companies, focusing on inclusivity, accessibility, and global impact.



Package Summary

The following table outlines Diligent's recommended solution package. All prices are in US dollars and do not include tax. Diligent applies an annual price increase of 4% to all software items. Pricing is valid until June 1st, 2025.

Product Item	Cost (USD)
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Diligent Community

- Includes agenda/minutes management, flexible workflow for submitting items, document center, public site to publish materials, public subscription to agenda notices, board member annotations, voting, and more.
- Unlimited agendas & minutes templates
- Unlimited storage for meeting related content excluding large video files.
- 24/7 support & group coaching sessions on a monthly cadence
- Unlimited users within your organization

Optional Add on: Committees

- Separate templates, viewing, and publishing permissions for up to 15 Committees

Software Total	\$19,500.00
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Terms & Conditions

- The annual fees outlined herein are based on a one-year auto renew contract.
- The annual fees include hosting, technical support (e-mail and 1-800 support), maintenance, access to self-lead training in our online learning environment, regular upgrades to the software & storage space.



About Diligent

Diligent is the global leader in modern governance, providing SaaS solutions across governance, risk, compliance, audit and ESG. Empowering more than 1 million users and 700,000 board members with a holistic view of their organization's GRC practices so they can make better decisions, faster. No matter the challenge.

SENATE BILL REPORT

EHB 1217

As Passed Senate - Amended, April 10, 2025

Title: An act relating to improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.

Brief Description: Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.

Sponsors: Representatives Alvarado, Macri, Ramel, Peterson, Berry, Mena, Thai, Reed, Obras, Farivar, Parshley, Ortiz-Self, Cortes, Duerr, Street, Berg, Taylor, Fitzgibbon, Doglio, Timmons, Tharinger, Fosse, Gregerson, Simmons, Wylie, Pollet, Kloba, Nance, Davis, Ormsby, Lekanoff, Bergquist, Scott, Stonier and Hill.

Brief History: Passed House: 3/10/25, 53-42.

Committee Activity: Housing: 3/19/25, 3/26/25 [DPA-WM, DNP].

Ways & Means: 4/04/25, 4/07/25 [DPA, DNP].

Floor Activity: Passed Senate - Amended: 4/10/25, 29-20.

Brief Summary of Bill (As Amended by Senate)

- Limits rent increases to 10 percent plus the Consumer Price Index for tenants subject to the Residential Landlord-Tenant Act and 5 percent for tenants subject to the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA), with certain exemptions during any 12-month period and prohibits rent increases during the first 12 months of a tenancy .

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

- Establishes rent increase notice requirements and tenant termination provisions when the landlord increases rent above amount allowed.
- Limits move-in fees, security deposits, and late fees for tenants subject to MHLTA.
- Authorizes a tenant or the attorney general to bring a court action to enforce compliance.
- Requires that the Joint Legislative Audit and Review Committee analyze housing market trends, tenant stability, and turnover, evaluate social vulnerability impacts of the act, and provide the analysis to the appropriate committees of the Legislature within ten years of the effective date of the act.

SENATE COMMITTEE ON HOUSING

Majority Report: Do pass as amended and be referred to Committee on Ways & Means.
Signed by Senators Bateman, Chair; Alvarado, Vice Chair; Orwall, Salomon and Trudeau.

Minority Report: Do not pass.
Signed by Senators Goehner, Ranking Member; Gildon.

Staff: Bill Fosbre (786-7531)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: Do pass as amended.
Signed by Senators Robinson, Chair; Stanford, Vice Chair, Operating; Trudeau, Vice Chair, Capital; Frame, Vice Chair, Finance; Conway, Dhingra, Hansen, Hasegawa, Kauffman, Pedersen, Riccelli, Saldaña, Wellman and Wilson, C..

Minority Report: Do not pass.
Signed by Senators Gildon, Ranking Member, Operating; Torres, Assistant Ranking Member, Operating; Schoesler, Ranking Member, Capital; Dozier, Assistant Ranking Member, Capital; Braun, Cleveland, Muzzall, Wagoner and Warnick.

Staff: Samuel Brown (786-7470)

Background: Residential Landlord-Tenant Act. The Residential Landlord-Tenant Act (RLTA) governs the relationship and agreements between residential landlords and tenants.

Notice of a Rent Increase. Landlords subject to RLTA must provide each affected tenant

with written notice of a rent increase at least 60 days before the increase, and any increase in rent may not become effective prior to completion of the term of the rental agreement. For subsidized rental agreements governing income-based tenancies or circumstances specific to the household, a landlord must give 30 days' notice of an increase in rent to each affected tenant. An increase in the amount of rent of subsidized agreements may become effective upon completion of the term of the rental agreement, or sooner upon mutual consent.

Tenant Lease Termination. A tenant subject to RLTA may end a rental agreement by providing a landlord with written notice at least 20 days before the end of any month for a month-to-month tenancy, or written notice at least 20 days before the end date specified in the rental agreement for a longer-term tenancy. Upon receiving certain military orders, a tenant who is a member of the armed forces may end a month-to-month tenancy with less than 20 days of written notice and may end a longer-term tenancy with at least 20 days of written notice at any time during the tenancy.

Manufactured/Mobile Home Landlord-Tenant Act. The Manufactured/Mobile Home Landlord-Tenant Act (MHLTA) governs the relationship and agreements between the owner of a manufactured or mobile home community (landlord) and the owner of the manufactured or mobile home (tenant). MHLTA includes a dispute resolution program run through the Attorney General's Office (AGO).

Notice of a Rent Increase. Three months' written notice is required from a landlord seeking to raise a tenant's rent at the end of a rental agreement term. Rental agreements may not contain provisions allowing the landlord to alter the due date for rent payments or increase the rent during the term of the rental agreement if the term is less than two years, or more frequently than annually if the initial term is for two years or more. An exception is provided for certain escalation clause provisions.

Tenant Lease Termination. A tenant subject to MHLTA may end a rental agreement by providing a landlord with written notice one month before the expiration of the rental agreement. A tenant may end a rental agreement with 30 days of written notice at any time during the rental agreement whenever a change in the location of the tenant's employment requires a change in residence. A tenant who is a member of the armed forces may end a rental agreement with less than 30 days of written notice at any time during the rental agreement if the tenant receives certain military orders that do not allow for greater notice.

Summary of Amended Bill: Rent and Fee Increase Limit. Unless an exemption applies, a landlord is prohibited from increasing the rent for a tenant subject to RLTA, regardless of the length of their lease, in an amount greater than 10 percent plus the Consumer Price Index (CPI) as of April 1st of the current year as published by the United States Bureau of Labor Statistics during any 12-month period, or by any amount during the first 12 months after the tenancy begins. Unless an exemption applies, a landlord is prohibited from increasing the rent for a tenant subject to MHLTA, regardless of the length of their lease, in

an amount greater than 5 percent during any 12-month period, or by any amount during the first 12 months after the tenancy begins.

Exemptions. The rent increase limit does not apply in the following circumstances:

- in dwelling units subject to the RLTA where the first certificate of occupancy was issued 15 or fewer years before the date of the notice of the rent increase;
- during the first 12 months after the qualified sale of a manufactured or mobile home community (MHC) to an eligible organization under MHLTA whose mission aligns with the long-term preservation and affordability of the MHC, if needed to cover the cost of purchasing the MHC and approved by the majority of homeowners in the MHC;
- in dwelling units owned by, or manufactured or mobile home lots operated by, a public housing authority, public development authority, or nonprofit organization where maximum rents are regulated by other laws or local, state, or federal affordable housing program requirements;
- for tenancies in certain low-income housing developments;
- for certain single-family residential properties;
- certain owner-occupied rentals under the RLTA; and
- when a rental agreement subject to the MHLTA is transferred due to the sale of manufactured or mobile home the landlord has the option, after giving notice to the purchaser prior to the transfer, to make a one-time increase in an amount not limited by the 5 percent cap at the time of the first renewal of the home lot rental agreement after the transfer.

Notice Requirements. A landlord must provide tenants with written notice of rent increases. If a landlord claims an exemption from the rent and fee increase limit, the landlord must include a statement describing the specific exemption applicable and any supporting information to support the claimed exemption.

The landlord must provide each affected tenant a minimum of 90 days' prior written notice of an increase in rent in the RLTA or the three-month notice requirement for rent increases in MHLTA. If a tenant whose rental agreement under RLTA was entered or renewed before the effective date of the act and agreement has more than 60 days but less than 90 days left before the end of the specified date, the landlord must provide the tenant a minimum of 60 days' before the effective date of an increase in rent.

Tenant Lease Termination. If a landlord increases the rent above the 10 percent plus CPI limit for RLTA, and 5 percent for MHLTA, without providing a qualifying exemption, the tenant:

- must offer the landlord an opportunity to cure the unauthorized rent increase by providing a written demand to reduce the increase to an amount that complies with the limit; and
- may terminate a rental agreement at any time by providing the landlord with at least 20 days of written notice under RLTA or 30 days of written notice under MHLTA, in

combination with other remedies. When terminating a rental agreement under these circumstances, the tenant only owes rent for the full month in which the tenant vacates the dwelling unit or manufactured or mobile home lot, and the landlord is prohibited from charging the tenant any fines or fees for terminating the rental agreement.

Other Tenant Protections. For lease or rental agreements entered on or after the effective date of the bill for tenancies subject to the MHLTA:

- move-in fees and security deposit combined may not exceed one month's rent, unless the tenant has pets, then the combined amount may not exceed two month's rent. Tenant deposits paid as security for performance shall be deposited in trust for the tenant, and any interest earned shall be paid to the landlord unless otherwise agreed upon; and
- late fees for rent more than five days past due may not exceed:
 - 2 percent of the tenants total rent per month during the first month that rent is past due;
 - 3 percent during the second consecutive month rent is past due; and
 - 5 percent during the third consecutive month the rent is past due.

Landlords subject to the RLTA:

- are prohibited from including terms or conditions in a rental agreement that are more burdensome to a tenant for a month-to-month rental agreement than for a longer-term rental agreement, or vice versa; and
- must provide parity between lease types with respect to the amount of rent charged, with parity being no more than 5 percent difference in rent depending on type of rental agreement offered.

Landlords may not report the tenants subject to the RLTA or MHLTA to a tenant screening service provider for failure to pay the portion of the tenant's rent that was unlawfully increased in violation of this act.

Enforcement. A tenant or the AGO may bring a court action to enforce compliance. If a court finds that a landlord violated the provisions of the act, the court must award the tenant:

- damages in the amount of any excess rent, fees, or other costs paid by the tenant;
- mandatory damages equal to three months of any unlawful rent, fees, or other costs charged by the landlord; and
- reasonable attorneys' fees and costs to whomever brought the action.

The AGO may bring an action regardless of whether the tenant has offered the landlord an opportunity to cure, and may recover civil penalties of not more than \$7,500 for each violation in addition to other remedies provided by the act. The attorney general may issue written civil investigative demands for pertinent documents, answers to written interrogatories, or oral testimony as required to investigate or bring an action.

Definition of Rent Under the Manufactured/Mobile Home Landlord-Tenant Act. For MHLTA, rent or rental amount is defined as recurring and periodic charges identified in the rental agreement for the use and occupancy of the manufactured or mobile home lot, which may include certain charges for utilities. These terms do not include nonrecurring charges for costs incurred due to late payment, damages, deposits, legal costs, or other fees, including attorney fees.

Other Provisions. The Joint Legislative Audit and Review Committee must provide an analysis of housing market trends, tenant stability and turnover and an evaluation of social vulnerability impacts of the act to appropriate legislative committees of the Legislature within ten years of the effective date of the act.

The bill contains a severability clause.

The RLTA rental increase cap and exceptions to the RLTA rental increase cap, expire July 1, 2040.

Appropriation: The bill contains a null and void clause requiring specific funding be provided in an omnibus appropriation act.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: The bill contains an emergency clause and takes effect immediately.

Staff Summary of Public Testimony on Engrossed House Bill (Housing): *The committee recommended a different version of the bill than what was heard.* PRO: This is a reasonable, balanced bill that seeks to provide some modest amount of stability and predictability to renters in the state of Washington. This bill that's before us today is a compromise. Landlords who thought that the 180-day notice period was too long, this bill has a 90-day notice period. Landlords who complained about having caps on moving fees and late fees for residential housing, this bill removes requirements on late fees and moving fees.

Developers who wanted to see a longer exemption for new construction, this bill moves the exemption from 10 years to 12 years to mirror the state property tax exemption. Some people were concerned about the enforcement protections under this bill, the bill removes the Consumer Protection Act from applying under this bill.

Manufactured homeowner communities said that the rent cap was too restrictive when a manufactured homeowner leaves their home, the legislation allows for a one-time 10 percent increase after someone leaves a manufactured home.

Forty percent of the people in this state are renters or manufactured homeowners and they have zero protections right now about how high their rent can go up. The bill gives a modest amount of predictability and stability.

Solving our housing shortfall requires a three legged stool. The first, that future is to increase housing options, providing additional development capacity and address other impediments to housing. The second, is increase investments in long term affordable housing. And the third leg of the stool, HB 1217 addresses our housing issues on rent stabilization.

Having predictable and stable rent provides potential home buyers a way to plan on savings and assisting them get their first home.

Mobile homeowners on a fixed income are struggling to pay for the significant increase to the property rent increases. They have stopped paying for medication, cut back on groceries and turned their heat off to pay for these increases. It's wrong that our seniors are forced to prioritize higher rent in lieu of food, doctor appointments, and vital medications.

From my lived experience, along with data collected from more tenants of Black, Indigenous, and people of color, the discrimination in housing stability like ours will continue without rent stabilization to keep landlords and property management from raising rents to evict people of color like my already victimized family.

Fixed costs for landlords, including mortgages, principal and interest, have been the largest portion of their expenses. All of their other expenses combined could go up 35 percent and they could still be covered by the 7 percent allowed rent increase, and make a comfortable profit.

CON: Extensive global research clearly illustrates the harmful impacts of rent caps on housing markets. A recent comprehensive review published in the Journal of Housing Economics analyzed 200 global studies consistently highlighting negative effects such as impacts on housing supply and affordability.

Moreover, rent caps jeopardized state and local budgets, especially given this state's tax structure heavily which relies on housing construction for critical revenue. These housing construction projects generate substantial one-time sales tax revenues and ongoing occupation taxes such as utility taxes, benefit local jurisdictions.

There is not statewide system capacity or funding for nonprofits alone to meet the state's need for affordable housing development and operations. The operational risk proposition for for-profit affordable housing developers is increased by this bill, because our low-income partnerships do not qualify for the exemption, then for-profit developers will no longer develop in Washington due to the risk. The system will produce less housing

because this bill discriminates against certain property owners.

New investment in Washington's multifamily housing market is already in decline. Last September, the Office of Financial Management revised projected state revenues through 2029 to decline by \$39 million primarily due to reduced projections for construction activity resulting in reduced sales tax collection. This bill will further decline these revenues. Last year, the nation's fifth largest multifamily developer and builder publicly closed their Washington operations and several other large real estate developers have recently stated that they will divest from Washington. Often these decisions are directly tied to investor concerns about increased regulation and declining returns. If this legislation passes, we can expect further divestment.

Washington is largely dependent on raising capital both within the state of Washington and outside the state of Washington. And when we have these artificial impacts on the free market, a lot of these investment dollars tend to move elsewhere. These regulations directly impact the free market and the ability of developers to keep up with costs.

Oregon and St. Paul, Minnesota have rent control and since their enactments, there has been a stark increase in eviction rates. Increases in eviction rates in both those regions have exceeded 50 percent from pre 2019-2020 levels.

Section 103 includes a mandatory notice. And in that mandatory notice is a statement that the landlord declares under penalty of perjury. This is a hidden penalty in the bill. One mistake in calculating rent or transcribing that notice from the statute could result in ten years in prison or a \$20,000 fine.

Section 202 is a problem for manufactured housing communities because it doesn't allow the landlord to reset the rent when a new tenant comes in, it only allows a 10 percent increase.

OTHER: Southport Financial Services is one of the largest providers of deed restricted affordable farm worker and workforce housing, operating 50 properties statewide that provide more than 3000 permanently affordable homes to families across our state. Southport's concerns is language in section 102 that requires light tech entities to secede majority decision-making authority to the nonprofit organization Southport partners on these projects in order to qualify for the exemptions provided under this legislation. And while every one of Southport's properties includes a nonprofit organization in the general partnership, seceding majority decision-making authority would make it impossible to secure that private capital necessary between \$40 and \$60 million.

Persons Testifying (Housing): PRO: Representative Emily Alvarado, Prime Sponsor; Harpreet Kaur, Washington Build Back Black Alliance (WBBA); Deborah Wilson; Tomas Ramon Vasquez, Familias Unidas por la Justicia; Tina Hammond; Bryce Yadon, Futurewise and Habitat for Humanity Seattle-King & Kittitas Counties; Duana Ricks-

Johnson, Resident Action Program; Kelley Rinehart; Kerri Burnside, Bellingham Tenants Union; Kathy Yasi; Sarah Cherin, UFCW 3000; Madeline Foutch, SEIU 775; Vanessa Kritzer, Redmond City Council President; Linda Burt, Laurel Park Manufactured Home Community.

CON: Brad Tower, Commonwealth Real Estate Services; Brent Ludeman, Building Industry Association of Washington; Christa Connelly, West Prairie Village MHP; Dan Piantanida, GP Realty Finance; Cory Brewer, WPM NW Inc.; Morgan Shook, ECONorthwest; Emily Thompson, GMD Development LLC; Chris Rossman, NAIOP WA State; Carter Nelson; Brett Waller, Weidner Apartment Homes; Carl Shorett, AvalonBay Communities; Morgan Irwin, Association of Washington Business; Nick Streuli, REaltors; Kathy Dobler; Dave Dearth; Cory Brewer.

OTHER: David Toler, Olympia for All; Casey Brown, Southport Financial Services.

Persons Signed In To Testify But Not Testifying (Housing): PRO: Makayla Pugmire; Paula Sardinas, Washington Build Back Black Alliance (WBBA); Kyle Matheson, Self advocate; Kerri Burnside, Bellingham Tenants Union; Stacey Valenzuela, Manufactured Homeowner; Virginia Berry; Blake Lyon, Director of Planning and Community Development for the City of Bellingham, WA; Carolyn Stetson; Caitlin Sullivan; Shirley Messick; Caroline Hardy, Secretary AMHO and Leisure Manor Tenants Association; Kendra Rachal; Octavia Santiago Martinez, Familias Unidas por la Justicia; Catherine Davis; Julie Staggers; William Dean, Retired; Jennifer Johnson; Lauren Moffat; Ellen torres; Marcos Munoz; Claudia Barrera Vasquez; Leigh Christianson, Oly Rollers Mobile Home Resident Association; Deb Swope; Kimberly Marquette, Gideonglassart; Daryl Lawrence; Isaac Cavazos; Aracely Santiago; Sharron Hall; Rhea de Ruyter; Brenda Dill; Natasha Fecteau Minger.

CON: Stacey Valenzuela, Manufactured Homeowner; Greg Lovern; Gordon Haggerty; Errin Reynolds, Washington Landlord Association; Greg Christiansen; Steve Horvath; Jeff Pack, Washington Citizens Against Unfair Taxes; Shep Salusky; Mike Morris; Ken Tousley, Hamilton Urban Partners; Christopher Tanaka; Bruce Becker, Bruce Becker; Janelle Costanti; Mike Kuhlman, Kuhlman Properties; Constance Nelson; Tad Sommerville; Brian Hansen; Kristi Tripple, Rowley Properties, Inc.; Benine McDonnell; Mike Nykreim, Newport West LLC; Anne Knapp; David Juhasz; Russell Millard, Park Preservations; Hailey Irvine; Laurie Layne; LaDon Linde, Yakima County Commissioner; DAVID NAGEL; Jay Parker; Michael Urquhart; Patrick Gilroy, Washington Self Storage Association; Lilly Zheng; JIN YANG; Martha Schaefer; Christopher Gurdjian; Rick Glenn, President, Yakima Valley Landlords' Association; Jake Hanby; Tristen Mikelson; TaraLyn Fray; Hongmin Couturier; Monica Grant; Jacob Bond, Collective Communities; Yoel Kelman, Three Pillar Communities; Arden Olson; Benedict Tesoro; Elsie Armstrong, CCRA; Wesley Larson, Sound West Group; Emilia Furmanczyk; Susan Watkins; Emily Cain; Mischa Heide; Trina Homan; John Shanstrom; Jeff Brookes; Sean McNealley; Kristi Winters; johvin perry; Michael Kubacki, First Commercial Properties NW; Phil Baker; Jon Fox; Cathy Fox; Sandra Mochizuki; James Helms; Tim Eyman, Initiative Activist; Ben

Assa; Dakota Manley, Washington State Young Republicans; John Girgis; Michael Gustavson, Kitsap Alliance of Property Owners; Andrea Smiley, BIAW; Katherine Mahoney, April Housing; Eyman Tim, Initiative Activist; Spencer Boudreau, DHI Properties; Joseph Hammond; Jules James, 425 72nd Ave ne.

Staff Summary of Public Testimony on Engrossed House Bill (Ways & Means): *The committee recommended a different version of the bill than what was heard.* PRO: Renters need to have stability in their homes. Rising rents are untenable, and the status quo is not working for working families. This bill will offer an opportunity for dignity for grocery workers. 48,000 students, 4.2 percent of students in the state, experience homelessness, which is attributable to rising rents in many areas. Educators cannot live in many of the communities in which they teach. I don't know if I'll be able to stay to finish my degree because I can't afford rising rents.

Rent stabilization is critical to fixing the disproportionate impact of housing insecurity on disadvantaged communities in Washington. Racial disparities still exist and cannot be ignored. Black households are more than twice as likely to be renters and more likely to be rent burdened than white renters. 54 percent of Latino families with kids are rent-burdened. Seattle is where I found a supportive LGBTQ+ community, but I've had to move seven times in the six years I've lived here due to rising rents.

This bill is fair for landlords and the right thing to do for our tenants. It's smart business for small landlords to keep rent rises low. Our revenue relies on tenant stability. A 5 percent increase is more than enough to be profitable in the mobile home park industry. Mobile home parks used to be affordable housing, and with this bill, they still can be. There is unrestrained greed of out of state investors to raise rents in mobile home parks that is simply astonishing.

Housing costs are a top concern for Washington seniors—this bill is worth the costs. Rent increases under this bill are still above the 2-3 percent COLAs many retirees receive. Living costs go up, but not our income. Testifiers report rent increases of up to 50 percent after private equity firms purchased mobile home parks and 75 percent increases in utilities. Some elder folks are paying 70 percent of their income for rent. There will be a bigger strain on agencies serving homeless populations if more tenants are priced out of manufactured home communities. Hunger and housing security are tightly linked. The cost of housing drives people to use food banks.

CON: Rent control is bad policy that will push investment capital and new construction to other states. Developers go where they are wanted and investors will move their cash to states where the risk makes sense for them. Fannie Mae and Freddie Mac will take their capital elsewhere. How will we build 200,000 new units in the next four years if developers won't build in this state due to rent control?

Landlords can't afford to operate if they can't turn a profit and will be priced out of existence. My interest rate changed 68 percent this year, insurance went up 8 percent, and garbage utilities went up 7.5 percent. This will make a current problem even worse. Unpaid rent and increased operational costs make partnership with our tenants harder. This weaponizes the Attorney General to attack landlords like me and will drive me out of Seattle. This violates the federal Takings Clause by denying landlords a reasonable rate of return.

New housing creates places to live and tax revenue for our cities. We need increased revenues to thrive—when these units are not built, state loses out on revenue. Each unbuilt unit costs the state about \$42,000 in revenue. 20,000 residential units result in \$700 million in construction sales tax.

This will affect construction and maintenance—building applications went down in St. Paul, Minnesota by 30 percent after the policy went into effect. New York City has maintenance issues, and many units in that city are uninhabitable because landlords can't afford the maintenance due to rent controls. Property owners will have properties decline in quality and valuation. More rental properties are being sold and becoming owner-occupied.

This will increase the costs to provide affordable housing. If we can't attract investment or justify increased operational risk, we won't be able to start new projects. Developers will only build luxury units. In Longview, one-eighth of the rental supply is being sold to out-of-state holders.

Homelessness has increased in California and Oregon despite enactment of rent stabilization. St. Paul, Minnesota is repealing their rent control ordinance because there was no new construction. Problem is the lack of new construction. This is the most severe form of rent control proposed on the West Coast and will put Washington at a competitive disadvantage.

We didn't hear these concerns prior to COVID, then the state put in rules to protect tenants against COVID shutdowns. Some tenants feel entitled to stay in units when they can't or won't pay, driving up costs for landlords. Remove the COVID-era rule changes if you want to improve housing stability.

We ask that the exemption for low-income tax credit properties be expanded from nonprofits and public entities to all providers of these regulated facilities. We ask to tie the rent cap to the Consumer Price Index, make penalties reasonable and fair, and extend the exemption for new construction to 20 years.

OTHER: The exemption from rent increase limitations for low-income housing providers should be modified so that for-profit entities don't have to delegate decision making to non-profit entities to qualify.

Persons Testifying (Ways & Means): PRO: Leigh Christianson, Oly Rollers Home Owners; Kyle Lucas, Chair, Tenants United at Western Plaza Mobile Home Park & Urban Indians Northwest; Charity Grice; Terri Anderson, Tenants Union of Washington State; Caroline Hardy, Secretary AMHO and Leisure Manor Tenants Association; Roger Jones, Holiday Properties and Columbia East Investments; Bryce Yadon, Futurewise and Habitat for Humanity Seattle, King and Kittitas County; Talauna Reed, Tenants Union of Washington State; Kelley Rinehart; Sara Eubank; John Nolan; Sarah Cherin, UFCW 3000; Simone Boe, Washington Education Association; Brandon Garcia; Claire Lane, Anti-Hunger & Nutrition Coalition; Jake García, Latino Community Fund of Washington State.

CON: Bruce Becker, Bruce Becker; Spencer Boudreau, DHI Properties; Jay Parker; Gordon Haggerty; DAVID NAGEL; CONSTANCE NELSON; Noah Meehan, Washington State Young Republicans; Elaine Armstrong, CCRA Clark county rental association ; Rick Glenn, President, Yakima Valley Landlords' Association; Sam Spiegelman, Citizen Action Defense Fund; LaDon Linde, Yakima County Commissioner; Angela Rozmyn, Natural & Built Environments; Jared Nieuwenhuis; Morgan Shook, Partnership for Affordable Housing; Brett Waller, Washington Multi-Family Housing Association; Emily Thompson, GMD Development; Anne Knapp; Jennifer Wetter; Katherine Mahoney, April Housing; Andrea Smiley, BIAW; Nick Streuli, REaltors; Morgan Irwin, Association of Washington Business; Steve Yoon, Mill Creek Residential Trust; Carl Shorett; David Pitkin, YDPages Inc.; MariLyn Yim, 36th LD Dems PCO & PROTEC17 union member; JIN YANG.

OTHER: Casey Brown, Southport Financial Services.

Persons Signed In To Testify But Not Testifying (Ways & Means): PRO: Ashley Gaffney; Christine Johnston; Tina Hammond.

CON: Robin Rask, no agency; zakir parpia; Michael Kubacki, First Commercial Properties NW.

HOUSE BILL REPORT

SHB 1353

As Passed Legislature

Title: An act relating to establishing a self-certification program for accessory dwelling unit project permit applications.

Brief Description: Establishing a self-certification program for accessory dwelling unit project permit applications.

Sponsors: House Committee on Local Government (originally sponsored by Representatives Ramel, Duerr, Reed, Doglio and Nance).

Brief History:

Committee Activity:

Local Government: 2/4/25, 2/12/25 [DPS].

Floor Activity:

Passed House: 3/4/25, 94-1.

Passed Senate: 3/26/25, 49-0.

Passed Legislature.

Brief Summary of Substitute Bill

- Allows cities planning under the Growth Management Act to operate self-certification programs through which registered architects can certify compliance with applicable building codes for the construction or development of detached accessory dwelling units.
- Requires each city operating a self-certification program to adopt rules and a self-certification form for its program, and provides minimum requirements that must be included in the rules and on the form.
- Requires each city operating a self-certification program to provide a report on its program to the Department of Commerce by July 31, 2028, and requires the Department of Commerce to summarize the information received from cities and submit a report to the Legislature by December 31, 2028.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

HOUSE COMMITTEE ON LOCAL GOVERNMENT

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 7 members: Representatives Duerr, Chair; Parshley, Vice Chair; Klicker, Ranking Minority Member; Stuebe, Assistant Ranking Minority Member; Griffey, Hunt and Zahn.

Staff: Kellen Wright (786-7134).

Background:

The Growth Management Act.

The Growth Management Act (GMA) requires that certain counties, and the cities within those counties, engage in planning for future population growth. Whether a county is required to plan or not was determined by its population and population growth as of 1995, its population growth after 1995, or its choice to become subject to the requirements of the GMA. Currently, 28 counties fully plan under the GMA and 11 do not. The centerpiece of the planning process is the comprehensive plan. The city or county (local government) must adopt development regulations to implement the comprehensive plan.

An urban growth area is an area in which there is such intensive use of the land for buildings, structures, and impermeable surfaces that the land cannot be used primarily for agriculture, natural resources, or for rural uses. Within a designated urban growth area, urban growth must be encouraged, while outside of a designated urban growth area, such growth must be prohibited. Counties planning under the GMA are required to designate urban growth areas, and each city within such a county must be included in an urban growth area.

Building Permits and the State Building Code.

Before developing land, a developer must obtain various permits from the local government with jurisdiction over the land allowing the development. One such permit is a building permit. Building permits are required in order to ensure that a development is compliant with the applicable building code. The State Building Code (Code) is adopted by the State Building Code Council (Council). The Code consists of the State Energy Code, model codes adopted by reference, as well as any amendments made to the model codes by the Council. The model codes are the International Building Code, the International Residential Code, the International Mechanical Code, the International Fire Code, the Uniform Plumbing Code Standards, and portions of the International Wildland Urban Interface Code. The Code is updated on a three-year cycle, following the update cycle of the model codes.

Local governments may also adopt local amendments to the Code, though the amendments

cannot diminish the minimum performance standards required by the Code, and local governments cannot increase energy efficiency requirements for residences beyond what is required in the Code.

Accessory Dwelling Units.

Accessory dwelling units (ADUs) are independent residential living units that are attached to, or located on, the same lot as a principle dwelling unit. Accessory dwelling units can be either attached or detached. An attached ADU is physically connected to a principle unit, while a detached ADU is not.

Local governments planning under the GMA must allow at least two ADUs per lot, in any configuration of attached and detached, in all zoning districts within an urban growth area that allow for the development of single-family homes, and must allow at least one ADU on any lot that meets the minimum lot size required for the principle unit.

Registered Architects.

In order to practice architecture in Washington, an architect must be registered in the state. In order to qualify for registration, an architect must meet education or work experience and training requirements, and must pass an examination. Registrations are renewed every two years, upon the completion of professional development requirements and the payment of a fee.

Self-Certification and Third-Party Review Programs.

Some cities and states, including New York City, the City of Chicago, the City of Phoenix, and New Jersey, have adopted programs that allow design professionals, usually professional or structural engineers and registered architects, to self-certify that an application for a building permit is in compliance with the applicable building code. Each jurisdiction's program is somewhat different, but generally, under a self-certification system, a jurisdiction only checks a self-certified application to ensure that it is complete and that the required documents are present. If they are, then the jurisdiction will issue the permit without further review. Under each program, some percentage of applications are randomly audited, and some jurisdictions can also decide to audit particular applications. Most jurisdictions also require that the permit applicant or owner agree to hold the jurisdiction harmless for any issues arising from the permit application.

There are differences between the programs, including which projects are eligible for self-certification. In Phoenix, for example, all new buildings, with some limited exceptions for high-rises and hazardous projects, are eligible. In New Jersey, projects must be under a certain square footage in order to be eligible, with the applicable square footage different for each category of building. In Phoenix and Chicago, some projects require peer review in addition to self-certification.

In Washington, Grant County offers a somewhat similar program in which a third-party design professional can review certain residential building permit applications in lieu of county review. The program is seasonal, and only operates when the county determines that it cannot manage the permitting workload.

Summary of Substitute Bill:

Cities planning under the GMA may operate self-certification programs for the construction or development of detached ADUs on residential properties. If a permit application has been self-certified as required by the program, then, after determining that the application is complete, the city may consider the application to be in compliance with applicable Code requirements, as well as with local building, electric, plumbing, mechanical, and fire code requirements. Only registered architects may participate in a self-certification program. A permit issued pursuant to a self-certification program has the same effect as a permit issued after a full project review.

Each city must adopt rules for its self-certification program. The rules must include, at a minimum:

- any requirements other than registration for an architect to qualify for the program;
- requirements for random audits of self-certified program applications in order to verify that applications are compliant with applicable building code requirements, including that at least 20 percent of applications, or five applications, whichever is fewer, must be audited each year, in addition to any nonrandom audits the city deems necessary;
- any penalties for failing an audit, including that an architect who certifies an application that subsequently fails an audit must be temporarily prohibited from participating in the self-certification program for at least one year, and that an architect who fails two audits within a five-year period must be barred from participating in the program; and
- requirements for architects participating in the program to maintain appropriate levels of professional liability insurance.

Each city may, at its discretion, adopt additional rules or exceed the minimum required rules for its program.

Each city must create a standardized self-certification program form as part of its program. The form must include:

- an attestation that the certifying architect will correct any false or inaccurate statements in the application as soon as the architect learns of them;
- an acknowledgement from the architect that participation in the program is conditioned upon accuracy in the certification, and that the discovery of inaccuracies or errors may result in being suspended or removed from the program;
- an agreement signed by the architect, the property owner, and the owner or a

- representative of the company that will construct the ADU that releases the city from any liability for claims or injuries connected with the design, construction, or issuance of a project permit for the ADU; and
- an acknowledgment from the property owner that it will be the owner's responsibility to correct any nonconformities with applicable building code requirements within a reasonable time after they are discovered.

Cities operating self-certification programs must report any penalties imposed for failed audits to the Department of Commerce (Department), and the Department must maintain a database available to cities of architects that are currently subject to penalties. Cities may not accept a self-certified application from an architect who is subject to penalties because of a failed audit in another city. The Department must provide for administrative hearing procedures to resolve any disputes over audit results and penalties.

A city operating a self-certification program must submit a report on its program to the Department by July 31, 2028. The report must include the number of self-certification applications received, the number of permits issued through the self-certification program, the average length of time that it took for a project permit to be issued on a detached ADU application for self-certified permit applications and non-self-certified permit applications, and the results of the city's audits of self-certified project permit applications. The Department must summarize the information that it receives from cities in a report to the Legislature by December 31, 2028.

Self-certification and similar programs operated by local governments prior to July 26, 2025, may continue to operate outside of the requirements otherwise applicable to self-certification programs.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) This is an idea that is working elsewhere in the country to bring down costs and permitting times. It allows architects to review their own plans to certify that they're in compliance. It would reduce permitting workloads for cities and improve turnaround times for permits. This would speed up construction of additional housing units. If the architects missed something, they would be responsible for correcting errors and bringing the building up to code, and there is an auditing process and an inspection to catch issues. If an architect repeatedly misuses the program, they would lose their privileges under the program. This program would be voluntary for cities, and they would be able to opt-in to the program.

The program would be narrow, and limited to some of the least complex constructions: detached ADUs. It would help improve the availability of ADUs. This would help to address part of the housing crisis, and it could be expanded in the future if the results are good. Structural engineers should be allowed to self-certify as well.

(Opposed) None.

Persons Testifying: Representative Alex Ramel, prime sponsor; Alex Hur, Master Builders Association of King and Snohomish Counties; Andrea Smiley, Building Industry Association of Washington; and Carl Schroeder, Association of Washington Cities.

Persons Signed In To Testify But Not Testifying: None.

SENATE BILL REPORT

3SHB 1491

As Passed Senate - Amended, April 15, 2025

Title: An act relating to promoting community and transit-oriented housing development.

Brief Description: Promoting transit-oriented housing development.

Sponsors: House Committee on Appropriations (originally sponsored by Representatives Reed, Richards, Berry, Duerr, Cortes, Doglio, Ryu, Fitzgibbon, Alvarado, Davis, Ramel, Parshley, Mena, Peterson, Nance, Macri, Fosse, Kloba, Ormsby, Scott, Pollet, Hill, Obras and Simmons).

Brief History: Passed House: 3/5/25, 58-39.

Committee Activity: Housing: 3/14/25, 3/26/25 [DPA-WM, w/oRec].

Ways & Means: 4/04/25, 4/07/25 [DPA, DNP].

Floor Activity: Passed Senate - Amended: 4/15/25, 30-18.

Brief Summary of Bill (As Amended by Senate)

- Requires cities planning under the Growth Management Act to allow new residential and mixed-use development within a station area at certain transit-oriented development (TOD) densities.
- Establishes a new 20-year Multi-Family Property Tax Exemption (MFTE) Program for multifamily residential housing within a station area that meets TOD affordability requirements.
- Requires a local government to reduce certain impact fees by 50 percent if the project is within a station area and claiming the 20-year MFTE Program tied to the TOD affordability requirements.
- Requires the Department of Commerce develop model TOD ordinances and administer a grant program to assist cities in providing the infrastructure, planning, and staffing necessary to implement the TOD requirements.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

- Requires Department of Transportation review certain surplus property and select up to three park and ride facilities to conduct a pilot program to encourage TOD development that meets density and affordability requirements.

SENATE COMMITTEE ON HOUSING

Majority Report: Do pass as amended and be referred to Committee on Ways & Means.

Signed by Senators Bateman, Chair; Alvarado, Vice Chair; Orwall, Salomon and Trudeau.

Minority Report: That it be referred without recommendation.

Signed by Senators Goehner, Ranking Member; Gildon.

Staff: Melissa Van Gorkom (786-7491)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: Do pass as amended.

Signed by Senators Robinson, Chair; Stanford, Vice Chair, Operating; Trudeau, Vice Chair, Capital; Frame, Vice Chair, Finance; Conway, Dhingra, Hansen, Kauffman, Pedersen, Riccelli, Saldaña, Wellman and Wilson, C..

Minority Report: Do not pass.

Signed by Senators Gildon, Ranking Member, Operating; Torres, Assistant Ranking Member, Operating; Schoesler, Ranking Member, Capital; Dozier, Assistant Ranking Member, Capital; Braun, Hasegawa, Muzzall, Wagoner and Warnick.

Staff: Trevor Press (786-7446)

Background: Growth Management Act. The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. The GMA establishes land use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 28 counties, and the cities within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be fully planning under the GMA.

Counties that fully plan under the GMA must designate urban growth areas (UGAs), within which urban growth must be encouraged and outside of which growth may occur only if it is not urban in nature. Each city in a county must be included in a UGA. Fully planning jurisdictions must include within their UGAs sufficient areas and densities to accommodate

projected urban growth for the succeeding 20-year period.

Comprehensive Plans and Development Regulations. The GMA directs fully planning jurisdictions to adopt internally consistent comprehensive land use plans. Comprehensive plans are implemented through locally adopted development regulations, and both the plans and the local regulations are subject to review and revision requirements prescribed in the GMA.

When developing their comprehensive plans, counties and cities must consider various goals set forth in statute. The transportation goal encourages efficient multimodal transportation systems based on regional priorities and coordinated with county and city transportation plans. The housing element must ensure the vitality and character of established residential neighborhoods. Fully planning counties and cities must review and, if necessary, revise their comprehensive plans every ten years. Fully planning counties meeting certain criteria, and cities within those counties with a population of at least 6000, must complete an implementation progress report detailing the progress they have achieved in implementing their comprehensive plan five years after the review and revision of their comprehensive plan.

Residential Building. Fully planning cities are encouraged to take an array of specified planning actions to increase residential building capacity. All project actions that propose to develop one or more residential housing units within the incorporated areas in a UGA or middle housing within the unincorporated areas in a UGA are categorically exempt from the State Environmental Policy Act (SEPA) if certain criteria are satisfied.

Affordable Housing Incentive Programs. Jurisdictions that fully plan under the GMA are authorized to enact or expand affordable housing incentive programs (programs) to provide for the development of low-income housing units through development regulations. These programs may include provisions pertaining to:

- density bonuses within the UGA;
- height and bulk bonuses;
- fee waivers or exemptions;
- parking reductions; and
- expedited permitting.

Programs may be implemented through development regulations, conditions on rezoning or permit decisions, or both, on one or more of the following types of development: residential, commercial, industrial, and mixed-use.

Programs enacted or expanded must comply with various requirements, including a commitment to continuing affordability for at least 50 years and measures, such as covenants, to enforce continuing affordability and income standards applicable to low-income units constructed. However, a local government may accept payments in lieu of continuing affordability if the jurisdiction determines that the payment achieves a result

equal to or better than providing the affordable housing on-site.

Definition. Affordable housing means residential housing whose monthly costs, including utilities and telephone, do not exceed 30 percent of the monthly income of a household whose income is:

- 60 percent of the median income for the county where the household is located for rental housing; or
- 80 percent of the median income for the county where the household is located for owner-occupied housing.

Multi-Family Property Tax Exemption. The multi-family property tax exemption (MFTE) exempts real property associated with the construction, conversion, or rehabilitation of qualified, multiple-unit residential structures. Property owners must submit an application for the tax exemption to the designated city or county. To qualify for an exemption, the housing project must be located in a residential targeted area designated by a qualifying county or city. The city or county may include additional eligibility requirements for the tax exemptions. Tax exemptions available under the statute include:

- 8-year exemption;
- 12-year exemption if the applicant commits to renting or selling at least 20 percent of the multiple-family housing units as affordable housing to low and moderate-income households;
- 20-year exemption if the applicant commits to renting at least 20 percent of the dwelling units to low-income households for a term of 99 years, subject to certain population, high capacity transit, and zoning requirements; and
- 20-year exemption if the applicant commits to selling at least 25 percent of the units to a qualified nonprofit organization or local government that will assure permanent affordable homeownership.

The MFTE does not include the value of land or nonhousing-related improvements. At the conclusion of the exemption period, the value of the new housing, construction, conversion, or rehabilitation improvements must be considered as new construction for property tax purposes as though the property was not exempt under the MFTE Program. No new MFTE applications may be approved on or after January 1, 2032, or any extensions of existing tax exemptions on or after January 1, 2046.

Impact Fees. Impact fees are one-time charges assessed by a local government on new development activities to help pay for the increased services that will be required because of new growth and development. Development activity includes any construction or expansion of a building or use, any change in use of a building, or any change in the use of land, that creates an additional need for public facilities. Approval of a new development may be conditioned on the payment of impact fees.

Local governments planning under the GMA are authorized to impose impact fees for public streets and roads, publicly owned parks and recreation facilities, school facilities, and

fire protection facilities. Impact fees may only be used on public facilities included in the capital facilities element of the comprehensive plan. The public facilities must be reasonably related to the new development, must reasonably benefit it, and must be designed to provide service areas to the community at large.

Washington State Department of Transportation Surplus Property. The Washington State Department of Transportation (WSDOT) has the authority to identify property that is no longer needed for transportation purposes as surplus. Once property has been identified as surplus, WSDOT may dispose of the land for no less than fair market value through one of the following processes:

- through a call for bids as part of the construction or maintenance of a highway;
- at public auction to the highest bidder;
- through a licensed real estate broker; or
- direct sale to certain entities, including any other state agency; a city, county or federally recognized Indian tribe if the land is located within their boundaries; any other municipal corporation; and nonprofit organizations for very low-income, low-income, and moderate-income housing.

Common Interest Communities. A common interest community (CIC) is a form of real estate in which each unit owner or homeowner has an exclusive interest in a unit or lot and a shared or undivided interest in common area property. In Washington, several statutes govern residential CICs, such as condominiums and homeowners' associations. Generally these groups can regulate or limit the use of property by its members.

Summary of Amended Bill: Growth Management Act Definitions. Floor area ratio (FAR) means a measure of development intensity equal to building square footage divided by the developable property square footage.

Station area means a bus station area or a rail station area.

A bus station area is comprised of all lots within a UGA that are fully or partially within 0.25 miles walking distance of a stop on a fixed route bus system that:

- is designated as a bus rapid transit stop in a transit development plan;
- has been issued an environmental determination under SEPA; and
- features fixed transit assets that indicate permanent, high-capacity service, including elevated platforms or enhanced stations, off-board fare collection, dedicated lanes, busways, or traffic signal priority.

A rail station area is comprised of all lots within a UGA that are:

- fully or partially within 0.5 miles walking distance of an entrance to a train station with a stop on a light rail system, a commuter rail stop in a city with a population greater than 15,000, or a stop on a rail trolley operated west of the crest of the Cascade Mountains; or
- fully or partially within 0.25 miles walking distance of an entrance to a train station

with a commuter rail stop in a city with a population no greater than 15,000.

Workforce housing means rental housing with monthly costs that do not exceed 30 percent of the monthly income of a household whose income is at or below 80 percent of the median income for the county where the household is located.

Density Requirements. A fully planning city must allow new residential and mixed-use development at a density of at least 3.5 FAR, on average, within a rail station area and at a density of at least 2.5 FAR, on average, within a bus station area. However, a city that exempts up to 25 percent of bus station areas may not impose a FAR of less than 3.0, on average, in the remaining bus station areas. Cities must adopt regulations that allow for greater building height and increased density in all bus station areas for developments built with all mass timber products. Within any station area, an additional 1.5 FAR in excess of the density required must be allowed for a building in which all units are affordable or workforce housing for at least 50 years or are dedicated to permanent supportive housing. Multifamily housing units with at least three bedrooms may not be counted toward FAR limits, but a city may require the units comply with affordability requirements to be eligible.

Cities may by ordinance designate parts of a station area to enact or enforce FARs that are more or less than the density requirement, if the average maximum FAR for all residential and mixed-use areas in the station area is no less than the required density.

Cities may exclude from the density requirements any portion of a lot that is designated as a shoreline environment or a critical area and any lot that:

- is nonconforming with development regulations for lot dimensions, unless an applicant demonstrates that the nonconforming lot may be developed in compliance with development regulations;
- contains a designated landmark or is located within a historic district previously established under a local preservation ordinance;
- has been designated as containing urban separators by countywide planning policies;
- is an industrial, manufacturing, or agricultural designated lot that either is limited to one dwelling unit per lot or only allows housing for individuals and their families responsible for caretaking, farm work, security, or maintenance; or
- is in a tsunami inundation area as mapped by the Department of Natural Resources.

For cities subject to a growth target that limits the maximum residential capacity of the jurisdiction, any additional residential capacity required may not be considered an inconsistency with the countywide planning policies, multicounty planning policies, or growth targets.

Affordability Requirements. Buildings constructed within a station area must maintain transit-oriented development (TOD) affordability requirements for at least 50 years as follows:

- at least 10 percent of all units must be affordable housing;

- at least 10 percent of all units must be workforce housing if at least 10 percent of the units are family sized units with more than two bedrooms; or
- at least 20 percent of all rental units must be workforce housing.

Buildings are exempt from the affordability requirements if:

- the building is constructed on a lot in which a density that meets or exceeds the density requirements was authorized prior to January 1, 2025;
- the building is subject to affordability requirements, with a lower income threshold or a greater amount of required affordable housing, that were enacted prior to December 31, 2025; or
- a city has enacted or expands a mandatory affordable housing incentive program that requires a minimum amount of affordable housing to be provided by residential development, either on-site or through an in-lieu payment.

A city that has enacted an affordable housing incentive program prior to January 1, 2025, that requires public benefits, such as school capacity, affordable housing, green space, or green infrastructure, in return for additional development allowances, may continue to require such public benefits if the plan and implementing development regulations requiring those benefits provides development capacity that is substantially similar.

Multifamily Property Tax Exemption. A city must approve a 20-year MFTE for multifamily residential housing within a station area that meets the TOD affordability requirements, unless the city authorizes the current 20-year MFTE program for rental multifamily residential housing. A county may approve a 20-year MFTE for multifamily residential housing within a station area that meets the TOD development and affordability requirements. The governing authority of city with a station area must adopt and implement standards and guidelines for new construction and rehabilitation of qualifying buildings which include:

- application process and procedures;
- income and rent standards for affordable units that meets the TOD affordability requirements;
- requirements that address demolition of existing structures and site utilization; and
- building requirements that comply with the TOD density and development requirements.

The applicant must record a covenant or deed restriction that ensures the continuing rental or sale of units subject to the affordability requirements for a period of no less than 50 years and include policies to maintain public benefit if the property is converted to a use other than permanently affordable housing.

Impact Fees. The local ordinance by which impact fees are imposed must provide a 50 percent reduction of impact fees for system improvements of public streets, roads, and certain bicycle and pedestrian facilities if the project is within a station area and claiming the 20-year MFTE Program in a station area.

Transit-Oriented Development Requirements. Fully planning cities may not enact or enforce any development regulation within a station area that:

- prohibits the siting of multifamily residential housing on lots where any other residential use is permissible;
- imposes a maximum FAR less than the density requirements unless the city has adopted an exemption of up to 25 percent of bus station areas; or
- imposes a maximum residential density measured in units per acre or other metric of land area within a station area.

Cities may apply any objective development regulations within a station area that are required for other multifamily residential uses in the same zone, including tree canopy and retention requirements.

A fully planning city may adopt a modification to the station area boundaries after consultation with and approval by the Department of Commerce (Commerce).

TOD regulations may not require:

- alteration, displacement, or limitation of industrial or agricultural uses or industrial, manufacturing, or agricultural areas within a UGA;
- a city to issue a building permit if other federal, state, or local requirements for a building permit are not met; or
- off-street parking for residential or mixed-use development within a station area, except for off-street parking that is permanently marked for the exclusive use of individuals with disabilities or for the short-term, exclusive use of delivery vehicles.

The prohibition against off-street parking requirements does not apply:

- if the city provides Commerce with an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and Commerce finds and certifies, that the limits on off-street parking in a defined area will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location without increased TOD and density requirements; or
- to any portion of a city within a one-mile radius of a commercial airport with at least 9 million annual enplanements.

If a residential or mixed-use development in a station area provides parking, cities may require:

- a share of any provided residential parking to be distributed between units designated as affordable housing and units offered at market rate; and
- the cost of unbundled parking charges to be included in the monthly cost for rental units designated as affordable housing.

All project actions that propose to develop residential or mixed-use development within a

station area are categorically exempt from SEPA.

Compliance. The deadline for fully planning cities to comply with the TOD requirements is based on the date of the city's next comprehensive plan update. Any city required to review its comprehensive plan by December 31, 2024, must comply by the earlier of December 31, 2029, or its first implementation progress report due after December 31, 2024. Any city required to review its comprehensive plan after December 31, 2024, must comply no later than six months after its first comprehensive plan update due after December 31, 2024. Thereafter, all fully planning cities must comply at each comprehensive plan update or implementation progress report following the completion or funding of any major transit stop that would create a new station area.

Commerce may approve station area plans and implementing regulations adopted prior to June 30, 2026, as substantially similar to the TOD requirements.

Commerce must develop a model TOD ordinance by June 30, 2027, which will supersede, preempt, and invalidate local development regulations if a city does not implement the requirements by its deadline.

A city may apply to Commerce for a deadline extension from the density requirements in any areas at high risk of displacement, based on a city's antidisplacement analysis or an antidisplacement map. Commerce must review the city's analysis and certify a five-year extension for areas at high risk of displacement. The city must create an implementation plan that identifies the antidisplacement policies available to residents to mitigate displacement risk. During the extension, the city may delay implementation or enact alternative FAR requirements within any areas at high risk of displacement. Commerce may recertify an extension for additional five-year periods based on evidence of ongoing displacement risk.

Grant Program. Subject to appropriation, Commerce must establish and administer a grant program to assist cities in providing:

- the infrastructure necessary to accommodate development at TOD densities within station areas, including water, sewer, stormwater, transportation, and parks and recreation facilities;
- station area planning or other predevelopment costs necessary for implementation of station area plans; and
- the staffing necessary to implement TOD requirements.

Washington State Department of Transportation Surplus Property. WSDOT must review surplus property in a county with a population over 2 million that operates a municipal transit system and, in consultation with the county select up to three park and ride facilities to conduct a pilot program to encourage development that meets TOD density and affordability requirements. A park and ride selected must be:

- situated along State Route 99 with 400 to 500 parking stalls;

- situated on Interstate 405 with 500 to 900 parking stalls; or
- located in the southern portion the county with between 300 and 1000 parking stalls.

WSDOT may release any covenant imposed for highway purposes and replace it with a covenant requiring affordable housing. WSDOT may not seek reversionary interest in the property but may enact other remedies enforceable by law.

Common Interest Communities. New governing documents and declarations of CICs, such as condominiums and homeowner associations, located fully or partially within a station area may not prohibit the construction or development of multifamily housing or TOD density that must be permitted by cities or require off-street parking inconsistent or in conflict with TOD requirements.

Appropriation: The bill contains a null and void clause requiring specific funding be provided in an omnibus appropriation act.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony on Third Substitute House Bill (Housing): *The committee recommended a different version of the bill than what was heard.* PRO: We don't have enough homes for people who need housing, and the most affordable and sustainable way to meet housing needs is to put housing near transit. Working families are paying taxes to support transit infrastructure and this bill ensures that they see the best return on those investments by creating housing with easy access to the places where they work. While a lot of cities are creating upzones around transit, some are not, and every jurisdiction should have the same base understanding of what the requirements are. The more similar jurisdictions are regarding affordability requirements, the better the outcomes tend to be for development, and this helps create that line.

This bill will also create a large number of jobs for workers in the building and construction trades to construct the buildings and businesses that will help our communities thrive. TOD helps us add significantly more homes while simultaneously reducing sprawl, cutting pollution, and making communities more affordable for a range of incomes. Our city is very supportive of TOD because maximizing our state's investments in transit systems is just really good public policy.

We appreciate that this recognizes the varying levels of density based on the level of transit service and allows flexibility on how cities designate a station area. Interested in seeing a bump around station area walksheds and creating a higher FAR or unit counts in those areas. If we get this right we could see up to 70 percent more production. Please ensure this works for developers and provides for mixed-income communities. This would result in

more housing supply by leveraging investments in transit to pair upzones and infill with modest but important affordability requirements to help cities achieve the dense, vibrant, healthy and diverse urban neighborhoods envisioned with TOD. Over half of the homes we need must be affordable to help ensure that as communities grow they remain available to all income levels. In the past, Sightline had concerns that requiring affordable housing would backfire, but this year the bill reduces that risk by creating a new MFTE to compensate for the cost of those units, this is funded inclusionary zoning and is a win-win situation for more market rate homes as well as affordable housing.

OTHER: This bill is a way to unlock a lot of investments for housing opportunities which will help us make the best use of transportation infrastructure. TOD development has only been possible in the last six years and the affordability and TOD requirements could limit our ability to fund the infrastructure needed around TOD. Some of this work is already being done by cities and we want to capture density increases and build to that level. This bill provides support for cities that are already doing this but would provide a floor for cities that are not. Adding affordability requirements adds costs that may make it harder to build rather than easier so we would like to look at how to get that cost down so building can start sooner. We would like to refine the MFTE idea as it relates to the affordability requirement.

Concerns regarding the affordability requirements which are not going to provide a lot on some smaller projects and the exemption under (7)(b)(iii) will allow the City of Seattle to use its program to get out from any required inclusion of low-income housing in those buildings because they use the in-lieu fees instead. If affordable housing requirements are not compatible with the market it will push development away from transit. The Legislation needs to include incentives, the 20 MFTE is a great addition but is not enough. TOD provides housing for people who would rather live in the community with a walkable mixed-use community that are otherwise living in single-family dwelling units which may also free up other housing opportunities.

Persons Testifying (Housing): PRO: Representative Julia Reed, Prime Sponsor; Bryce Yadon, Futurewise ; Mary Lou Pauly, Mayor, City of Issaquah; Nicholas Carr, Office of the Governor; Geoff Anderson, AIAWA (American Institute of Architects WA Council); Michele Thomas, Washington Low Income Housing Alliance; Dan Bertolet, Sightline Institute; Kira Munson, Washington State Labor Council, AFL-CIO.

OTHER: Karl Almgren, City of Lynnwood; Dave Andersen, Washington Department of Commerce; Toby Thaler; Bill Clarke, Washington REALTORS; McKenzie Darr, NAIOPWA.

Persons Signed In To Testify But Not Testifying (Housing): No one.

Staff Summary of Public Testimony on Third Substitute House Bill (Ways & Means):
The committee recommended a different version of the bill than what was heard. PRO: This

bill will increase development capacity across the state. The bill will create market rate and affordable housing development. The key changes such as the inclusion of a 20-year MFTE program is set to offset the cost of inclusionary zoning. Please adjust the implementation date for inclusionary zoning to provide opportunity for a number of jurisdictions to adopt their programs. Also, please change parking covenants for park and ride lots to affordable housing. This bill helps address the housing crisis by building more homes near transit. Working families are paying taxes to support transit assets and this bill ensures that we're leveraging those investments by creating housing that is abundant and allows people to benefit from the transit with easy access to places where they work. This bill will create a large number of jobs for workers in the building and construction trades. In past versions of the TOD bill there were concerns that the requirement for every new development to include a percentage of affordable homes could backfire and end up doing more harm than good by impeding apartment construction in the very places we need them most. This bill has a big improvement that reduces that risk by granting a property tax abatement for TOD that compensates for the cost of providing the required affordable units. The bill is a win-win solution that creates more market rate homes and also guarantees that every new building also includes affordable homes.

CON: The affordability requirements in this bill killed the feasibility of building these housing projects and as such there is not a good impact for the amount of money that this bill would cost the state.

OTHER: Simply increasing the density does not get housing built. The affordable housing mandate that is required in the bill is concerning. There have been significant efforts to try to provide ways to offset that mandate, they don't work at this moment. The affordability requirements in the bill are similar to what a number of cities have previously considered and rejected because they're not economically viable. The bill doesn't take into account recent GMA planning activities to create increased density, upzoning and affordability in areas like Bellevue and the process needs to be reconciled with the GMA planning process. There is an upcoming TOD study that the Legislature funded that will be done in June and work could be done based on that study and implemented sooner than the 2029 effective date of this bill for King, Pierce and Snohomish counties. Several communities have mandatory, inclusionary zoning programs that don't sync with the 20-year MFTE in the bill. Instead of the mandatory 50 percent reduction in transportation impact fees in station areas, cities should be mandated to reduce transportation impact fees by the proportionate amount that their transportation systems are not being utilized. Reducing the transportation related impact fees by 50 percent in section 19 subsection 10 would impact our ability to fund necessary infrastructure. Please include language in this bill that would create a pilot program for three locations with the purpose of encouraging TOD by releasing them from restrictive covenants. Affordability required by this bill would make certain mid-rise housing projects infeasible. A state calibrated affordable housing requirement that is incompatible with the local market conditions will disincentivize development. Developers seeking feasible projects will look for sites that are not subject to the state affordability requirements which will push development away from transit and undermine our state's

environmental goals.

Persons Testifying (Ways & Means): PRO: Bryce Yadon, Futurewise; John Traynor, Washington State Labor Council, AFL CIO; Sarah Lovell, King County Metro; Dan Bertolet, Sightline Institute.

CON: Andrea Smiley, Building Industry Association of Washington.

OTHER: Karl Almgren, City of Lynnwood; Bill Clarke, WA REALTORS; McKenzie Darr, NAIOP Washington State; Briahna Murray, Cities of Bellevue and Redmond.

Persons Signed In To Testify But Not Testifying (Ways & Means): No one.

SENATE BILL REPORT

ESHB 2015

As Passed Senate - Amended, April 16, 2025

Title: An act relating to improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.

Brief Description: Improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.

Sponsors: House Committee on Appropriations (originally sponsored by Representatives Entenman, Reeves, Berg, Morgan, Santos, Pollet, Donaghy, Doglio, Salahuddin, Chase, Obras, Parshley, Walen, Stearns and Thai).

Brief History: Passed House: 3/11/25, 54-42.

Committee Activity: Law & Justice: 3/25/25, 4/01/25 [DPA-WM, DNP, w/oRec].

Ways & Means: 4/05/25, 4/08/25 [DPA, DNP, w/oRec].

Floor Activity: Passed Senate - Amended: 4/16/25, 30-19.

Brief Summary of Bill (As Amended by Senate)

- Creates a Law Enforcement Grant Program administered by the Criminal Justice Training Commission for the purpose of providing direct support in hiring, retaining, and training law enforcement officers, peer counselors and behavioral health personnel working in co-response to increase community policing and public safety.
- Creates the Supplemental Criminal Justice Account.
- Authorizes a new local 0.1 percent sales and use tax for criminal justice purposes.

SENATE COMMITTEE ON LAW & JUSTICE

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Majority Report: Do pass as amended and be referred to Committee on Ways & Means.
Signed by Senators Dhingra, Chair; Holy, Ranking Member; Lovick, Salomon and Valdez.

Minority Report: Do not pass.
Signed by Senators Trudeau, Vice Chair; Fortunato and Torres.

Minority Report: That it be referred without recommendation.
Signed by Senator Wagoner.

Staff: Joe McKittrick (786-7287)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: Do pass as amended.
Signed by Senators Robinson, Chair; Stanford, Vice Chair, Operating; Frame, Vice Chair, Finance; Braun, Cleveland, Conway, Dhingra, Hansen, Kauffman, Pedersen, Riccelli, Wellman and Wilson, C..

Minority Report: Do not pass.
Signed by Senators Gildon, Ranking Member, Operating; Torres, Assistant Ranking Member, Operating; Schoesler, Ranking Member, Capital; Dozier, Assistant Ranking Member, Capital; Boehnke.

Minority Report: That it be referred without recommendation.
Signed by Senators Trudeau, Vice Chair, Capital; Hasegawa, Muzzall, Saldaña, Wagoner and Warnick.

Staff: Sarian Scott (786-7729)

Background: Retail Sales and Use Tax. Retail sales taxes are imposed on retail sales of most articles of tangible personal property, digital products, and some services. If retail sales taxes are not collected when the user acquires the property, digital product, or service, then use tax applies to the value of the item or service when used in this state.

The state, all counties, and all cities levy retail sales and use taxes. The state sales and use tax rate is 6.5 percent; local sales and use tax rates vary from 0.5 percent to 4.1 percent.

Local Sales and Use Taxes. Cities, towns, and counties were first granted the authority to impose a local sales and use tax in 1970. There is a basic 0.5 percent sales and use tax and an optional 0.5 percent sales and use tax. The revenues from these two sales and use taxes are unrestricted and may be used for any lawful government purpose.

When both the city and county impose the basic sales and use tax, the county must credit back the full amount of the city's basic sales and use tax so that the combined rate does not

exceed 0.5 percent. The first 15 percent of the basic sales and use tax collected within the city must be distributed to the county. This is also the case with the option sales and use tax.

There are other optional sales and use taxes that may be imposed which have restrictions on the use of the revenues raised and other local sales and use tax options that may be credited against the state portion of the sales tax. With the later optional local sales and use taxes, if imposed consumers will not pay more in tax. Instead, the state collects less revenue as its rate is reduced.

Criminal Justice Sales and Use Tax. The criminal justice sales and use tax is a local option that may be imposed by any county. If imposed, 10 percent of the revenue is distributed to the county, and the remaining 90 percent is shared between the county and its cities on a per capita basis. The imposition of this tax does not require voter approval.

The criminal justice sales and use tax rate is 0.1 percent and the revenues must be used for criminal justice purposes. "Criminal justice purposes" means activities that substantially assist the criminal justice system, which may include domestic violence programs, community advocates, and legal advocates.

Public Safety Sales and Use Tax. Any county may impose a public safety sales and use tax of up to 0.3 percent with voter approval. Cities and towns may also impose a public safety sales and use tax with a lower maximum rate of 0.1 percent. The combined rate of these two taxes may not exceed 0.3 percent.

If both the city and county impose the public safety sales and use tax, the revenues must be shared, and the distribution formula depends on which jurisdiction placed the issue on the ballot. The county retains 60 percent of any countywide public safety tax revenues, while the remaining 40 percent is distributed to the cities within the county on per capita basis. If the city imposes a public safety sales and use tax, the city retains 85 percent of the revenues with the remainder going to the county.

At least one-third of the revenue may be used for criminal justice purposes or fire protection purposes, or both. The remaining two-thirds are unrestricted and may be used for any lawful government purposes but must be spent in accordance with the purpose specified in the ballot measure.

The Criminal Justice Training Commission. The Washington State Criminal Justice Training Commission (CJTC) provides education and training to law enforcement and correctional officers, including the basic law enforcement academy and the corrections officer academy. CJTC also has the authority to certify and decertify peace officers and corrections officers.

Keep Washington Working Act. In 2019, the Legislature passed the Keep Washington Working Act (KWWA), which in part required the Attorney General's Office (AGO) to

publish model policies, guidance, and training recommendations, and requires all state law enforcement agencies to adopt policies consistent with those published by the AGO or notify the AGO of the specific reasons they are not doing so and to provide the AGO with a copy of the agency's policies to ensure compliance with KWWA.

Under the KWWA, all local law enforcement agencies, school resource officers, and security departments may not provide information to federal immigration authorities for civil immigration enforcement or provide nonpublic personal information about an individual to federal immigration authorities in noncriminal matters unless required by law. Any person in state or local custody, including those in community custody or Department of Corrections (DOC) physical custody, must be informed of their right to refuse an interview by federal immigration enforcement authorities. The state must not accept language services, even at no cost, from federal immigration authorities. A person in DOC custody must be informed of their right to refuse early release for the purpose of deportation. DOC may not take a person into custody, or hold someone in custody, solely to determine their immigration status, or based solely on a civil immigration warrant or immigration hold request.

In accordance with federal law, state or local agencies or officers may send and receive information to and from federal immigration authorities and exchange information with other federal, state, or local government agencies about immigration or citizen status of an individual.

Summary of Amended Bill: Subject to appropriations, the CJTC must develop and implement a Local Law Enforcement (LE) Grant Program for the purpose of providing direct support to local and tribal LE agencies in hiring, retaining, and training LE officers, peer counselors, and behavioral health personnel working in co-response. CJTC must:

- establish policies for submitting the grant applications and publish them to the CJTC public facing website;
- establish procedures for submitting grant applications;
- publish the criteria CJTC will use to evaluate and select grant recipients; and
- create a grant application form that applicants must use.

To qualify for a grant, an LE agency must have:

- issued and implemented policies and practices consistent with RCW 43.17.425 and 10.93.160, the AGO KWWA guide, model policies, and training recommendations;
- participated in CJTC trainings as required under RCW 43.101.455 and 36.28A.445;
- issued and implemented procedures and policies regarding use of force and de-escalation tactics consistent with RCW 10.120.030 and the AGO's model policies;
- implemented use of force data collection and reporting when such program becomes operational;
- issued and implemented policies and practices consistent with chapters 7.105 and 9.41, and CJTC's model policies and training addressing firearm relinquishment pursuant to court orders;

- a 25 percent completion with CJTC's 40-hour crisis intervention team training;
- a 100 percent compliance for those officers required to complete trauma-informed, gender-based violence interviewing, investigation, response and case review training;
- a chief of police, marshal, or sheriff who is certified by CJTC and who has not been convicted of a felony or convicted of a gross misdemeanor involving moral turpitude, dishonesty, fraud, or corruption; and
- policies that prohibit volunteers who assist with agency work from enforcing criminal laws, other than for assistance with special event traffic, and parking, and that set forth the required supervision of volunteers.

The LE agency, excluding tribal law enforcement agencies, must also receive funding from:

- the new sales and use tax authorized under this act;
- the local criminal justice sales and use tax; or
- the local public safety sales and use tax.

To qualify for a grant from CJTC, a LE agency must also provide CJTC a detailed staffing plan specifying:

- the total number of commissioned officers currently employed by the agency;
- the total number of specially commissioned officers currently employed by the agency;
- the total number of co-response teams established within the agency and what staffing are included in each co-response team;
- the total number of administrative staff currently employed;
- the number of officers on flexible work schedules;
- the average 911 response rate of the agency over the previous 12-month period; and
- the average case closure rate of the agency over the previous 12-month period.

Grant funding may be used for:

- recruiting and funding new LE officers from the community in which the officer will be working, and recruiting and funding county corrections officers, peer counselors, and behavioral health personnel working in co-response in Washington State. Grants may provide up to 75 percent of the entry-level salaries and fringe benefits of full-time local or tribal law enforcement officers for a maximum of 36 months, with a minimum 25 percent local cash match requirement and a maximum state share of \$125,000 per position;
- use of force, de-escalation, crisis intervention, and trauma-informed trainings for officers to remain in compliance with CJTC's required trainings; and
- broader LE and public safety efforts to include emergency management planning, environmental hazard mitigations, security personnel, community outreach and assistance programs, alternative response programs, and mental health crisis response.

CJTC may provide LE agencies an advance on grant funding for the sole purpose of the LE agency coming into compliance with the training requirements of the grant application.

In selecting grant recipients, CJTC must prioritize applicants in the following order:

- LE agencies seeking grants to establish co-response teams or community immersion law enforcement programs;
- LE agencies who currently maintain co-response teams and who are seeking grants to hire additional LE officers; and
- all other applicants.

The grant program expires June 30, 2028.

Criminal Justice Training Commission Report. Effective July 21, 2026, and annually thereafter until December 31, 2029, CJTC must report to the fiscal committees of the Legislature on:

- the total count of LE grant applications received by CJTC by fiscal year (FY);
- the total count of LE officer positions applied for by FY;
- the total count of grant funding requested by FY;
- the name of each LE agency that applied for grants, how many officers they requested funding for, and how much state funding they requested by FY; and
- the count of grants awarded, to include the name of each of the LE agencies that received grants, how many officers they received funding for, and how much state funding was awarded by FY.

Washington Association of Police Chiefs and Sheriffs Report. By January 1, 2026, the Washington Association of Police Chiefs and Sheriffs (WASPC) must complete a report on LE personnel employed as general authority Washington peace officers, as defined in statute, over time for each local LE agency in Washington State from 2020 through 2025—specifically on July 1st of each year. The report must include:

- the count of general authority Washington peace officers positions;
- the count of filled general authority Washington peace officers positions;
- the count of vacant general authority Washington peace officer positions; and
- the count of retirements of general authority Washington peace officer positions over the past 12 calendar months.

The report must also include a table to show the above data and in turn the vacancy rates and turnover rates for each local LE agency as well as a compiled statewide view of vacancy and turnover rates for general authority Washington peace officers year over year.

Sales and Use Tax. By June 30, 2028, the legislative authority of a county or city may authorize, by resolution or ordinance, a sales and use tax of 0.1 percent. If the city or county voters have rejected the imposition of the local criminal justice sales and use tax or the local public safety sales and use tax within the past 12 months, the city or county may not impose the new sales and use tax. If a city or county legislative authority has not adopted a resolution or ordinance to impose the tax by June 30, 2028, the city or county may submit an authorizing proposition to the city or county voters at a primary or general election to impose the tax.

Cities or Counties may impose this tax only if the city or county meet the requirements to receive grant funding from the LE Grant Program created under the act. A city or county that has not issued and implemented policies and practices are required under the grant application requirements may not impose the tax.

To establish that a city or county qualifies to impose the tax, the city or county must submit documentation to the CJTC demonstrating the city or county meets the requirements of the grant application. If the CJTC, in consultation with the AGO is unable to verify the submittal with 45 calendar days, CJTC must notify the agency of any deficiencies.

If a city or county receives a notice of deficiencies, the city or county may, conditioned on the city or county submitting supplemental documentation rectifying the stated deficiencies, authorize the tax. CJTC must review this supplemental documentation and notify the city or county of any outstanding deficiencies within 45 days of receipt of the supplemental documentation. If the city or county has not rectified all deficiencies within 180 calendar days of its initial submittal of documentation as verified by the CJTC, the Office of the State Treasurer must withhold \$100,000 of the tax collected per month until the city or county comes into compliance as verified by the CJTC.

The moneys from this tax must be used for criminal justice purposes, meaning activities that substantially assist the criminal justice system, which may include circumstance where ancillary benefit to the civil justice system occurs, and which includes;

- domestic violence services such as those provided by domestic violence programs, community advocates, and legal advocates;
- staffing adequate public defenders to provide appropriate defense for individuals;
- diversion programs;
- reentry work for inmates;
- local government programs that have a reasonable relationship to reducing the numbers of people interacting with the criminal justice system;
- community placement for juveniles; and
- community outreach and assistance programs, alternative response programs, and mental health crisis response including but not limited to the recovery navigator program.

Cities and counties who impose this tax must, within one calendar year and annually thereafter, make a report to either the Association of Washington Cities (AWC) or the Washington State Association of Counties (WSAC) on how the moneys received from the tax were expended. By December 1, 2025, and annually thereafter, AWC and WSAC must compile all information received from individual cities and counties and submit a report to the appropriate committees of the Legislature detailing the purposes for which each city and county expended the moneys received from the tax.

Supplemental Criminal Justice Account. The Supplemental Criminal Justice Account is

created in the state Treasury. Expenditures from the Supplemental Criminal Justice Account must be used exclusively for local law enforcement grants from the LE Grant Program. Moneys may not be used to supplant general fund appropriations. The Supplemental Criminal Justice Account expires June 30, 2028.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony on Engrossed Substitute House Bill (Law & Justice): *The committee recommended a different version of the bill than what was heard.*
PRO: This bill is a compromise between wanting to have more law enforcement officers and needing to have a system of public safety, and it provides guardrails around the funding and a proposal to pay for these changes. Cities are asking for help from the state to fund public safety. This bill both funds the hiring of more officers and provides an opportunity to fund other programs that will improve public safety. This bill not only funds hiring new officers, but ensures those officers are trained in best practices. Criminal justice programs make up the lion's share of most cities' and counties' budgets. Yet, local revenue structures are not designed to sustain these services. Without this bill, local governments may be forced to cut their funding to these necessary services.

If the Legislature is going to give local governments one new revenue tool this session, this should be that one. Public safety is top of mind for many households and businesses in this state. More dedicated funding will give much needed tools to the local jurisdictions that need it most. This is a good step towards hiring new officers in Washington State. This is crucial for our communities and provides the flexibility local communities need. This is a transformative piece of legislation. This bill represents a blend of the best ideas heard this legislative session related to public safety funding. This bill will allow cities and counties to avoid trade-offs between more rapid hiring of officers and funding ongoing critical services. Beyond funding officers, this bill will help fund preventative programs that will help reduce the costs of public safety in the long run. This bill should require cities and counties that receive state money for public defense, use revenues from the newly created tax to match those state public defense dollars.

CON: Washingtonians are facing a virtual tax tsunami. These increased taxes undermine the ability of citizens to afford housing. Taxes are going up faster than incomes, resulting in less disposable income. Washington is the fourth least affordable state in the nation and headed towards being the third.

OTHER: Addressing public safety is the primary concern of many Washingtonians, but the tax in this bill will not provide the necessary increase in revenues for cities and counties with lower reliance on sales and use revenues. The regressive sales and use tax in this bill is concerning and may take funding away from education health care and food assistance. While this bill does great work in ensuring accountability in policing, it risks being undermined if the budget makes cuts to the state Auditor's Office.

Persons Testifying (Law & Justice): PRO: Representative Debra Entenman, Prime Sponsor; James McMahan, WA Assoc Sheriffs & Police Chiefs; Mark Johnson, Washington Retail Association; Mac Nicholson, King County; Candice Bock, Association of Washington Cities; Nathan Olson, Office of the Governor; Katie Beeson, Washington Food Industry Association (WFIA); Mary Lou Pauly, Mayor, City of Issaquah; Dan Eder, City of Seattle; Jennifer Gregerson, City of Everett; Brad Banks, Washington State Association of Counties (WSAC); Jeff DeVere, WACOPS-Washington Council of Police & Sheriffs; Ryan Mello, Pierce County Executive; Mary Robnett, Pierce County Prosecutor; Ramona Brandes, Washington Defender Association/Washington Association of Criminal Defense Lawyers; Patti Cole-Tindall, Sheriff | King County; Harpreet Kaur, Washington Build Back Black Alliance (WBBA); James Schrimpsheer, Washington Fraternal Order of Police.

CON: Jeff Pack, Washington Citizens Against Unfair Taxes.

OTHER: Dana Ralph, Mayor, City of Kent; Susan Cozzens; Paul Benz, Wa Coalition for Police Accountability.

Persons Signed In To Testify But Not Testifying (Law & Justice): No one.

Staff Summary of Public Testimony on Bill as Amended by Law & Justice (Ways & Means): *The committee recommended a different version of the bill than what was heard.*

PRO: This bill takes a comprehensive approach to providing not only police but prosecutors, defense attorneys, treatment programs, and all of the services that are needed to make our criminal justice system work better. This legislation is very important to the state of Washington and the communities that are served. There are a lot of good things in this bill, in terms of grant funding and a new local revenue tool. We can enhance public safety in our community. We like that the bill is broad. We are focusing our energies on this particular proposal as this is the bill that is still moving through the legislative process. This is a fantastic tool to have a tax increase that we support and gives our local jurisdictions the opportunity to address these issues.

Criminal justice systems make up about 75 percent of our county's general fund from prosecutors to sheriff to public defense and detention facilities. At the same time, local government revenue structures are unable to keep up with the services. This bill is kind of the best blend of all of the ideas that have been out there so far this session in terms of looking at ways to improve not only the funding but also the services delivered in our public safety systems. Public safety is a paramount responsibility. Funding a 21st century public

safety system requires many things: law enforcement, behavioral health interventions, co-response teams, prosecutors, public defenders and more. We ask that you add back the flexible work policy that was removed in the policy committee, which would go a long way to help recruitment and retention of peace officers, especially those who have children and other life challenges in terms of scheduling.

In our county we use 75 percent of our general fund to support combined public safety services. Our county's desire is to create more diversion and community focused public safety services. This councilmatic option will allow us to at least maintain what we have, and possibly expand a few services. There is no fat on the bone and we are still considering layoffs and even closing the police department. Our jail costs were increased by over 100 percent, which blew a massive hole in our budget. We are out of options. The 0.1 percent helps, but the 0.3 percent works as seen in SB 5775. HB 2015 is a perfect solution to our city's budget concerns.

OTHER: We think this bill needs some further blending. SB 5775 included the authority for cities to impose up to a 0.3 percent public safety sales tax. We would encourage you to amend the bill before you to allow qualifying cities that meet all of the criteria to be eligible for grants and the 0.1 percent local sales tax authority to use either the 0.1 percent sales tax authority in the bill or councilmatic authority under the bill structured like SB 5775. This would provide equal access to revenue generating authorities to both the city in Yakima County who has already imposed the 0.3 percent sales tax and a city in King County, like Kent, where the county has not imposed the 0.3 percent tax. We encourage you all to merge the two policies of SB 5775 and HB 2015.

The city of Kent has 1.2 officers per capita, well below the Washington State average of 1.36 and the national average of 2.31 officers per capita. A 0.1 percent would keep us at status quo whereas 0.3 percent is what we need to move our community forward. We support the public safety funding, but that option needs strength to ensure the jurisdictions use that revenue with some balance. Supporting criminal justice is four-fold: police, prosecutors, defense and courts, and must be funded simultaneously with some proportionality for the system to function properly. Public defense, although constitutionally mandated, is not similarly favored across the entire state and thus funding needs more teeth behind it. We recommend an amendment requiring counties and cities to match the 10.101 RCW funding provided in the Senate budget.

Persons Testifying (Ways & Means): PRO: Mark Johnson, Washington Retail Association; Candice Bock, Association of Washington Cities; Katie Beeson, Washington Food Industry Association (WFIA); Jani Hitchen, Pierce County Council Chair; Brad Banks, Washington State Association of Counties (WSAC); Joe McDermott, State Relations Director | King County; Matthew Hepner, East Wenatchee City Council; Michael Transue, Washington Fraternal Order of Police.

OTHER: Dana Ralph, City of Kent, Mayor; Briahna Murray, City of Kent; Ramona

Brandes, Washington Defender Association/Washington Association of Criminal Defense Lawyers.

Persons Signed In To Testify But Not Testifying (Ways & Means): No one.

SENATE BILL REPORT

ESHB 2015

As Passed Senate - Amended, April 16, 2025

Title: An act relating to improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.

Brief Description: Improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.

Sponsors: House Committee on Appropriations (originally sponsored by Representatives Entenman, Reeves, Berg, Morgan, Santos, Pollet, Donaghy, Doglio, Salahuddin, Chase, Obras, Parshley, Walen, Stearns and Thai).

Brief History: Passed House: 3/11/25, 54-42.

Committee Activity: Law & Justice: 3/25/25, 4/01/25 [DPA-WM, DNP, w/oRec].

Ways & Means: 4/05/25, 4/08/25 [DPA, DNP, w/oRec].

Floor Activity: Passed Senate - Amended: 4/16/25, 30-19.

Brief Summary of Bill (As Amended by Senate)

- Creates a Law Enforcement Grant Program administered by the Criminal Justice Training Commission for the purpose of providing direct support in hiring, retaining, and training law enforcement officers, peer counselors and behavioral health personnel working in co-response to increase community policing and public safety.
- Creates the Supplemental Criminal Justice Account.
- Authorizes a new local 0.1 percent sales and use tax for criminal justice purposes.

SENATE COMMITTEE ON LAW & JUSTICE

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Majority Report: Do pass as amended and be referred to Committee on Ways & Means.
Signed by Senators Dhingra, Chair; Holy, Ranking Member; Lovick, Salomon and Valdez.

Minority Report: Do not pass.
Signed by Senators Trudeau, Vice Chair; Fortunato and Torres.

Minority Report: That it be referred without recommendation.
Signed by Senator Wagoner.

Staff: Joe McKittrick (786-7287)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: Do pass as amended.
Signed by Senators Robinson, Chair; Stanford, Vice Chair, Operating; Frame, Vice Chair, Finance; Braun, Cleveland, Conway, Dhingra, Hansen, Kauffman, Pedersen, Riccelli, Wellman and Wilson, C..

Minority Report: Do not pass.
Signed by Senators Gildon, Ranking Member, Operating; Torres, Assistant Ranking Member, Operating; Schoesler, Ranking Member, Capital; Dozier, Assistant Ranking Member, Capital; Boehnke.

Minority Report: That it be referred without recommendation.
Signed by Senators Trudeau, Vice Chair, Capital; Hasegawa, Muzzall, Saldaña, Wagoner and Warnick.

Staff: Sarian Scott (786-7729)

Background: Retail Sales and Use Tax. Retail sales taxes are imposed on retail sales of most articles of tangible personal property, digital products, and some services. If retail sales taxes are not collected when the user acquires the property, digital product, or service, then use tax applies to the value of the item or service when used in this state.

The state, all counties, and all cities levy retail sales and use taxes. The state sales and use tax rate is 6.5 percent; local sales and use tax rates vary from 0.5 percent to 4.1 percent.

Local Sales and Use Taxes. Cities, towns, and counties were first granted the authority to impose a local sales and use tax in 1970. There is a basic 0.5 percent sales and use tax and an optional 0.5 percent sales and use tax. The revenues from these two sales and use taxes are unrestricted and may be used for any lawful government purpose.

When both the city and county impose the basic sales and use tax, the county must credit back the full amount of the city's basic sales and use tax so that the combined rate does not

exceed 0.5 percent. The first 15 percent of the basic sales and use tax collected within the city must be distributed to the county. This is also the case with the option sales and use tax.

There are other optional sales and use taxes that may be imposed which have restrictions on the use of the revenues raised and other local sales and use tax options that may be credited against the state portion of the sales tax. With the later optional local sales and use taxes, if imposed consumers will not pay more in tax. Instead, the state collects less revenue as its rate is reduced.

Criminal Justice Sales and Use Tax. The criminal justice sales and use tax is a local option that may be imposed by any county. If imposed, 10 percent of the revenue is distributed to the county, and the remaining 90 percent is shared between the county and its cities on a per capita basis. The imposition of this tax does not require voter approval.

The criminal justice sales and use tax rate is 0.1 percent and the revenues must be used for criminal justice purposes. "Criminal justice purposes" means activities that substantially assist the criminal justice system, which may include domestic violence programs, community advocates, and legal advocates.

Public Safety Sales and Use Tax. Any county may impose a public safety sales and use tax of up to 0.3 percent with voter approval. Cities and towns may also impose a public safety sales and use tax with a lower maximum rate of 0.1 percent. The combined rate of these two taxes may not exceed 0.3 percent.

If both the city and county impose the public safety sales and use tax, the revenues must be shared, and the distribution formula depends on which jurisdiction placed the issue on the ballot. The county retains 60 percent of any countywide public safety tax revenues, while the remaining 40 percent is distributed to the cities within the county on per capita basis. If the city imposes a public safety sales and use tax, the city retains 85 percent of the revenues with the remainder going to the county.

At least one-third of the revenue may be used for criminal justice purposes or fire protection purposes, or both. The remaining two-thirds are unrestricted and may be used for any lawful government purposes but must be spent in accordance with the purpose specified in the ballot measure.

The Criminal Justice Training Commission. The Washington State Criminal Justice Training Commission (CJTC) provides education and training to law enforcement and correctional officers, including the basic law enforcement academy and the corrections officer academy. CJTC also has the authority to certify and decertify peace officers and corrections officers.

Keep Washington Working Act. In 2019, the Legislature passed the Keep Washington Working Act (KWWA), which in part required the Attorney General's Office (AGO) to

publish model policies, guidance, and training recommendations, and requires all state law enforcement agencies to adopt policies consistent with those published by the AGO or notify the AGO of the specific reasons they are not doing so and to provide the AGO with a copy of the agency's policies to ensure compliance with KWWA.

Under the KWWA, all local law enforcement agencies, school resource officers, and security departments may not provide information to federal immigration authorities for civil immigration enforcement or provide nonpublic personal information about an individual to federal immigration authorities in noncriminal matters unless required by law. Any person in state or local custody, including those in community custody or Department of Corrections (DOC) physical custody, must be informed of their right to refuse an interview by federal immigration enforcement authorities. The state must not accept language services, even at no cost, from federal immigration authorities. A person in DOC custody must be informed of their right to refuse early release for the purpose of deportation. DOC may not take a person into custody, or hold someone in custody, solely to determine their immigration status, or based solely on a civil immigration warrant or immigration hold request.

In accordance with federal law, state or local agencies or officers may send and receive information to and from federal immigration authorities and exchange information with other federal, state, or local government agencies about immigration or citizen status of an individual.

Summary of Amended Bill: Subject to appropriations, the CJTC must develop and implement a Local Law Enforcement (LE) Grant Program for the purpose of providing direct support to local and tribal LE agencies in hiring, retaining, and training LE officers, peer counselors, and behavioral health personnel working in co-response. CJTC must:

- establish policies for submitting the grant applications and publish them to the CJTC public facing website;
- establish procedures for submitting grant applications;
- publish the criteria CJTC will use to evaluate and select grant recipients; and
- create a grant application form that applicants must use.

To qualify for a grant, an LE agency must have:

- issued and implemented policies and practices consistent with RCW 43.17.425 and 10.93.160, the AGO KWWA guide, model policies, and training recommendations;
- participated in CJTC trainings as required under RCW 43.101.455 and 36.28A.445;
- issued and implemented procedures and policies regarding use of force and de-escalation tactics consistent with RCW 10.120.030 and the AGO's model policies;
- implemented use of force data collection and reporting when such program becomes operational;
- issued and implemented policies and practices consistent with chapters 7.105 and 9.41, and CJTC's model policies and training addressing firearm relinquishment pursuant to court orders;

- a 25 percent completion with CJTC's 40-hour crisis intervention team training;
- a 100 percent compliance for those officers required to complete trauma-informed, gender-based violence interviewing, investigation, response and case review training;
- a chief of police, marshal, or sheriff who is certified by CJTC and who has not been convicted of a felony or convicted of a gross misdemeanor involving moral turpitude, dishonesty, fraud, or corruption; and
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- use of force, de-escalation, crisis intervention, and trauma-informed trainings for officers to remain in compliance with CJTC's required trainings; and
- broader LE and public safety efforts to include emergency management planning, environmental hazard mitigations, security personnel, community outreach and assistance programs, alternative response programs, and mental health crisis response.

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created in the state Treasury. Expenditures from the Supplemental Criminal Justice Account must be used exclusively for local law enforcement grants from the LE Grant Program. Moneys may not be used to supplant general fund appropriations. The Supplemental Criminal Justice Account expires June 30, 2028.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

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PRO: This bill is a compromise between wanting to have more law enforcement officers and needing to have a system of public safety, and it provides guardrails around the funding and a proposal to pay for these changes. Cities are asking for help from the state to fund public safety. This bill both funds the hiring of more officers and provides an opportunity to fund other programs that will improve public safety. This bill not only funds hiring new officers, but ensures those officers are trained in best practices. Criminal justice programs make up the lion's share of most cities' and counties' budgets. Yet, local revenue structures are not designed to sustain these services. Without this bill, local governments may be forced to cut their funding to these necessary services.

If the Legislature is going to give local governments one new revenue tool this session, this should be that one. Public safety is top of mind for many households and businesses in this state. More dedicated funding will give much needed tools to the local jurisdictions that need it most. This is a good step towards hiring new officers in Washington State. This is crucial for our communities and provides the flexibility local communities need. This is a transformative piece of legislation. This bill represents a blend of the best ideas heard this legislative session related to public safety funding. This bill will allow cities and counties to avoid trade-offs between more rapid hiring of officers and funding ongoing critical services. Beyond funding officers, this bill will help fund preventative programs that will help reduce the costs of public safety in the long run. This bill should require cities and counties that receive state money for public defense, use revenues from the newly created tax to match those state public defense dollars.

CON: Washingtonians are facing a virtual tax tsunami. These increased taxes undermine the ability of citizens to afford housing. Taxes are going up faster than incomes, resulting in less disposable income. Washington is the fourth least affordable state in the nation and headed towards being the third.

OTHER: Addressing public safety is the primary concern of many Washingtonians, but the tax in this bill will not provide the necessary increase in revenues for cities and counties with lower reliance on sales and use revenues. The regressive sales and use tax in this bill is concerning and may take funding away from education health care and food assistance. While this bill does great work in ensuring accountability in policing, it risks being undermined if the budget makes cuts to the state Auditor's Office.

Persons Testifying (Law & Justice): PRO: Representative Debra Entenman, Prime Sponsor; James McMahan, WA Assoc Sheriffs & Police Chiefs; Mark Johnson, Washington Retail Association; Mac Nicholson, King County; Candice Bock, Association of Washington Cities; Nathan Olson, Office of the Governor; Katie Beeson, Washington Food Industry Association (WFIA); Mary Lou Pauly, Mayor, City of Issaquah; Dan Eder, City of Seattle; Jennifer Gregerson, City of Everett; Brad Banks, Washington State Association of Counties (WSAC); Jeff DeVere, WACOPS-Washington Council of Police & Sheriffs; Ryan Mello, Pierce County Executive; Mary Robnett, Pierce County Prosecutor; Ramona Brandes, Washington Defender Association/Washington Association of Criminal Defense Lawyers; Patti Cole-Tindall, Sheriff | King County; Harpreet Kaur, Washington Build Back Black Alliance (WBBA); James Schrimpsheer, Washington Fraternal Order of Police.

CON: Jeff Pack, Washington Citizens Against Unfair Taxes.

OTHER: Dana Ralph, Mayor, City of Kent; Susan Cozzens; Paul Benz, Wa Coalition for Police Accountability.

Persons Signed In To Testify But Not Testifying (Law & Justice): No one.

Staff Summary of Public Testimony on Bill as Amended by Law & Justice (Ways & Means): *The committee recommended a different version of the bill than what was heard.*

PRO: This bill takes a comprehensive approach to providing not only police but prosecutors, defense attorneys, treatment programs, and all of the services that are needed to make our criminal justice system work better. This legislation is very important to the state of Washington and the communities that are served. There are a lot of good things in this bill, in terms of grant funding and a new local revenue tool. We can enhance public safety in our community. We like that the bill is broad. We are focusing our energies on this particular proposal as this is the bill that is still moving through the legislative process. This is a fantastic tool to have a tax increase that we support and gives our local jurisdictions the opportunity to address these issues.

Criminal justice systems make up about 75 percent of our county's general fund from prosecutors to sheriff to public defense and detention facilities. At the same time, local government revenue structures are unable to keep up with the services. This bill is kind of the best blend of all of the ideas that have been out there so far this session in terms of looking at ways to improve not only the funding but also the services delivered in our public safety systems. Public safety is a paramount responsibility. Funding a 21st century public

safety system requires many things: law enforcement, behavioral health interventions, co-response teams, prosecutors, public defenders and more. We ask that you add back the flexible work policy that was removed in the policy committee, which would go a long way to help recruitment and retention of peace officers, especially those who have children and other life challenges in terms of scheduling.

In our county we use 75 percent of our general fund to support combined public safety services. Our county's desire is to create more diversion and community focused public safety services. This councilmatic option will allow us to at least maintain what we have, and possibly expand a few services. There is no fat on the bone and we are still considering layoffs and even closing the police department. Our jail costs were increased by over 100 percent, which blew a massive hole in our budget. We are out of options. The 0.1 percent helps, but the 0.3 percent works as seen in SB 5775. HB 2015 is a perfect solution to our city's budget concerns.

OTHER: We think this bill needs some further blending. SB 5775 included the authority for cities to impose up to a 0.3 percent public safety sales tax. We would encourage you to amend the bill before you to allow qualifying cities that meet all of the criteria to be eligible for grants and the 0.1 percent local sales tax authority to use either the 0.1 percent sales tax authority in the bill or councilmatic authority under the bill structured like SB 5775. This would provide equal access to revenue generating authorities to both the city in Yakima County who has already imposed the 0.3 percent sales tax and a city in King County, like Kent, where the county has not imposed the 0.3 percent tax. We encourage you all to merge the two policies of SB 5775 and HB 2015.

The city of Kent has 1.2 officers per capita, well below the Washington State average of 1.36 and the national average of 2.31 officers per capita. A 0.1 percent would keep us at status quo whereas 0.3 percent is what we need to move our community forward. We support the public safety funding, but that option needs strength to ensure the jurisdictions use that revenue with some balance. Supporting criminal justice is four-fold: police, prosecutors, defense and courts, and must be funded simultaneously with some proportionality for the system to function properly. Public defense, although constitutionally mandated, is not similarly favored across the entire state and thus funding needs more teeth behind it. We recommend an amendment requiring counties and cities to match the 10.101 RCW funding provided in the Senate budget.

Persons Testifying (Ways & Means): PRO: Mark Johnson, Washington Retail Association; Candice Bock, Association of Washington Cities; Katie Beeson, Washington Food Industry Association (WFIA); Jani Hitchen, Pierce County Council Chair; Brad Banks, Washington State Association of Counties (WSAC); Joe McDermott, State Relations Director | King County; Matthew Hepner, East Wenatchee City Council; Michael Transue, Washington Fraternal Order of Police.

OTHER: Dana Ralph, City of Kent, Mayor; Briahna Murray, City of Kent; Ramona

Brandes, Washington Defender Association/Washington Association of Criminal Defense Lawyers.

Persons Signed In To Testify But Not Testifying (Ways & Means): No one.

SENATE BILL REPORT

E2SSB 5284

As Amended by House, April 14, 2025

Title: An act relating to improving Washington's solid waste management outcomes.

Brief Description: Improving Washington's solid waste management outcomes.

Sponsors: Senate Committee on Ways & Means (originally sponsored by Senators Lovelett, Shewmake, Nobles, Bateman, Salomon, Saldaña, Stanford, Wilson, C., Frame, Pedersen, Hasegawa, Liias, Orwall, Slatter and Valdez).

Brief History:

Committee Activity: Environment, Energy & Technology: 1/28/25, 2/14/25 [DPS-WM, DNP, w/oRec].

Ways & Means: 2/24/25, 2/27/25 [DP2S, DNP, w/oRec].

Floor Activity: Passed Senate: 3/7/25, 27-22.

Passed House: 4/14/25, 51-45.

Brief Summary of Engrossed Second Substitute Bill

- Establishes an extended producer responsibility program for covered packaging and paper products.
- Requires producers of covered packaging and paper products to join a producer responsibility organization.
- Specifies requirements related to planning, funding, enforcement, and outcomes for the program.

SENATE COMMITTEE ON ENVIRONMENT, ENERGY & TECHNOLOGY

Majority Report: That Substitute Senate Bill No. 5284 be substituted therefor, and the substitute bill do pass and be referred to Committee on Ways & Means.

Signed by Senators Shewmake, Chair; Slatter, Vice Chair; Dhingra, Liias, Lovelett, Ramos and Wellman.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Minority Report: Do not pass.

Signed by Senators Harris, MacEwen and Short.

Minority Report: That it be referred without recommendation.

Signed by Senator Boehnke, Ranking Member.

Staff: Alicia Kinne-Clawson (786-7407)

SENATE COMMITTEE ON WAYS & MEANS

Majority Report: That Second Substitute Senate Bill No. 5284 be substituted therefor, and the second substitute bill do pass.

Signed by Senators Robinson, Chair; Stanford, Vice Chair, Operating; Trudeau, Vice Chair, Capital; Frame, Vice Chair, Finance; Cleveland, Conway, Dhingra, Hansen, Hasegawa, Kauffman, Pedersen, Riccelli, Saldaña and Wilson, C..

Minority Report: Do not pass.

Signed by Senators Gildon, Ranking Member, Operating; Torres, Assistant Ranking Member, Operating; Dozier, Assistant Ranking Member, Capital; Boehnke, Wagoner and Warnick.

Minority Report: That it be referred without recommendation.

Signed by Senators Schoesler, Ranking Member, Capital; Braun, Muzzall and Wellman.

Staff: Jed Herman (786-7346)

Background: Solid Waste Management in Washington. Under the state's solid waste management laws, local governments are the primary government entity responsible for implementing state solid waste management requirements. The Department of Ecology (Ecology) also has certain roles in overseeing the administration of solid waste management laws. Ecology is responsible for working cooperatively with local governments as they develop their local solid waste management plans. County and city solid waste management plans are required to contain certain elements, including a waste reduction and recycling element, and a recycling contamination reduction and outreach plan. Under state laws addressing the local planning and management of solid waste, a waste management hierarchy is established for the collection, handling, and management of solid waste. This hierarchy prioritizes in descending order: (1) waste reduction, (2) recycling, with source separation of recyclable materials as the preferred method, (3) energy recovery, incineration, or landfill of separated waste, and (4) energy recovery, incineration, or landfill of mixed municipal solid wastes.

The Utilities and Transportation Commission (UTC) regulates private service providers that transport solid waste, garbage, and recyclables from residential sites. The certificate to

transport garbage and recyclables sets the geographic areas in which the service provider is authorized to collect waste. Cities and towns have the authority to provide their own solid waste collection services or to contract for solid waste collection services, including collection of source separated recyclable materials. Counties may contract for the collection of source-separated recyclable materials in unincorporated areas of the county. Solid waste collection services provided or contracted by cities and towns or contracted by counties are not subject to UTC regulation. Materials collected for recycling are transported to material recovery facilities which receive, compact, repackage, or sort materials for the purposes of recycling.

Extended Producer Responsibility and Product Stewardship Programs. The Legislature has enacted laws that require the establishment of extended producer responsibility or product stewardship programs for the management of six types of products: (1) electronic products, (2) light bulbs that contain mercury, (3) photovoltaic solar panels, (4) pharmaceuticals, (5) paint, and (6) batteries.

The state's extended producer responsibility and product stewardship programs require producers to participate in a stewardship organization or program responsible for the collection, transport, and end-of-life management of products covered by each program. Ecology is responsible for the oversight of the state's extended producer responsibility and product stewardship programs, with the exception of the Pharmaceutical Stewardship Program, which is overseen by the Department of Health.

Postconsumer Recycled Content Requirements. In 2021, the Legislature established minimum recycled content requirements applicable to three categories of plastic products or products in plastic containers: trash bags, household and personal care product containers, and plastic beverage containers. Producers subject to minimum postconsumer recycling content (PCRC) requirements were required to register with Ecology and pay fees to cover Ecology's administrative costs related to minimum recycled content standards beginning in 2022.

Summary of Engrossed Second Substitute Bill: Producers and Producer Responsibility Organizations. By January 1, 2026, each producer of packaging and paper products (PPP) must appoint a producer responsibility organization. By March 1, 2026, the Producers and Producer Responsibility Organizations (PRO) must register with Ecology. During the first plan period, Ecology may not allow registration of more than one PRO, other than individual producers registering as PROs.

By July 1, 2026, producers must be a member of a PRO or register as a PRO that will implement an individual plan. Beginning March 1, 2029, a producer not registered with a PRO or acting as an independent PRO may not introduce covered PPP into this state.

For each covered material, a single specified person—either the material's manufacturer, brand licensee, brand owner, importer of record, distributor of the material in Washington,

or another person assigned contractual responsibility as a producer—is defined as the producer responsible for participation in a PRO. Producers do not include government entities, nonprofit organizations, or entities that introduce de minimis volumes of covered PPP. Agricultural employers with less than \$5 million, adjusted annually for inflation, in gross revenue in Washington from consumer sales of agricultural commodities under the employer's brand name are exempt as de minimis entities.

Packaging is defined to include various materials, including single-use items that facilitate food or beverage consumption. Fourteen categories of materials are exempted from qualifying as covered PPP, including packaging for bulk construction materials, products like medical devices, drugs, hazardous materials, products that are distributed only to commercial or business entities, or packaging that meet specified recycling rates and other criteria. Producers and PROs may also petition Ecology to temporarily exclude certain categories of packaging from being covered PPP.

A PRO is responsible for:

- payment of fees to Ecology;
- establishing the producer fee schedule;
- submitting the program plan to Ecology;
- implementation of the program; and
- reporting, compliance, accounting, and other functions associated with administration of the program.

Advisory Council. An advisory council is established to review all activities conducted by the PROs and to advise Ecology and PROs on implementation of the program. Membership on the advisory council is appointed by Ecology and includes 17 voting members. Ecology is responsible for providing administrative and operating support to the council to meet their obligations provided for in this chapter.

Ecology responsibilities under this chapter include but are not limited to:

- appointing membership to the advisory council, providing written responses to comments received from the advisory council, and providing administrative and operating support to the advisory council;
- accepting the registration of, and where necessary, selecting the PRO;
- developing the statewide collection list;
- determining the one time and annual registration fee;
- completing the statewide needs assessment;
- reviewing and approving PRO plans;
- reviewing material exemption requests and review and make determinations on alternative recycling proposals;
- establishing a public website;
- creating model comprehensive solid waste plan amendments for cities and counties; and
- enforcement of the program.

Fees. By September 1, 2026, a PRO must make a one-time payment to Ecology, in an amount determined by Ecology, to cover program costs through June 30, 2027. By March 31, 2027, annually thereafter, Ecology must determine the total annual registration fee paid by each PRO that is adequate to cover, but not exceed, the costs to implement, administer, and enforce the program.

A PRO may charge member producers a fee using a method it determines to be equitable, so that the aggregate fees charged to member producers are sufficient to pay the PROs costs in full until the PRO has a plan approved by Ecology.

A PRO with an approved plan must annually collect a fee from each member producer that must:

- vary based on the total amount of covered materials introduced by the producer into the state in the prior year;
- reflect program costs for the material type, net the commodity value;
- incentivize materials and designs that reduce environmental and human health impacts;
- prioritize reuse; and
- generate revenue sufficient to cover program operations.

Any fees collected from producers under this chapter may not be used for lobbying or political advocacy activities that would require reporting to the Public Disclosure Commission or under the Federal Election Campaign Act.

Service Providers. Service providers are entities that provide covered services for covered PPP. Covered services include collecting, transferring, transporting, sorting, processing, recovering, preparing, or otherwise managing refill, reuse, recycling, composting, or disposal of materials. Service providers may receive reimbursement for funding under the program if they meet certain conditions and provide covered services.

Reimbursements for covered services may only be provided to service providers that meet performance standards established in a PRO plan. The service provider reimbursement schedule phases in the share of the costs as covered by the PRO as follows:

- no less than 50 percent of net costs by February 15, 2030;
- no less than 75 percent of net costs by February 15, 2031; and
- no less than 90 percent of net costs by February 15, 2032.

Service providers, in delivering curbside collections services, are required to pass on the applicable portion of reimbursement from the PRO to the customer in the form of rate reductions or credits. Service providers retain all revenue from the sale of covered PPP unless otherwise agreed to by the service provider. Service providers may charge a fee for covered services of covered PPP to the extent that PRO reimbursement does not cover all costs of services. A PRO must establish a reimbursement dispute resolution process using

third-party mediators.

Statewide Collection Lists and Collection Requirements. By October 1, 2026, Ecology must develop a list of covered materials determined to be recyclable or compostable statewide. In developing the lists, Ecology must distinguish between:

- materials for residential recycling collection;
- materials for residential composting collection;
- materials for public place collection; and
- materials for alternative collection at locations other than residential.

In determining materials suitable for statewide collections lists, Ecology must use specified criteria including but not limited to the viability of responsible markets, environmental health and safety considerations, and the material's compatibility with existing recycling infrastructure. Materials that are not included on the statewide lists may not be collected as part of the residential recycling program.

Collection services for covered PPP determined to be suitable for residential recycling collection must be available wherever residential garbage collection services are available, except where a county adopts an ordinance specifying that covered PPP on the residential recycling collection list must instead be collected through drop-off collection in areas of the county in which solid waste collection is regulated by UTC.

The PRO is responsible for developing an alternative collection program for materials identified on the alternative collection methods list. The alternative collection program must meet specified criteria including providing year-round, convenient drop-off services with at least one location in each county.

Statewide Needs Assessment. By December 31, 2026, Ecology must complete a preliminary needs assessment. The preliminary needs assessment must include identification of covered materials and material types, tons of collected covered materials, characteristics of current recycling and composting services, evaluation of recycling and solid waste services currently being delivered by local governments, processing capacity at material recovery facilities, and other collection, processing, servicing, and commodity market information. In completing the needs assessment, the draft must be made available for comment by local governments.

By December 21, 2027, and every five years thereafter, Ecology must complete a needs assessment that evaluates specified outcomes from the existing waste reduction, refill, reuse, recycling, and composting program.

Ecology may adjust the content of specific needs assessments to inform upcoming PRO plans. Ecology must initiate a consultation process in carrying out needs assessments and must contract with a third party to conduct needs assessments.

Performance Targets. The PRO must propose performance targets based on the statewide needs assessment. Performance targets must include reuse rates, return rates, recycling rates for materials delivered to responsible markets, composting rates, and targets for plastic source reduction and postconsumer recycled content by covered material type.

Ecology may require that a PRO obtain third-party certification of activity related to a performance target.

Ecology must establish a process for a PRO to propose to count materials sent to facilities that use alternative recycling processes toward recycling rates, and may approve a PRO's proposal based on the evaluation of specified criteria.

Ecology must establish statewide rate requirements and dates by which those requirements must be met for recycling, composting, reuse, return, plastic source reduction, and PCRC in covered PPP. Statewide rate requirements must be reviewed by Ecology every five years, and be updated if warranted. PROs must ensure the statewide rate requirements are met.

Producer Responsibility Organization Plan. By October 1, 2028, and every five years thereafter, a PRO must submit a draft plan to Ecology that describes the proposed operation of the program. At a minimum, the draft plan must include but is not limited to:

- performance targets;
- proposed changes to covered materials;
- a description of collection methods and infrastructure investments and how they will meet performance targets;
- how performance outcomes will be measured for each material types;
- the program budget and how the plan will be paid for by the PRO through producer fees;
- service provider requirements, reimbursement schedules and processes, and other requirements related to service providers;
- a description of how the PRO will assist service providers in delivering covered materials to responsible markets; and
- other requirements related to implementation of the program.

During the first PRO plan implementation period, for a group of producers representing a majority of a distinct covered material or packaging type, Ecology may be petitioned to consider an alternative collection mode.

Infrastructure Investments. For infrastructure investments, a PRO must use a competitive bidding process and publicly post bid opportunities. Preference must be given to existing facilities and providers of services in the state. Producers and PROs may not own any portion of infrastructure used to fulfill covered PPP obligations, other than ownership stakes that pre-date 2025, or if a bidding process does not result in any service provider bidding on a contract. A PRO may own or partially own infrastructure as needed to fulfill an individual or alternative collection program.

Reuse Program. Beginning in 2029, each PRO must annually fund and implement a Reuse Financial Assistance Program (Reuse Program) to reduce the negative environmental impacts of covered PPP through reuse. The PROs must collectively fund the Reuse Program at \$5 million in 2029; an amount which is subject to an annual inflation adjustment and to adjustment if the PRO's reuse and return rate targets or statewide requirements go unmet.

Reporting Requirements and Department of Ecology Enforcement. By July 1, 2031, a PRO must submit an annual report to Ecology that contains criteria specified in the bill including the programs' operational activities and performance outcomes. Ecology must review annual reports submitted by a PRO and make them available for public comment. If an annual report does not meet requirements, Ecology must notify the PRO of the reasons for denial and the PRO must then submit a revised annual report.

A PRO that fails to meet a performance target in an approved plan must, within 90 days of filing an annual report, file with Ecology an explanation of factors contributing to the failure and propose a plan amendment specifying changes designed to achieve the performance target.

Ecology may administratively impose a penalty of up to \$1,000 per violation per day on any producer or PRO who violates this chapter and up to \$10,000 per violation per day for the second and each subsequent violation. In addition to assessing penalties for violations by the PRO, Ecology may issue corrective action orders, revoke a PRO's plan approval and require implementation of the contingency plan, and take other specified enforcement actions related to a PRO. Penalties and orders are appealable to the Pollution Control Hearings Board.

Local Solid Waste Planning and Solid Waste Collection Company Oversight. Beginning January 1, 2030, the programs for the collection of source-separated residential materials under local comprehensive solid waste management plans must:

- provide for curbside collection of source-separated recyclable materials from single-family and multi-family residences wherever curbside garbage collection services are provided;
- include covered PPP on the statewide residential recycling collection list adopted by Ecology; and
- must include service standards established under PRO plans for curbside collection frequency, container size, and method of collection.

Local comprehensive solid waste management plans may incorporate PRO programs by reference to fulfill source-separated recyclable material collection requirements. Local solid waste comprehensive plans must be amended by January 1, 2030, to align with PRO-related provisions, or else a model comprehensive solid waste plan amendment developed by Ecology will apply in the jurisdiction.

PROs may periodically provide educational materials promoting household waste reduction and recycling to public and private waste haulers.

The UTC must review PRO reimbursement of service providers and require solid waste collection companies regulated by the UTC to deliver covered PPP only to responsible markets that meet specified environmental, health, and other criteria. The UTC, in its duties providing oversight of solid waste collection company rates, must include costs related to curbside recycling collection performed under a PRO plan in the solid waste collection company's rate base.

Reuse Financial Assistance Program. The PRO must annually fund and implement a reuse financial assistance program in the amount of \$5 million adjusted annually for inflation. Eligible entities include government, tribal governments, nonprofit organizations, and private organizations. The program must be designed to reduce the negative environmental impacts of covered materials through reuse.

Studies. Litter Tax Review. In consultation with any PROs, Ecology and the Department of Revenue (DOR) must study the impacts of producer requirements on the litter rates of covered PPP, and possible improvements to the structure of the litter tax that do not include increasing the tax rate or expanding the types of covered PPP under the PRO that are subject to the tax. Ecology, in consultation with DOR, must provide recommendations to the Legislature on the applicability of the litter tax to covered PPP and improvements to the litter tax structure by January 1, 2030.

Equity Study. By January 31, 2032, Ecology must complete a third-party contracted study that evaluates facilities managing covered PPP, including the facilities' working conditions, barriers to solid waste operations ownership by women and minorities, and access by multi-family building residents to solid waste collection infrastructure. Recommended actions from the study must be considered for inclusion as part of future PRO plans.

Independent Review. By September 1, 2038, Ecology must contract with an independent consultant to analyze the first seven years of program implementation and submit a report to the Legislature.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: The bill contains several effective dates. Please refer to the bill.

Staff Summary of Public Testimony on Original Bill (Environment, Energy & Technology): *The committee recommended a different version of the bill than what was*

heard. PRO: We worked hard to streamline this bill and tailor it to Washington's specific needs to make sure that we are getting curbside recycling everywhere that they are currently offering garbage service. There are many places across the state where you can't recycle a cardboard box or an aluminum can. These are valuable materials that we want to make sure are finding an end market. We are asking the producers of these products to have accountability and some agency making sure that they are modifying their products to fit in a system. We are also trying to make sure that our waste haulers are kept whole and that they are able to continue to provide those services across the state. We are going to have some transparency and accountability to make sure that we are ensuring that from the time of manufacture to the time that product hits its final resting place that we know where it ends up.

Every year volunteers with the Surfrider Foundation clean up thousands of pounds of plastic debris out of our waters and beaches. Most of this is single use plastics that should have been recycled. We need to cut plastic packaging at its source. This bill requires the recycling industry to only sell materials to responsible markets. Washingtonians will easily know what can go into their bins and how it will be recycled. Microplastics that result from the breakdown of plastic end up in our food, water supply, and concentrating in animals and fish. They result in increased disease in humans. The Washington State Medical Association adopted a resolution recognizing the health risks of plastic waste and called for policies to reduce human exposure. The Recycling Reform Act is one tool to do this.

This bill will create a statewide list of recyclable materials so that people know what can be recycled. It will also provide education. In the past five years we've seen significant increases in the costs to provide recycling services. Our residents are seeing this in conjunction with other increases in utility costs. This bill would offer an opportunity to reduce utility bills by shifting the costs from the consumer to the people producing the packaging. We are also incentivizing more recyclable products. The system needs comprehensive reforms and this bill provides that opportunity. It will reduce confusion about what is recyclable. This will create a smarter, more cost effective approach. The city committed to zero waste, but government can't achieve this goal without upstream changes. A system with high processing costs and negative returns on commodities is not sustainable. Residents should not be expected to bear these costs alone.

We are hoping the reusable section will be tweaked so that it is more robust. Reusables are the future of packaging but need some help to scale. Incentives will ensure producers contribute to building a reuse economy. As an industry, we want to recover as much glass as possible. This bill has enough tools to improve the recycling system. The bill allows for a future deposit return system which we support. We suggest removing the restriction on the use of recycled content as one path to achieving source reduction targets. We believe the Minnesota approach is the right approach including use of a fair funding formula to support all stakeholders and calculating a workable fee structure. EPR are proven and effective solutions for improving recycling and reducing waste. This will strengthen local recycling programs. We have the capacity to increase recycling operations but not enough materials.

This program would generate critical investment in state recycling systems and incentivize the use of sustainable packaging materials. The bill includes a robust needs assessment process which will be informed by Washington's existing systems. This bill will create green local jobs. The bill includes labor standards that ensure workers at sorting facilities have adequate protections. There is no credible evidence that EPR increases costs to consumers. We know Washington households are already paying \$8 to \$10 per month or more for recycling. This is a real and growing cost burden.

CON: There are no specific post-consumer recycled content provisions laid out in language. These are left to the discretion of the PRO to set those targets. PCRC changes the plastic manufacturers behavior much more quickly than other systems. The bill as structured will not lead to more environmentally friendly packaging. The bill jumps to a prescription before conducting a comprehensive needs assessment. There is a lack of transparency with the PRO and the exemption from anti-trust regulations.

This is a program that has never been implemented in any state. Those states that have passed it are going through very difficult implementation journeys and finding it expensive and cumbersome. Those are costs that the producer will pass on to the consumer. In Europe and Canada the EPR programs do not bear out the claims. Food packaging is regulated by the FDA and there are limited options available for use. No post consumer type blend has been approved by the FDA for agriculture. Both California and Maine have provided exemptions for perishable products. Any cost that impacts farms is very difficult. The needs assessment is critical and we think that needs to be completed first. The definition of producer in the bill allows producers to shirk their responsibility and impose those obligations on distributors or retailers who aren't in a position to oppose it. We are concerned about the timeline, increased cost to consumers, and availability of molecular recycling technologies in implementing this bill. We are concerned about this institution a patchwork of state laws that all differ.

The costs from this program will be passed on to consumers. This bill takes decisions out of the hands of the current regulatory structure and gives that control to producers. We need to focus on more upstream and truth in labeling requirements. There's a lot of concerns about the cost implications with independent grocers. Prices continue to rise. We believe this is a program that is going to drive costs even higher. We appreciate the inclusion of the litter tax study. It's important to evaluate the tax structure. We should focus on strengthening existing markets for recycled products. This will be a 5 to 7 percent increase in grocery costs without any known benefit to recycling rates.

OTHER: The combined impacts of this bill and other waste reduction goals undermines the county's ability to implement the comprehensive solid waste system that state law requires. Washington's current model relies heavily on materials going to the landfill. These programs have fixed costs regardless of the amount of waste that goes there. We are concerned that there is a lack of a durable manufacturer on the advisory board.

Persons Testifying (Environment, Energy & Technology): PRO: Senator Liz Lovelett, Prime Sponsor; Melissa Stuart, City of Redmond; Brooke Davies, Washington Beverage Association; Lynne Robinson, Mayor, City of Bellevue; Edwin Borbon, AMERIPEN; Sydney Harris, Upstream; Marlene Feist, City of Spokane; Allison Kustic, Association of Plastic Recyclers (APR); Ann Murphy, League of Women Voters of Washington; Kelsey Hulse, EPR Leadership Forum; Dylan de Thomas, The Recycling Partnership; Megan Lane, Coalition of High Performance Recycling; McKenna Morigan, Seattle Public Utilities; Christoph Mair, Washington State Labor Council, AFL-CIO; Rebecca Thomas, Glass Packaging Institute; Ezra Eickmeyer, EDHC; Peter Steelquist, Surfrider Foundation Washington; Dr. Mark Vossler, Washington Physicians for Social Responsibility; Brenda Fincher, Councilmember, City of Kent.

CON: Jay Balasbas, Basin Disposal and Consolidated Disposal Services Inc.; Vicki Christophersen, Washington Refuse and Recycling Association; Brian Coddington, Sunshine Disposal & Recycling; Lyset Cadena, WM (Waste Management); Ted Carlson, Sanitary Service Company; Wendy Weiker, Republic Services; Peter Godlewski, Association of Washington Business; Erin Raden, Consumer Brands Assn; Diana Carlen, Washington Potato & Onion Association; Rick Vahl, Waste Connections.

OTHER: Mark Johnson, Washington Retail Association; Katie Beeson, Washington Food Industry Association (WFIA); Peter Lyon, Washington Department of Ecology, Solid Waste Management Program; Brandon Houskeeper, NW Grocery Retail Assoc.; Scott Hazlegrove, WA Beer & Wine Distributors Association; Travis Dutton, Washington State Association of Counties; Jacob Cassady, Association of Home Appliance Manufacturers (AHAM).

Persons Signed In To Testify But Not Testifying (Environment, Energy & Technology): No one.

Staff Summary of Public Testimony on First Substitute (Ways & Means): *The committee recommended a different version of the bill than what was heard.* PRO: Residents are spending significant time and money on their recycling bill or to clean up plastic from the environment. This bill shifts the burden and incentivizes producers to have more recyclable materials in their packaging and will support the economy by creating local supply chains. An effective EPR policy delivers strong enviro outcomes and is efficient, cost effective, and convenient for the consumer.

This bill will generate necessary funding to improve rates and expand recycling opportunities to Washingtonians. It shifts the costs to producers of packaging material and incentivizes them to use more sustainable packaging. We understand the cost implication to the industry and believe this is the best way for the industry to participate in the recycling system in the state. Key issues that have been integrated include a fair funding formula and a strong and collaborative development process with producers. This approach is consistent with other states and is the right approach at the right time to move EPR forward in Washington

CON: This bill is modeled after other EPR Programs and the estimated costs of these programs in other states have been significant and no other states have fully implemented an EPR Program. Producers in other cities and states are facing millions of dollars to comply with these programs. This program will produce higher costs of groceries and the costs of implementation on the producers will be passed down to individuals with no proven positive outcome. The average restaurant is operating on a 1.5 percent profit margin. This program proposes significant and unknown costs to Washingtonians.

The lengthy fiscal note underscores how complex the bill is and the uncertainty that exists. The local government fiscal note indicates that they are not able to estimate how cities or counties will participate nor how changes in service level will occur. There are already existing recyclable packaging requirements. It is unclear exactly what the producers will be paying for as much of the language in the bill refers to rule making, such as for producer costs, packaging requirements, and performance targets. This will be extremely expensive to consumers but by how much is unknown as no EPR has been fully implemented in any state. EPR Programs are a direct cost driver to the cost of groceries and we know with absolute certainty that the costs will be passed down to consumers. There are concerns with the lack of a needs assessment which clarifies where the gaps in the existing system are. This is critical to create a useful and thoughtful approach to developing an EPR Program.

OTHER: DOE's costs are primarily to fund startup of the EPR Program and ongoing costs would be funded by the PRO in advance. This will improve service to over 500,000 homes. There are concerns about the definition of producers as there needs to be an ability to contract with producers of store branded items and that has been altered in the bill. Consumers will be charged more for these products. None of the states that have adopted EPR are fully implemented. We should push pause and see what other states ultimately do with their programs. This is complex and it will be costly to comply. County Waste Management Programs are funded primarily with disposal fees. When waste decreases, counties lose essential funding and it will not work to raise prices. Counties need reliable revenue sources in order to produce desired waste reduction outcomes.

Persons Testifying (Ways & Means): PRO: Peter Steelquist, Surfrider Foundation; Kelsey Hulse, EPR Leadership Forum; Brad Boswell, Washington Beverage Association; Amy Ockerlander, Association of Washington Cities; Edwin Borbon, AMERIPEN.

CON: Lyset Cadena, WM (Waste Management); Samantha Louderback, Washington Hospitality Association; Vicki Christophersen, Washington Refuse and Recycling Assoc.; Jennifer Ziegler, Sanitary Service Company; Brandon Houskeeper, NW Grocery Retail Association; Holly Chisa, Consumer Brands Association; Katie Beeson, Washington Food Industry Association (WFIA); Natalie Hester, Republic Services; Peter Godlewski, Association of Washington Business.

OTHER: Mark Johnson, Washington Retail Association; Peter Lyon, Washington Department of Ecology, Solid Waste Management Program; Paul Jewell, Washington State

Association of Counties.

Persons Signed In To Testify But Not Testifying (Ways & Means): No one.

EFFECT OF HOUSE AMENDMENT(S):

- Allows for an alternative means to identify socially vulnerable populations if the US CDC tool is no longer available.
- Modifies the due date for the one-time PRO fee and clarifies what the first PRO fee must cover.
- Requires PROs to provide producers with information regarding state and federal laws that restrict toxic substances rather than prohibiting toxic substances.
- Prohibits state and local elected officials, Ecology solid waste or policy division employees, and formerly elected officials who served within the last three years from serving on the board of the PRO or as employees of the PRO.
- Establishes an equity subcommittee of the advisory council to provide information, make recommendations, and review PRO plans regarding impacts to socially vulnerable populations and overburdened communities.
- Clarifies that the PRO must adopt multiple statewide collection lists, rather than a single list.
- Specifies that a PRO may propose multiple alternative collection programs for covered materials.
- Requires Ecology to notify the appropriate committees of the Legislature when a draft PRO plan has been submitted and posted to Ecology's website.
- Provides that Ecology's approval of the first PRO plan submitted by October 1, 2028, does not take effect until after the adjournment of the 2029 regular legislative session, in order to allow an opportunity for the 2029 Legislature to determine whether to amend PRO-related requirements, make other recycling policy changes including the establishment of a bottle deposit return program, or allow for the draft PRO plan to be implemented in full.
- Specifies that Ecology may only approve a draft PRO plan that meets all plan requirements, and prohibits Ecology from approving a plan that does not satisfy all plan criteria, including but not limited to reducing or eliminating disparities in the availability to socially vulnerable populations of covered services for covered materials.
- Modifies PRO education and outreach requirements and requires that education and outreach activities be culturally responsive, conceptually, linguistically, and culturally tailored, and use materials and methods that rely on evidence-based practices.
- Modifies the needs assessment to include additional requirements regarding materials collected at drop-off sites, assessment of current residential service collection contracts, and measurement of postconsumer recycled content that could be incorporated in certain plastics.
- Requires Ecology to contract for a one-time forecast analysis of the draft PRO plan to be submitted by January 2029 and for that analysis to be informed by stakeholders, and to consider whether a bottle deposit return program could be established as a component to the PRO plan.

- Requires the independent review to analyze the effects of the program on reuse rates.
- Exempts noncompostable film plastic used for raw meat from covered materials and authorizes a PRO or producer to request an exclusion for raw meat packaging.
- Requires Ecology to contract with an independent consultant to carry out two studies on a beverage container deposit return system. One study must examine possible models for redemption sites and another study regarding the potential program design for a bottle deposit return program.

FINAL BILL REPORT

ESB 5313

Brief Description: Adding to the list of provisions prohibited from rental agreements.

Sponsors: Senators Pedersen, Goehner, Cleveland, Hasegawa, Nobles and Valdez.

Senate Committee on Housing

House Committee on Housing

Background: Residential Landlord-Tenant Act. The Residential Landlord-Tenant Act (RLTA) regulates the creation of residential tenancies and the relationship between landlords and tenants of residential dwelling units. The RLTA establishes rights and duties of both tenants and landlords, procedures for the parties to enforce their rights, and remedies for violations of the RLTA.

Under the RLTA, a rental agreement may not include provisions in which the tenant agrees to certain conditions, such as:

- waive or forgo rights or remedies available under the RLTA;
- pay the landlord's attorneys' fees except as authorized; or
- pay late fees for rent paid within five days following its due date.

Summary: A landlord may not include in the rental agreement a provision in which the tenant agrees to:

- waive or forgo any right to bring, join, or otherwise participate in or maintain any cause of action against the tenant's landlord or the landlord's representatives or agents including, but not limited to, class actions;
- sign a nondisclosure agreement relating to the lease agreement or details of the offer, including rent amount, security deposits or fees, rent concessions, move-in gifts, or lease specials or terms; and
- arbitrate disputes, unless the landlord pays the entire cost of the arbitration, and the agreement is notarized.

The provisions of this act apply to leases and rental agreements entered into or renewed on or after the effective date of the act.

Votes on Final Passage:

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Senate	41	7	
House	58	38	(House amended)
Senate	36	13	(Senate concurred)

Effective: Ninety days after adjournment of session in which bill is passed.



Washington final budgets FY 2025-27: Selected impacts on cities

For more information, please visit the fiscal.wa.gov website for legislative budget proposals and the Office of Financial Management website at ofm.wa.gov for the Governor's proposed budget.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Operating budget – Shared revenues		
Liquor profits (Liquor Revolving Account)	\$98.9 million	\$98.9 million
Liquor taxes (Liquor Excise Tax Account)	\$89.4 million	\$88 million
Cannabis Excise Tax	\$47.2 million (due to reduced forecast)	\$44.2 million
Municipal Criminal Justice Assistance Account	\$51.7 million	\$60.3 million \$266,000 for reimbursement for mandatory arrest for repeat offenders.
City-County Assistance Account (6050)	\$34.6 million (due to reduced REET revenues)	\$43.8 million
Fire Insurance Premium Tax	\$14.6 million	\$16.9 million
Operating budget – Programs		
General Government		
Pensions	- Final Rates adjusted to account for UAAL reduction under SB 5294: - PERS employer rate: 8.86% - PSERS employer rate: 9.1% - LEOFF 2 employer rate: 5.12% \$143,000 for implementing changes to military service credits. 0.01% increase to state contributions to pay for additional benefits (HB 1007). \$1.06 million for implementing retire/rehire expansion (HB 1056). \$199,000 to implement moving 911 operators to PSERS (HB 1055). \$12 million increase for 2024-25 state appropriations to LEOFF 2 system. 0.13% increase in state employer contributions to PSERS to fund moving 911 operators to PSERS.	- Select Committee on Pension Policy to study implications of possible Plans 1 merger (as suggested by SB 5085) or LEOFF 1 restatement (as suggested by HB 2034). Report by January 9, 2026. - Pension rates adjusted to take into account SB 5357. New employer rates: - PERS 5.38% - PSERS 6.91% - LEOFF 2 employer rate: 5.32%
PERS 1 COLA	0.12% increase in employer contributions provided for PERS 1 COLA in SB 5350.	No PERS 1 COLA included.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	0.08% increase for state and local government employer contributions for PERS 1 COLA in HB 1985.	
Paid Family & Medical Leave Program	\$30,000 to implement changes to paid leave premiums calculations (SB 5286). \$2.9 million to implement changes of employer access to paid leave data (SB 5586). \$250,000 for an ESD study on impacts of PFML job protection standards on utilization of PFML benefits. \$5.6 million to increase PFML program staffing for processing claims and customer service. \$7.3 million for staffing to complete PFML technology upgrades for statutorily required components of PFML. \$100,000 for ESD report on how to collect demographic information of PFML and UI program participants.	\$10.8 million for additional staff to process PFML customer and employer inquiries. \$8.9 million completing statutorily required PFML implementation. \$5 million to implement changes to PFML job protections.
Miscellaneous HR & labor provisions of interest	\$15.4 million to LTSS program to implement IT project. \$3.54 million for PFML and LTSS programs for outreach to underserved communities, perform program evaluation, data management, and enhance customer experience. \$21.2 million to cover anticipated shortfall in federal funding for unemployment insurance program. \$1.73 million to L&I to implement repeal of ban on musculoskeletal injuries rules (SB 5217). \$572,000 to implement “good faith” standard for self-insured employers (HB 1521). \$15.4 million to LTSS program to implement IT project. \$64.2 million transfer from LTSS account to GF to repay 2024 startup costs. \$4.2 million to implement benefits portability for the WA Cares Fund (HB 2467). \$400,000 to fund a third party contracted PTSD study for public safety workers and nurses. Report to legislature required June 30, 2025. \$844,000 to incorporate all protected classes into	\$851,000 to implement restriction on including unnecessary driver requirements in job applications (SB 5501). \$852,000 to implement UI benefits for striking workers (SB 5041). \$102,000 to implement changes to public employee bargaining (SB 5503).

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	Equal Pay & Opportunity Act (HB 1905). \$404,000 to implement changes to temporary total disability benefits (HB 1927). \$2.23 million to implement increased safety for construction cranes (HB 2022). \$611,000 to implement new definition of family member for paid sick leave (SB 5793).	
Municipal Research and Services Center	\$6.8 million \$2.2 million for procurement technical assistance.	\$6.8 million
Municipal Revolving Account	-	Sweep of \$5 million from State Auditor municipal revolving account balance of local audit fees.
Elections	-	\$500,000 to UW to study local government compliance with voting and elections laws and recommend best practices.
Public safety & Criminal Justice		
Training for law enforcement	\$3.4 million for six additional classes. Funds 23 Basic Law Enforcement Academy (BLEA) classes in 2024 and 2025, with at least three classes in Spokane each year and the remainder at the Burien campus. \$12 million for six additional BLEA classes, starting in 2024, at three new regional training academies: Pasco, Snohomish, and Clark County. \$4.4 million to eliminate 25% local government match for BLEA. \$50,000 to study establishing a regional BLEA and/or corrections officer academy on the Kitsap Peninsula.	- Funds 23 BLEA classes per year in 2026 and 2027, with two per year in each of four regional academies in Arlington, Pasco, Spokane, and Vancouver. Remaining classes in Burien. - Reinstates 25% local match for BLEA and basic corrections officer training programs.
Crisis intervention training	\$1.8 million for <i>Trueblood</i> phase one regions.	\$1.8 million for <i>Trueblood</i> phase one, two, and three regions.
Co-responder team funding	\$5.3 million to cities and counties to assist with alternative response, including: \$4 million to AWC to provide funds to cities to create alternative response team programs around the state. \$2 million to support behavioral health co-responder services on nonlaw enforcement emergency medical response teams.	\$5.2 million to cities and counties to assist with alternative response, including: \$4 million to AWC to provide funds to cities to create alternative response team programs around the state. \$1.2 million to support Whatcom County alternative response team.
Law enforcement behavioral health & suicide prevention program	\$5 million to the CJTC for law enforcement wellness programs, including:	\$5 million to the CJTC for officer wellness programs, including:

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	\$3 million for grants to local law enforcement agencies for wellness programs. \$2 million for a wellness app. \$1.3 million for first responder wellness (HB 2311).	\$3 million for grants to local law enforcement agencies for wellness programs. \$2 million for a wellness app.
Multijurisdictional drug task forces	\$2.7 million, replacing the funds redirected from the Byrne grant program, including \$50,000 for three roundtables to review policies, regulations, and fiscal investments in multijurisdictional drug task forces and report to legislature.	Funding not included.
Public safety funding	Funding not included.	\$100 million for public safety funding grants to support recruiting, hiring, retaining, and training officers and co-responders (HB 2015). \$635,000 to CJTC to administer grants.
Retail crime task force	\$2.2 million \$1 million for a statewide organization to conduct a retail crime pilot program focused on diversion-oriented programs.	Funding not included.
Drug & gang prevention	\$1 million grant program.	\$1 million grant program.
Impaired driver safety account	\$1.1 million	\$1.2 million
Small & rural court facilities grants for increased security	\$2 million for grant matching funds to small rural municipal county courts for increasing court security.	\$1 million for grant matching funds to increase small rural court security.
Public defense and prosecution recruitment and training	\$611,000 to OPD for a rural public defense program (SB 5780). \$442,000 to OPD for public defense recruitment and internship program. \$694,000 to CTJC for a rural prosecution program.	Funding not included.
Public defense grants	\$900,000 to cities.	\$900,000 for grants to cities. - Additional \$2.7 million for public defense grants to cities.
Vacating & resentencing under <i>State v. Blake</i> decision & refunding LFOs	\$115.8 million in continued response to the <i>State v. Blake</i> decision, including: \$11.5 million to assist cities with costs of complying with the <i>State v. Blake</i> decision. AOC must collaborate with cities to adopt a standardized	\$7.7 million to AOC to refund legal financial obligations vacated under <i>Blake</i> and an additional \$1.7 million for the activities of the AOC including contracting with cities and counties to disburse legal financial obligations.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	process, including coding for application to <i>Blake</i> convictions. • \$51.4 million to the Administrative Office of the Courts to establish a direct refund process to individuals and an additional \$1.6 million for the activities of the office relating to resentencing and refunding legal financial obligations and costs. • \$5.2 million to the Office of Civil Legal Aid to continue legal information, advice, assistance, and representation for individuals eligible for civil relief under <i>State v. Blake</i>. • \$3.4 million to the Administrative Office of the Courts for resentencing or vacating convictions. • \$963,000 to the Office of Public Defense to provide statewide attorney training, technical assistance, and data reporting.	• \$7.6 million to AOC to assist cities and counties with costs to comply with <i>Blake</i>. • \$8.6 million to the Office of Public Defense to assist cities and counties with public defense services related to <i>Blake</i>, including SPAR grants.
Therapeutic courts	\$29.6 million for therapeutic courts: • \$9 million to the Health Care Authority to maintain funding for new therapeutic courts created or expanded during 2021. • \$20.6 million to the Administrative Office of the Courts for therapeutic court programs.	Funding not included.
Medicated assisted opioid treatment in jails	\$17.3 million to expand opioid disorder medication in city, county, regional, and tribal jails.	Funding not included.
Human Services		
Community Behavioral Health	Significant investments in the community behavioral health system, including: • \$55 million for community treatment (PACT) teams. • \$4.5 million for mental health services for mentally ill offenders in county or city jails and connection to services after release from confinement. • \$21.5 million for crisis triage, relief, or stabilization centers. • \$11.6 million for clubhouse programs. • \$17 million for substance use disorder peer support services. • \$46.5 million for the recovery navigator program, including funding for recovery navigator teams to	Continued investments in the community behavioral health system, including: • \$78.5 million for assertive community treatment (PACT) teams. • \$4.1 million for mental health services for mentally ill offenders in county or city jails and connection to services after release from confinement. • \$38.1 million for clubhouse programs. • \$17 million for substance use disorder peer support services. • \$61.2 million to support the housing needs of individuals with behavioral health disorders. Includes funds for crisis response teams, housing programs,

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	provide outreach and case management services for law enforcement assisted diversion. • \$44.4 million for behavioral health mobile crisis response teams. • \$2.6 million for a substance use or drug overdose prevention campaign (HB 1956 or SB 5906). • \$3 million for health engagement hubs. • \$3.7 million for street medicine teams. • \$1.3 million for a public health nurse pilot • \$5.2 million to expand distribution of naloxone and \$1.2 million to purchase supply of naloxone for first responders. • \$900,000 for public health vending machines • \$3 million to increase access to buprenorphine and \$1.5 million to establish high-intensity community-based teams to provide buprenorphine to people with opioid use disorder. • \$1.4 million for young adult post inpatient housing (HB 1929). • \$2.2 million for behavioral health crisis system coordination (SB 6251) • \$4 million for opioid and fentanyl data dashboards.	recovery navigators, stabilization teams, and more. • \$14 million for a substance use or drug overdose prevention campaign. • \$9.5 million for health engagement hub pilot program sites (SB 5536). • \$5.3 million to continue existing street medicine contracts with Tacoma, Everett, and Spokane, as well as King and Kitsap County. • \$6.9 million to expand distribution of naloxone to community health programs, other community settings, and first responders. • \$2 million to increase access to buprenorphine. • \$2.7 million to launch a tele-buprenorphine hotline to increase access to medications for opioid use disorder. • \$4.5 million for young adult post inpatient housing.
Forensic mental health	\$108.7 million for forensic mental health and to continue implementation of the <i>Trueblood</i> Settlement, including: • \$18.2 million to phase-in <i>Trueblood</i> settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development. • \$14.3 million to improve the timeliness of competency evaluation services for individuals in local jails. • \$10.3 million to provide behavioral health and stabilization services in King County. • \$7.6 million to DSHS to hire additional forensic evaluators to provide in-jail competency and community-based evaluations. • \$8 million, including \$7 million for <i>Trueblood</i> phase one and phase two regions. \$8 million to continue diversion grant programs.	• \$18.2 million to phase-in <i>Trueblood</i> settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development. • \$14.3 million to improve the timeliness of competency evaluation services for individuals who are in local jails. • \$8 million, including \$7 million for <i>Trueblood</i> phase one and phase two regions.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Foundational public health	\$301.2 million	\$300.2 million
Housing & Homelessness		
Housing and homelessness	• \$150 million for covenant homeownership program (HB 1474). • \$150 million to transition those living in encampments to safer housing, requiring \$120 million to be used for those living on state-rights-of-way. • \$130 million for HEN program. • \$136 million for emergency housing and rental assistance. • \$62 million for grants to support O&M costs of permanent supportive housing. • \$45.6 million for homeless services contracts. • \$43 million for grants to local government to maintain programs impacted by loss of document recording fees. • \$34 million for grants for local governments for homeless housing programs and services. • \$29 million for homeless families, youth prevention and diversion. • \$14 million for Consolidated Homeless Grant Program. • \$4.2 million for foreclosure prevention assistance.	• \$200 million for covenant homeownership program. • \$137 million for HEN program. • \$117.6 million for grants to local governments to maintain programs impacted by loss of document recording fees. • \$111 million for grants for local governments and NGOs for homeless housing programs and services. • \$90 million to transition those living in encampments to safer housing. • \$30.4 million for homeless families, youth prevention and diversion. • \$25 million for grants to support building operations, maintenance and service costs of permanent supportive housing projects. • \$22.5 million for housing assistance, including rental subsidies, permanent supportive housing, and low- and no-barrier housing beds for unhoused individuals. • \$6.5 million for the Consolidated Homeless Grant Program. • \$1.2 million for foreclosure prevention assistance. • \$1 million for diversions services for those at risk of losing stable housing or are homeless that are determined to have a high probability of returning to stable housing.
Land Use & Environment		
Stormwater nonpoint pollution	• \$5.2 million to study the tire chemical 6PPD's impact on stormwater runoff and determine best management practices to filter out/treat. • \$2.7 million to develop a strategy and recommendations to eliminate 6PPD in tires.	\$8.5 million for Ecology to address and mitigate 6PPD (tire chemical lethal to salmonids), including to identify effective management practices for stormwater treatment. Including: • \$4.4 million to identify effective best management practices to treat 6PPD in stormwater. • \$2.7 million to develop a strategy and recommendations to eliminate 6PPD in consumer products.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
PFAS and water quality	\$100,000 for Dept. of Health to convene a nonregulatory stakeholder forum to discuss solutions to PFAS contamination of surface and groundwater.	\$4 million to investigate and monitor sources and impacts of PFAS, including a study of how to manage discharges at municipal wastewater treatment facilities. \$196,000 to implement SB 5033, required PFAS testing of biosolids.
Growth Management Act Planning Grants	\$20 million for updating comprehensive plans, with funding also provided to incorporate HB 1220 (2021) and SB 5412 (SEPA exemption for housing). \$41 million for integrating new climate planning requirements into comprehensive plans (HB 1181). \$10 million for greenhouse gas reduction sub element of comprehensive plans (HB 1181). \$6 million for grants and technical assistance for planning for housing supply. \$2 million to implement HB 1110 (middle housing). \$3 million for grants to local governments to implement SB 5290 (local permit review). - Proviso stating that smaller cities and counties will receive proportionally more Growth Management Act grant funding and technical assistance than larger jurisdictions.	\$22.5 million for local government climate planning implementation. \$18 million for updating comprehensive plans and development regulations to comply with the Growth Management Act. \$3.8 million to support implementation of various land use bills (HB 1096 (lot splitting), HB 1183 (development regulations), HB 1491 (transit density), SB 5148 (housing element audits), SB 5509 (childcare zoning), SB 5559 (subdivision reform), & SB 5587 (housing gaps report & infill housing)). \$1.7 million to increase middle housing.
Clean energy technologies	\$50 million to implement programs and incentives that promote alternative fuel vehicles. \$138 million (\$69 million/year) for development of community electric vehicle charging infrastructure. \$39 million (\$19.5 million/year) for grants to provide solar and battery storage community solar projects for public assistance organizations serving low-income communities. \$10 million to support municipalities in siting and permitting of clean energy projects. \$20.5 million for grants to assist owners of public buildings conduct energy audits. Transfer to capital budget: \$138 million for community electric vehicle charging infrastructure. \$39 million for grants to community solar projects. Adds (from Climate Commitment Act revenue):	\$5 million to support local governments in siting and permitting clean energy projects. \$13 million to assist owners of public buildings conduct energy audits. \$10 million to assist local governments, local organizations, and tribes to access federal tax incentives and grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	• \$800,000 to establish a Washington State green bank. • \$2.5 million to create a web portal for state and federal grant opportunities and to conduct marketing and outreach. • \$5 million to assist local governments, local organizations, and tribes to access federal tax incentives and grants. • \$4.5 million to support local governments and organizations, and tribes in applying for and reporting on federal grant awards. • \$600,000 for cities and counties to establish permitting processes using the National Renewable Energy Lab's online software	
Climate mitigation and resiliency	• \$10 million in Fire Wise grants to local governments and landowners to reduce forest fuels wildfire risk. • \$4 million in BIL funding for coastal climate hazards for assessing vulnerabilities with communities, provide technical assistance, and increase local capacity to implement effective projects. • \$1.7 million for wildfire reconstruction grants. See Growth Management Planning Grants for climate planning.	\$1.9 million for coastal hazard monitoring and resilience, including grant technical assistance to local governments and tribes.
Urban and Community Forest Grant Program	\$6 million in assistance to local communities to increase their capacity for urban forestry activities and programs.	\$3 million for investment in urban forestry.
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	-	\$288 million transfer from PWAA to state general fund in FY 2026. <i>See also PWAA under Capital Budget.</i>
Local Solid Waste Financial Assistance	• \$24 million for Local Solid Waste Financial Assistance grants. • \$500,000 for Ecology to inform the development of legislative proposals for design and implementation of a producer responsibility program for consumer packaging.	\$24 million for Local Solid Waste Financial Assistance grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Utility assistance	\$35 million for grant funding through existing network of federal low-income home energy assistance. \$300,000 for Commerce to develop recommendations for a statewide energy assistance program for low-income households \$150 million for public and private utilities to provide one-time bill rebates for low- and moderate-income residential electricity customers. \$300,000 for a feasibility study of a statewide low-income assistance program for water utility customers.	\$25 million for grant funding through existing network of federal low-income home energy assistance.
Capital budget		
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	\$400 million - Continues \$114 million (\$57 million/year) transfer for Move Ahead WA Account. \$35 million for Water Pollution Control Revolving Account. \$3.5 million for Drinking Water Assistance Account. \$5 million for CARB revolving loans. \$300,000 for study on public utilities relocation costs.	\$365 million*: \$265 million from PWAA. \$100 million in state construction bonds. New and historic diversions from PWAA total resources (estimated at \$754 million in 2025-27): \$288 million to the general fund (new) \$114 million (\$57 million/year) transfer to general fund (temporary redirection of existing transfers to the Move Ahead WA Account). \$41 million to Water Pollution Control Revolving Account. \$25 million to Drinking Water Assistance Account. *Enough to protect existing commitments and allow PWB to potentially offer a new loan round in 2025-27. <i>See also PWAA under Operating Budget.</i>
Stormwater Financial Assistance Program	\$68 million	\$60 million
Puget Sound Nutrient Reduction WWTP Grant Program	\$9 million	\$10 million

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Drinking Water State Revolving Fund Loan Program (DWSRF)	• \$131 million for DWSRF Construction Loan Program. • \$3.5 million for DWSRF State Match dollars for federal funds.	• \$120 million for water system infrastructure construction projects through DWSRF. • \$25 million for DWSRF state match dollars from PWAA.
Water Pollution Control Revolving Loan Program	\$670 million, including: • \$200 million federal • \$435 million state • \$35 million from PWAA	\$614 million including: • \$214 million federal • \$400 million state • \$41 million PWAA
Centennial Clean Water Grant Program	\$40 million	\$40 million
Community Economic Revitalization Board (CERB)	\$25 million for CERB Capital Construction funds.	\$81.3 million for CERB Capital Construction.
Broadband grants and loans	\$200 million, including: • \$50 million for State Broadband Office as match for Broadband Equity, Access, and Deployment state grants program from IIJA. • \$150 million federal. • \$75,000 for a State Broadband Office feasibility study for increasing broadband access in unserved areas through satellite networks. • \$95.6 million federal as match for Broadband Equity, Access, and Deployment (BEAD) program state grants.	\$1.3 billion, including: • \$114 million as match for Broadband Equity, Access, and Deployment state grants program from IIJA. • \$1.2 billion federal.
Regional Approaches Grant Program	-	\$2 million
Land Use & Environment		
Puget Sound Restoration and Salmon Recovery Grants	• \$120 million for Salmon Recovery Funding Board (SRF) grants, plus an additional \$25 million for riparian area grants. • \$70 million for Puget Sound acquisition and restoration, including estuary/salmon restoration. • \$8 million for Washington Coastal Restoration & Recovery.	• \$105 million for Salmon Recovery Funding Board (SRF) grants, plus an additional \$20 million for riparian area grants. • \$60.5 million for Puget Sound acquisition and restorations. • \$9.6 million for Washington Coastal Restoration & Recovery.
PFAS & Water Quality	\$11.3 million to address PFAS at three water treatment facilities.	\$14.5 million to address PFAS cleanup.
Remedial Action Grants	\$115 million	\$84.4 million

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Urban and Community Forest Grant Program	\$13.5 million	\$6.2 million
Floodplains by Design Grant Program	\$67 million	\$75.7 million
Aquatic Lands Enhancement Account	\$5.8 million	\$4.3 million
Washington Wildlife & Recreation Program	\$120 million	\$120 million
Youth recreational facilities	\$10.4 million for specific projects.	\$7.6 million for specific projects.
Youth and community outdoor athletic facilities	\$12.5 million	\$19.8 million for specific projects.
Fish Barrier Removal Board	\$70.4 million to fund identified projects and agency administration.	\$32.5 million to fund identified projects and agency administration.
Air quality & greenhouse gas reduction	\$36.4 million to Ecology: • \$21.4 million for Improving Air Quality in Overburdened Communities Initiative. • \$15 million for landfill methane capture grants. • Directs \$5 million to a specific landfill methane project.	• \$10.1 million for landfill methane capture grants. • \$4.1 million for community participatory budgeting program for mitigating climate change impacts on overburdened communities.
Clean energy & climate resilience and mitigation	\$150 million to Commerce: • \$50 million for Clean Energy Fund program. • \$50 million for energy retrofits and solar power for public buildings. • \$40 million for Weatherization Plus Health program. Adds (from Climate Commitment Act revenue): • \$4 million of clean energy retrofit dollars for grants (administered by AWC) for energy audits to city-owned tier 1 & 2 covered buildings. • \$25 million for green jobs and infrastructure grants. • \$50 million for Clean Energy Community non-competitive grants. • \$38 million for Community Solar Resilience Hubs* • \$105 million for Community EV Charging grants* • \$45 million for Clean Building Performance grants. • \$45 million for hard-to-decarbonize sector and economic development grants.	• \$10 million for Clean Energy Community grants. • \$23 million for Community EV charging grants • \$26 million for Clean Energy Fund program. • \$30 million for Weatherization Plus Health grants. • \$20 million for Solar and Energy Storage grants. • \$11 million for Energy Retrofits for Public Buildings grants. • \$5 million for Clean Buildings Performance grants. <i>Extended 2023-25 appropriation of clean energy retrofit dollars for grants (administered by AWC) for energy audits of city-owned tier 1 & 2 buildings into FY 2026.</i>

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	*Transfer from operating budget	
Housing & Homelessness		
Housing Trust Fund	\$527 million, including: • \$180.6 million for housing to benefit low-income and special needs populations, including permanent supportive housing. • \$100 million for Apple Health & Homes. • \$81.3 million for identified projects. • \$69 million for housing for those with developmental disabilities. • \$60 million for affordable homeownership (80-100% AMI). • \$30 million for affordable housing preservation. • \$21 million for acquisition and preservation of mobile homes. • \$20 million for rapid conversion or acquisition of housing to address extremely low-income and unhoused populations.	\$605 million, including: • \$536 million for housing to benefit low-income and special needs populations, including permanent supportive housing, including: • \$215 million multifamily rental housing. • \$100 million for Apple Health & Homes. • \$75 million for first-time low-income homeownership. • \$62 million for identified projects. • \$50 million for housing for those with developmental disabilities. • \$50 million for affordable housing preservation. • \$30 million for mobile home park preservation. • \$10 million for rapid conversion or acquisition of housing to address extremely low-income and unhoused populations. • \$5 million for farmworker housing. • \$5 million for urgent repair grants.
Additional investments in housing and shelters	• \$83.2 million for Inflation Reduction Act (IRA) HOMES Program. • \$60 million for Connecting Housing to Infrastructure (CHIP) grants to local governments (80% AMI or less). • \$50 million to match private investment for grants and loans to support high-capacity transit-oriented development of at least 80 units (TOD). Dedicates \$4 million to a local project • \$40 million for weatherization. • \$12.2 million for contaminated property redevelopment grants for affordable housing.	• \$90 million for Connecting Housing to Infrastructure (CHIP) grants to local governments. • \$22 million for identified projects. • \$14.7 million for recovery residences grants. • \$9 million for youth shelters and housing. • \$8 million for identified transit-oriented housing projects. • \$5 million for low-income home rehabilitation grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	\$6 million for rural home rehabilitation. \$5 million for Landlord Mitigation.	
Human Services		
Behavioral Health Community Capacity	\$287.5 million for behavioral health capacity grants, including: \$29.4 million for competitive community behavioral health grants to address regional needs. \$24 million for intensive behavioral health treatment facilities for long term placement of patients with complex needs. \$18 million for grants to community providers to increase capacity to serve children and minor youth. \$7.5 million for grants to community providers to prevent closure of existing behavioral health facilities. \$181.5 million for 33 projects for regional behavioral health and substance use services. \$1 million for competitive community behavioral health grants. \$4.2 million for opioid recovery and care access. \$48.4 million for regional behavioral health and substance use projects.	\$119.8 million, including: \$70 million for competitive community behavioral health grants to address regional needs, including: preventing closure of existing facilities, youth and adult bed capacity, facilities that serve specialized populations, crisis relief centers, and more. \$49.8 million for 11 specific local crisis stabilization projects.
Crisis Stabilization Facility – Trueblood	\$5 million	\$15 million, including: \$5 million for Phase 3 <i>Trueblood</i> facility. \$10 million for one crisis stabilization facility in south King County.
Transportation budget		
Statutory transfers to local governments	\$512.1 million	\$494 million - Additional \$36.2 million over next 3 biennia for city distribution of 6-cent increase to motor vehicle fuel tax.
Transportation Improvement Board (TIB)	\$287 million, including: \$3.9 million to Small City Pavement and Sidewalk Program. \$14.6 million for Complete Streets grants. \$9 million in preservation funding for cities.	\$310.8 million, including: \$3.9 million to Small City Pavement and Sidewalk Program. \$24.6 million for Complete Streets grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
		\$9.3 in preservation funding for cities. Legislature intends to provide an additional \$21 million in 2027-29 for the Complete Streets Program.
Safe Routes to Schools Grants	\$98 million	\$83.3 million
Pedestrian and Bicycle Safety Programs & Grants	\$90.7 million \$5 million to assist local jurisdictions in addressing emergent issues related to safety for pedestrians and bicyclists.	\$81.7 million
Safety and Active Transportation	-	\$33.2 million for the Sandy Williams Connecting Communities Pilot Program for projects to reconnect communities bifurcated by state highways. \$500,000 for grants to local jurisdictions to implement network-wide traffic conflict screening programs.
Freight Mobility Strategic Investment Board	\$50.9 million, including: \$731,000 for duties and best practices study for preventing or mitigating the impacts of freight projects on overburdened communities (HB 1084). \$400,000 to develop a truck parking solutions implementation plan. \$43.8 million for recommended project list. \$5.2 million for projects identified in consultation with the Board and other stakeholders.	\$44.2 million, including: \$35.5 million for recommended project list.
Fish passage	- Retains proviso language to coordinate with Fish Barrier Removal Board on watershed approach to include local culverts. - Adds language to explore innovative funding partnerships to leverage state and local funds to match opportunity for federal funding under BIL.	- Retains proviso language to coordinate with Fish Barrier Removal Board on watershed approach to include local culverts. - Includes language allowing partnerships to leverage state and local funds to match opportunity for federal funding under BIL.
Homeless encampments	\$13.5 million to address homeless encampments on WSDOT-owned rights-of-way in coordination with local governments, including: \$1 million for safety improvements and debris cleanup in Seattle. \$1 million in coordination with the City of Tacoma. \$1 million in coordination with the City of Spokane. \$1.5 million to contract with the City of Fife.	\$9.2 million to address homeless encampments on WSDOT-owned rights-of-way in coordination with local governments and social service organizations to direct people to housing and prevent future encampments. - A minimum of \$2 million dedicated to litter removal. \$1 million in coordination with the City of Spokane. \$1 million for safety improvements and debris cleanup in Seattle.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	<i>See also Housing and Homelessness in Operating budget</i>	• \$1 million in coordination with the City of Tacoma. • \$1.2 million to contract with the City of Fife. <i>See also Housing and Homelessness in Operating budget</i>
Rural mobility grant	\$32.7 million	\$32.2 million
Alternative fuel and electric vehicle infrastructure	• \$33.7 million for clean alternative fuel vehicle charging and refueling infrastructure program. • \$2 million for an e-bike lending library and ownership program offering competitive grants. • \$15 million (from Climate Commitment Act revenue).	• \$25 million for clean alternative fuel vehicle charging and refueling infrastructure program. • \$3.5 million for an e-bike lending library and ownership program offering competitive grants.
Federal fund exchange pilot program	• \$7.1 million for a federal fund exchange pilot program of Transportation Block Grant population funding and state funds at an exchange rate of 95 cents in state funds per \$1 in federal funds.	\$17.5 million for a federal fund exchange pilot program of Transportation Block Grant population funding and state funds at an exchange rate of 95 cents in state funds per \$1 in federal funds.
Studies	-	• \$250,000 to update the 2013 memorandum of understanding between AWC and WSDOT for the construction, operations and maintenance responsibilities for city streets as part of state highways. • \$140,000 for the JTC to update the 2019 assessment of city transportation funding needs. • \$200,000 for the JTC to study alternative new methods for local governments to fund sidewalk improvements.
FHA bridge load rating	-	\$5 million for the County Road Administration Board to provide grant dollars to counties and cities for the costs associated with obtaining a new federal highway administration load rating.

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Advocacy

2025 City Legislative Priorities – Outcomes

Cities and towns are home to 65% of Washington's residents, drive the state's economy, and provide the most accessible form of government. The success of our cities and towns depends on adequate resources and community-based decision-making to best meet the unique needs of our communities.

The 2025 legislative session addressed many of AWC's priorities. Here are some selected pros and cons for cities.



Fiscal sustainability

Revise the property tax cap to tie it to inflation, up to 3%, so local elected officials can adjust the property tax rate to better serve their communities. Maintain state-shared revenues and provide additional funding tools.

Pro: Maintained state-shared revenues for cities in the final budget.

Con: Did not revise the outdated property tax cap.



Behavioral health treatment capacity

Expand funding for grants to establish and support ongoing funding for local behavioral health crisis co-responder programs. Support continued expansion of



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responders.



Housing supply

Dedicate current funding and explore new funding options to address needs across the housing continuum, including home ownership, senior, workforce, affordable, and permanent supportive housing.

Pro: Significant capital budget investments in housing and homelessness, including continued funding of Connecting Housing to Infrastructure Program (CHIP) and investments in manufactured home park acquisition and preservation.

Con: Did not pass local option short-term rental tax (**SB 5576**) or dedicate revenues from closing the storage tax loophole to housing (**HB 1907/ SB 5711**).



Public safety

Provide more resources and tools to cities and towns to address public safety and criminal justice challenges.

Pro: Passed **HB 2015** creating a new state grant program and new councilmanic local sales tax option for funding public safety programs. Legislature budgeted \$100 million to fund grants.

Pro: Increased funding to cities for public defense by \$2.7 million in Office of Public Defense (OPD) grants in addition to \$900,000 in existing grants.

Con: Maintained 25% cost shift to local governments for the cost of the Basic Law Enforcement Academy.

Con: Did not pass **HB 1428**, which would have increased direct Municipal Criminal Justice Assistance Account distributions by \$25 million per biennium.



Infrastructure investment

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Pro: Maintained the Public Works Assistance Account's dedicated funding streams into the future.

Pro: Dedicated 2.5% of the 6-cent gas tax increase to cities; the 6-cent add-on will grow by 2% annually to account for inflation.

Con: Diverted \$288 million from the Public Works Assistance Account to the state general fund, with \$100 million in bond backfill for infrastructure investment.

Con: Did not adopt a sustainable transportation revenue source with funding for local preservation, maintenance, and operations.

Other significant city issues

Cities identified several other significant policies to work on during the 2025 session.

Pro: Passed an implementable version of the lot-splitting bill (**HB 1096**) and unit lot subdivision bill (**SB 5559**).

Pro: Addressed condominium insurance issues (**HB 1403**).

Pro: Harmonized uses of local real estate excises taxes (REET), and extended authority for operations and maintenance and housing (**HB 1791**).

Pro: Adopted the Recycling Reform Act, creating extended producer responsibility for packaging (**SB 5284**).

Pro: Dedicated \$32.5 million to the Brian Abbott Fish Barrier Removal Board for local culvert corrections.

Pro: Created expanded alcohol service areas allowing cities and towns to establish 'Libation Zones' in their communities (**HB 1515**).

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Con: Restricted city authority to regulate parking (**SB 5184**).

Con: Adopted unemployment benefits for striking workers without addressing impacts for public employers (**SB 5041**).

AWC's advocacy is guided by the following core principles from our [Statement of Policy](#):

- Community-based decision-making
- Strong collaborative partnerships
- Resources for resilience and sustainability
- Equity and opportunity
- Nonpartisan analysis and decision-making

Legislative priority process

The [AWC Legislative Priorities Committee](#) meets multiple times per year to identify and recommend to the AWC Board of Directors which city issues should be legislative priorities. The committee comprises approximately 25 city officials from throughout the state. The AWC Board of Directors adopts the next year's legislative priorities at its fall meeting.

Federal priorities

The [AWC Federal Legislative Priorities Committee](#) is responsible for developing AWC's federal priorities to recommend to the AWC Board of

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Other significant city issues

In addition to the adopted priorities above, the AWC Board of Directors adopted a full slate of issues in the full [AWC 2025 Legislative Agenda](#) for the 2025 legislative session. The list includes issues that are significant to cities as well as those that cities are supporting and monitoring.

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2025-27 Capital Budget
Proposed Compromise (04/26/2025)
Total Budgeted Funds (TOT-B)
Includes Alternative Finance Projects
(Dollars in Thousands)

Total 16th Legislative District

Community & Technical College System

40000108 Columbia Basin: Performing Arts Building Replacement

40001151 COP for Columbia Basin Student Housing Construction *

Department of Archaeology & Historic Preservation

2025-27 Historic County Courthouse Rehabilitation Grant Program #

40000051 Walla Walla County Courthouse

Department of Commerce

2025-27 Building for the Arts Grant Program #

40000761 Key Capital Projects at Nonprofit Theater in Walla Walla

2025-27 Clean Energy Fund Program #

91002740 Pacific Northwest National Laboratory Test Bed

2025-27 Dental Capacity Grants #

92002221 Columbia Basin Health Association

2025-27 Early Learning Facilities - School Districts #

40000748 Walla Walla School District #140 Ctr. for Children & Families

2026 Local and Community Projects #

92002093 Completion of New Fire Station - Franklin County Fire

92002105 Grid-Scale Coordination for WA

91002524 Lions Park Community Center

92002095 Mid-Columbia Children's Museum

91002751 Preserving Washington's Oldest Locomotive

91002804 Walla Walla County Fairgrounds Grandstand Renovation

91002787 Walla Walla Interpretive Signage

Affordable Housing Supply and Preservation #

92001978 Christian Aid Center

Local Infrastructure #

92002195 Port of Walla Walla Tri City Intermodal

Department of Corrections

40000769 Minor Works - Preservation Projects \$

40000524 SW: Fire Alarm Systems Stabilization Project \$

Department of Ecology

2025-27 Columbia River Water Supply Development Program #

40000696 Switzler Water Supply Storage Reservoir EIS completion

2025-27 Capital Budget
Proposed Compromise (04/26/2025)
Total Budgeted Funds (TOT-B)
Includes Alternative Finance Projects
(Dollars in Thousands)

New Appropriations
129,197
54,548
18,000
1,996
22
4,000
1,030
285
1,000
700
1,000
1,000
103
25
27
160
773
6,000
6,100
150

2025-27 Capital Budget
Proposed Compromise (04/26/2025)
Total Budgeted Funds (TOT-B)
Includes Alternative Finance Projects
(Dollars in Thousands)

Total 16th Legislative District

40000689 Walla Walla 2050, Bi-State Flow Study, USGS GW Study, Reclamation

40000698 WW Lease

2025-27 Eastern Washington Clean Sites Initiative #

40000634 Bill Singers Chevron

Military Department

40000345 Minor Works Program 2025-27 Biennium \$

Public Schools

2025-27 Small District and STEC Schools Modernization Program #

40000173 Construction - Kahlotus

40000180 Construction - Prescott

Recreation and Conservation Office

2025-27 Brian Abbott Fish Barrier Removal Board #

40000614 Mill Creek Fish Passage - Gose St.

40000619 Sand Creek culvert replacement

2025-27 Washington Wildlife Recreation Program #

40000776 LP Blacktop Estates Park Splash Pad

* Project funded through alternative financing.

\$ Reflects funding for entire project, however funds will be spent in multiple locations. The amounts listed are not specific to a single location.

For those projects with sub-project detail, only those components associated with the specified location are displayed.

% Amounts associated with Minor Works projects for this location are preliminary and actual spending may vary due to changes in scope.

2025-27 Capital Budget
Proposed Compromise (04/26/2025)
Total Budgeted Funds (TOT-B)
Includes Alternative Finance Projects
(Dollars in Thousands)

New Appropriations
129,197
2,400
1,000
3,500
9,885
6,000
5,555
3,016
422
500

location.

ope and costs.