

Monday, August 2, 2021

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
5:00 PM

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

Zoom Attendee Link: <https://us06web.zoom.us/j/81993554466>

Or you may call this number to listen: 1-669-900-9128 ID# 819 9355 4466 Phone controls: *6 - toggle munt/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Information Only - Not Agenda Item - Discussion Protocol for Virtual Meetings
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Virtual Meeting Discussion Protocol:

- After staff presentation of an item, the Chair will request comments from each Member
- After each member has had an opportunity, the Chair will then speak if so desired and Members will use the raise hand feature to notify the Chair of their desire to speak again. However, they will not enter the conversation without first being recognized by the Chair. This should allow for a thorough discussion with everyone having opportunity to express their views while maintaining order.

File Attachments

[Virtual_Meeting_Raise_Your_Hand.pdf \(50 KB\)](#)

Subject :	1.02 Call To Order
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Procedural
Subject :	1.03 Roll Call
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public

Type :

Information

Public Content

Voting Members

Position 1 - Jennifer Fuchs - term expires 12/31/2022

Position 2 - Kelli Leen - term expires 12/31/2024- Vice Chair

Position 3 - Doug Case - term expires 12/31/2022

Position 4 - Christopher Murray-term expires 12/31/2024

Position 5 - **VACANT** - term ends 12/31/2022- Chair

Position 6 - Bruce Morehead - term ends 12/31/2024

Ex-Officio - Kyle Tarbet- WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello-City Administrator

Brian Carleton-Finance Director

Lisa Neissl- City Clerk

2. Consent Agenda

Subject :	2.01 Approve Agenda for August 2, 2021
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.02 Approve Minutes from June 7, 2021
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda

Access : Public
Type : Action (Consent), Minutes
Minutes : [View Minutes](#) for Jun 7, 2021 - College Place Economic Development, Tourism, and E

File Attachments

[2021-06-07_EDTEC_Draft_Minutes.BoardDocs@ LT Plus.pdf \(955 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent)

Recommended Action : Motion to approve the consent agenda

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Action Agenda-None.

4. Reports

Subject : 4.01 Tax Increment Financing - 101

Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

The State Legislature adopted Tax Increment Financing in the 2021 Legislative Session.

Information for Consideration:

The City is awaiting rulemaking from the State to pursue local tax increment financing. Updates about the program and an early draft conceptual TIF District map is attached.

File Attachments

[TIF Stowe-GTHGA Presentation 7-15-21.pdf \(501 KB\)](#)
[TIF Bill.pdf \(117 KB\)](#)
[TIF SUMmary.pdf \(1,236 KB\)](#)
[GIS_EconomicDevelopment_DowntownMyraTIF.pdf \(4,374 KB\)](#)
[GIS_EconomicDevelopment_DowntownTIF.pdf \(4,201 KB\)](#)
[GIS_EconomicDevelopment_MeadowbrookTIFDistrict.pdf \(3,155 KB\)](#)

Subject :	4.02 City Broadband Update
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

Large amounts of grant money are available through the American Rescue Plan via Economic Development Administration and the FCC/NTIA for projects.

Information for Consideration:

The City worked with the State Broadband Office to get in information under the NTIA/FCC Grant. That is under consideration right now.

The Economic Development Administration has a Build Back Better and Economic Adjustment Program with large amounts of capital where broadband is a qualifying project. The City is working with the City of Walla Walla, Port, Colleges, County, and other institutions to attract grants to execute this project.

File Attachments

[Port of Walla Walla Broadband Feasibility Study Final.pdf \(3,147 KB\)](#)

[EDA_BuildBackBetter.pdf \(1,248 KB\)](#)
[EDA_EconomicAdjustment.pdf \(1,190 KB\)](#)
[EDA_TravelandTourism.pdf \(1,316 KB\)](#)

Subject : 4.03 CERB Flex Building Study
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

Historical Perspective:

In 2020 the City received a State CERB grant to pay for a feasibility study of a city-owned flex facility.

Information for Consideration:

The draft study is attached. Please review and provide feedback as the consultant works to put the study together.

File Attachments

[COCP_FlexLightIndustrialStudy_SIR_DRAFT.pdf \(3,961 KB\)](#)

Subject : 4.04 Goodwill Groundbreaking - Tuesday, August 3rd at 10:00 AM
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

Goodwill Groundbreaking Ceremony

Date: Tuesday, August 3rd, 2021 at 10:00 AM

Location: 1017 NE C Street, College Place WA

RSVP to Marcy Wasney at mwasney@goodwillotc.org

File Attachments

[Groundbreaking College Place.jpg \(994 KB\)](#)

Subject : 4.05 State Department of Commerce Update
Meeting : Aug 2, 2021 - College Place Economic Development,

Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

Historical Perspective:

Update from the State Department of Commerce.

Information for Consideration:

- The State has a Flex Fund for low interest working capital for small businesses.
- The State is also going to do a fifth round of small business grants pertaining to defraying COVID damages.

File Attachments

[Update Article.pdf \(175 KB\)](#)
[State Small Business Flex Fund.pdf \(6,817 KB\)](#)

Subject : 4.06 Mercycorps NW Program Update
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

Historical Perspective:

In 2020 the City received a grant from the State CDBG program for \$130,000 to pay for about 12 seats into the Valley Microbusiness Assistance Program.

Information for Consideration:

The attached report gives an update as to the success of the program.

File Attachments

[MCNW Quarterly Report #2 \(4_1_2021-06_30_2021\) - College Place 2021.pdf \(203 KB\)](#)

Subject : 4.07 Traffic Box Art Wraps - Round 2
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public

Type :

Discussion, Information

Public Content

Historical Perspective:

Throughout 2020 P1FCU and ArtWalla helped sponsor a traffic box art wrap competitive project. 9 wraps were installed in Spring 2021.

Information for Consideration:

P1FCU has agreed to sponsor the last seven traffic box wraps in town. The City worked with ArtWalla to solicit designs. We have received 8. The submission window closes end of day July 30th. The City wants a member of EDTEC to serve on the adhoc committee to grade proposals.

File Attachments

[Picture1.jpg \(77 KB\)](#)
[Picture2.jpg \(85 KB\)](#)
[Picture3.jpg \(109 KB\)](#)
[Picture4.jpg \(110 KB\)](#)
[Picture5.jpg \(108 KB\)](#)
[Picture6.jpg \(109 KB\)](#)
[Picture7.jpg \(124 KB\)](#)
[Picture8.jpg \(122 KB\)](#)

Subject : 4.08 Urban Forestry Plan
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

The City now has an adopted Urban Forestry Plan. For city street trees if they need to be trimmed, please contact Public Works. They have undergone arbor/pruning training. Do not butcher trees on your own accord in street right of way.

File Attachments

[College Place UFMP 043021.pdf \(5,389 KB\)](#)

Subject : 4.09 Development Tracker
Meeting : Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category : 4. Reports
Access : Public
Type : Information

File Attachments

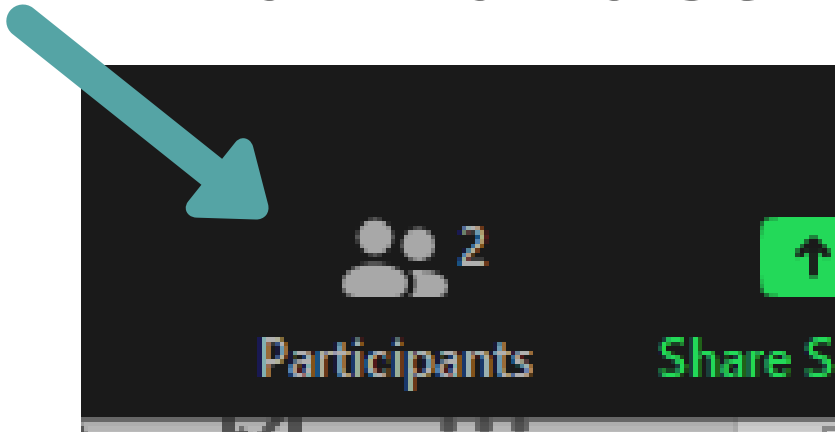
[DevelopmentTrackSheet_August2021.pdf \(449 KB\)](#)

5. Closing Items

Subject :	5.01 Adjourn
Meeting :	Aug 2, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	5. Closing Items
Access :	Public
Type :	Action, Procedural
Recommended Action :	Motion to adjourn the meeting

Zoom Tutorial:

How To Raise Your Hand!



To use the "Raise Hand" function of the meeting software:

Locate
"Participants" at
the bottom of the
meeting window.
Click on it.

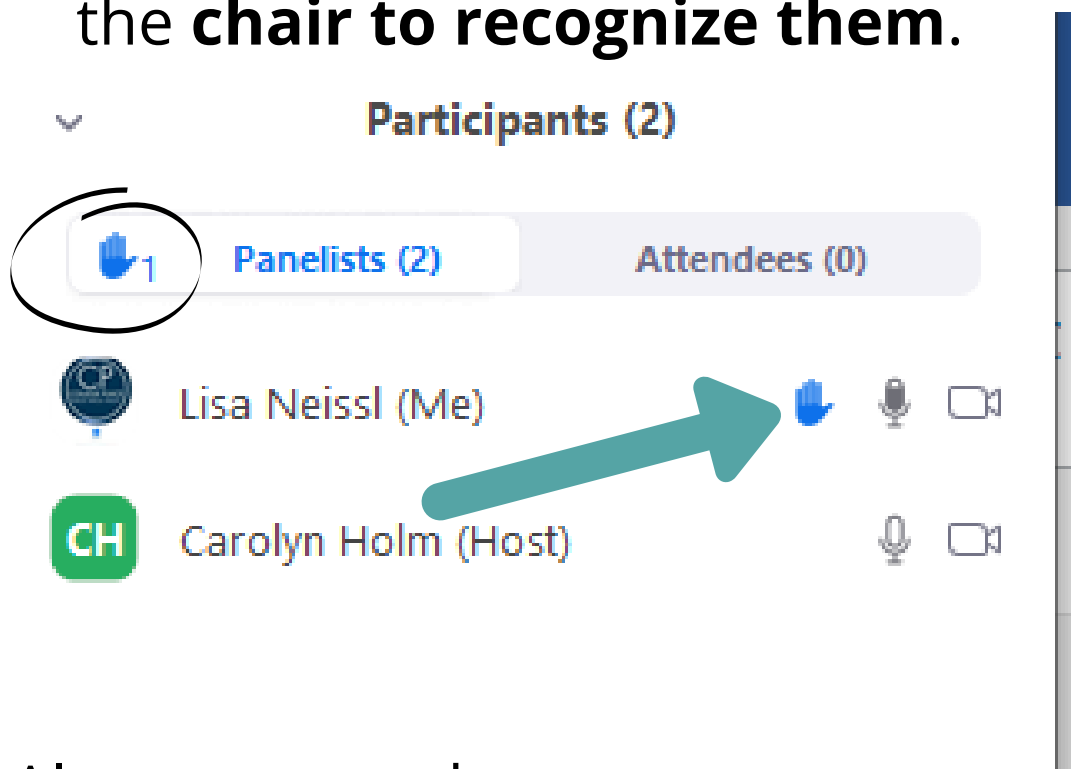
This will bring up a list of the participants. One tab for panelists and another for attendees.

On the bottom right is a button to **Raise Hand**



Zoom Tutorial: How To Raise Your Hand! (Cont.)

The participants tabs will show who and how many are raising their hands to allow the **chair to recognize them**.



Also note, you have easy access to mute/unmute and video settings here.



College Place Economic Development, Tourism, and Events Commission- Electronic Meeting (Monday, June 7, 2021)

Generated by Lisa Neissl on Monday, June 7, 2021

1. Opening Items

Procedural: 1.02 Call To Order

Commissioner Leen called the meeting to order at 5:15 PM.

Information: 1.03 Roll Call

PRESENT:

Commission Members	Jennifer Fuchs, Kelli Leen - Vice Chair, Bruce Morehead
Ex- Officio	Kyle Tarbet - Walla Walla Chamber of Commerce
Staff	City Administrator, Mike Rizzitiello Finance Director, Brian Carleton; City Clerk, Lisa Neissl;

MEMBERS EXCUSED: Doug Case, Christopher Murray

MEMBERS ABSENT: Pos. 5 - Vacant

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for June 7, 2021

Action (Consent), Minutes: 2.02 Approve Minutes from May 3, 2021

Action (Consent), 2.03 Excuse Absence of Commissioners Case and Murray

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Commissioner Morehead made a motion to approve the consent agenda. Second by Commissioner Fuchs and the motion passed 4-0.

3. Action Agenda

Action: 3.01 2022 to 2027 Transportation Improvement Plan -

Mr. Rizzitiello reported on the proposed Transportation Improvement Plan for the years 2022 to 2027. Discussion ensued.

Commissioner Tarbet made a motion to recommend 2022 to 2027 Transportation Improvement Plan to College Place City Council. Second by Commissioner Fuchs and the motion passed 4-0.

Action: 3.02 Publicly-Owned Broadband System Leased to Private Providers -

Mr. Rizzitiello reported on the possibility of having a publicly owned broadband system and having it leased to private providers. Discussion ensued.

Commissioner Morehead made a motion to recommend pursuing grants as well as construction of publicly owned dark fiber broadband system to City Council. Second by Commissioner Fuchs and the motion passed 4-0.

Action: 3.03 Cancellation of July EDTEC Meeting -

Mr. Rizzitiello noted that he would be out of the area during the next meeting, and there was nothing of urgent timing that would need to be on an agenda. He suggested cancelling the July meeting and meeting next in August.

Commissioner Tarbet made a motion to cancel the regular July 2021 meeting. Second by Commissioner Morehead and the motion passed 4-0.

4. Reports

Discussion, Information: 4.01 Early Draft Economic Analysis Section of City-Owned Flex Space Report - Mr. Rizzitiello reported on the current status of the city-owned flex space project. Discussion ensued.

Discussion, Information: 4.02 Regional Housing Needs Assessment - Mr. Rizzitiello reviewed the regional housing needs assessment. Discussion ensued.

Discussion, Information: 4.03 2021 Strategic Plan Survey - Mr. Rizzitiello reported on the results of the 2021 Strategic Plan Survey. Discussion ensued.

Discussion, Information: 4.04 Farmers Market and Community Events - Ms. Neissl reported on this season of the Farmers Market and provided some information on the upcoming Freedom Festival and the planned Movies in the Park events for this year. Discussion ensued.

5. Closing Items

Procedural: 5.01 Adjourn

Commissioner Morehead made a motion to adjourn the meeting at 6:01 PM. Second by Commissioner Tarbet and, with no objection, the meeting adjourned.

Approved:

Kelli Leen - Chair

Attest:

Lisa Neissl – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred June 7, 2021. Further detail may be obtained by reviewing the actual audio recording made during this session.

TAX INCREMENT FINANCING

HB 1189

Bob Stowe, STOWE DEVELOPMENT & STRATEGIES
Briahna Murray, GORDON THOMAS HONEYWELL GOVERNMENTAL AFFAIRS

INTRODUCTIONS



Bob Stowe
Principal
Stowe Development & Strategies



Briahna Murray
Vice President
Gordon Thomas Honeywell Government Affairs

PRESENTATION OVERVIEW

- Legislative History, Concerns, and Action
- Comparison to LIFT – Bothell Case Study
- Overview of Tax Increment Financing as enacted (HB 1189)
- Implementation Do's and Don'ts
- Question & Answer

LEGISLATIVE HISTORY, CONCERNS, ACTION

Previous efforts to authorize tax increment financing struck down by voters and the courts

- Washington State Constitution requires state property tax to be allocated to the common school fund.
- 1973, 1982, and 1985 voters rejected efforts to amend the constitution to allow
- Legislature approved the Community Development Refinancing Act in 1982
 - *Spokane v. Leonard* overturned the 1982 Act

Since then, the Legislature authorized several versions of “TIF lite” that utilize a credit against the state sales tax.

- Fell out of favor because these programs rely on investments from the state general fund
- Key legislators indicated TIF is a “handout to developers”

2021 Legislature approved HB 1189, authorizing tax increment financing.

- Constitutional, carefully crafted

LIFT: BOTHELL CASE STUDY

- Bothell's Downtown Revitalization: \$150M of public infrastructure (included \$48M of Facility Cost)
- LIFT (A.K.A.TIF lite) Enacted in 2006/Expires in 2044. Intent: Public Infrastructure Investment will attract private development. 9 Jurisdictions have been selected to receive excess tax revenue from State up to \$1M per year for 25 years.
- Bothell received full amount of \$1M per year (sales tax credit) to support some of it's infrastructure investment in downtown.
- Economic Analysis in 2005 projected \$650M of private investment over 25 year period within RDA as result of City's plan. Following first infrastructure projects and resulting private development, Bothell generated over \$300M in additional private investment in first few years in RDA.
- Key early money critical to early success that allowed City to raise additional funds in support of it's infrastructure needs.



OVERVIEW OF HB 1189: TAX INCREMENT FINANCING

- Economic development tool available to cities, counties and ports
- Designed for a specific project/site (not “build infrastructure, development will follow”)
- Private development would not otherwise occur within the reasonably foreseeable future but for an investment in infrastructure
- Must be able to demonstrate that the infrastructure will result in private development, which will increase the assessed valuation of the project/site.
- Increased assessed valuation is how TIF generates revenue to fund the infrastructure

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING

Eligible Infrastructure improvements owned by a local government within or outside of and serving the increment area that include:

- Street and road construction;
- Water and sewer system construction and improvements;
- Sidewalks and other non-motorized transportation improvements and streetlights;
- Parking, terminal, and dock facilities;
- Park and ride facilities or other transit facilities;
- Park and community facilities and recreational areas;
- Stormwater and drainage management systems;
- Electric, broadband, or rail service;
- Mitigation of brownfields; **or**

Eligible expenditures for any of the following purposes:

- Purchasing, rehabilitating, retrofitting for energy efficiency, and constructing housing for the purpose of creating or preserving long-term affordable housing;
- Purchasing, rehabilitating, retrofitting for energy efficiency, and constructing child care facilities serving children and youth that are low-income, homeless, or in foster care; Providing maintenance and security for the public improvements; or
- Historic preservation activities authorized under RCW 35.21.395.

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

- City, county, or port adopts an ordinance designating increment area, and identifying the public improvements to be financed, and whether bonds will be issued.
 - No more than two increment areas and they may not overlap
 - Increment areas may not total more than \$200 million in assessed valuation, or more than 20% of the total assessed valuation of the jurisdiction creating the increment area, whichever is less.
 - Cannot add additional public improvements or change the boundary of the increment area once adopted.
 - Must include a deadline by when construction of public improvements will begin.
 - The local government may only receive TIF revenues **for the period of time necessary to pay the costs of the public improvements.**
 - If the local government finances the public improvements, the increment area must be retired no more than 25 years after the adoption of the ordinance designating the increment area

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

- Must prepare project analysis. Highlights:
 - A description of the expected private development within the increment area, including a comparison of scenarios with and without proposed public improvements.
 - An assessment of any impacts and necessary mitigation to address impacts on the following:
 - Affordable and low-income housing
 - Local business community
 - Local school districts
 - Local fire service
 - If 20% of the assessed valuation in fire district impacted, or increase in level of service to increment area, must negotiate a mitigation plan.

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

- Hold two public hearings exclusively on the project
- Submit to the state office of the treasurer for review
- Publish notice in public newspaper
- Notice to county treasurer, county assessor, and governing body of each taxing district where the increment area is located

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

- Increment area is effective June 1st following adoption of ordinance
- Each taxing district will collect levy + 1% + TIF growth
 - TIF growth = district's levy rate X growth in assessed valuation
- Applies to local property taxes only
- Limited to the amount needed to fund public improvements outlined in ordinance
- How revenue is collected:
 - Each special purpose district in the increment area collects:
 - What they collected the previous year + 1% + new construction + TIF growth
 - TIF growth is previous year's levy rate x increase in AV ("the increment")

DEVELOPMENT SCENARIO

- City X wants to create new mixed-use development based on adopted community vision/plan. New or replacement infrastructure is needed to support desired development. Current lease rates for commercial and residential development are close but are not currently sufficient to support new construction costs.

TIF ANALYSIS | DEVELOPMENT PRO FORMA

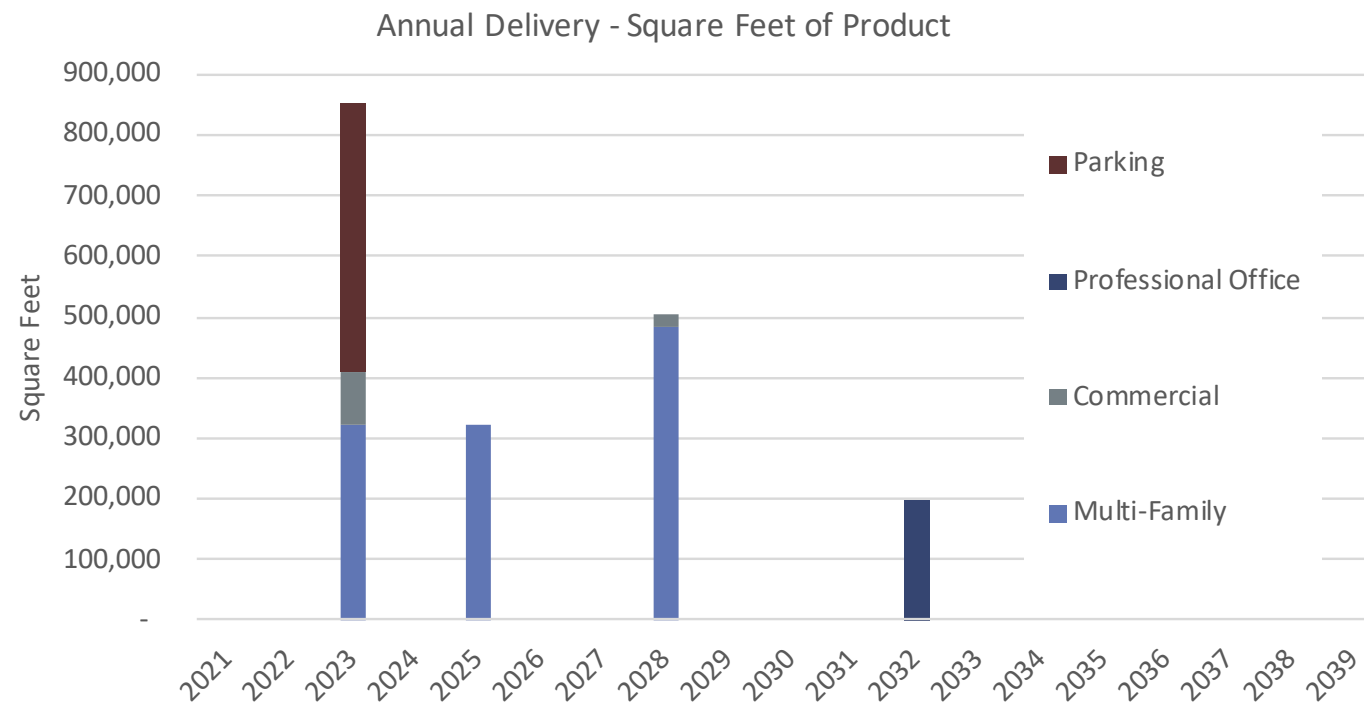
- City X prepares project analysis if desired development can occur with/without tax increment support. City X determines that a significant barrier to the proposed development is the cost of the infrastructure and without funds to pay for the infrastructure, the private sector would not be able to accomplish the City's envisioned development. The infrastructure cost is estimated at \$10M.

DEVELOPMENT PLAN

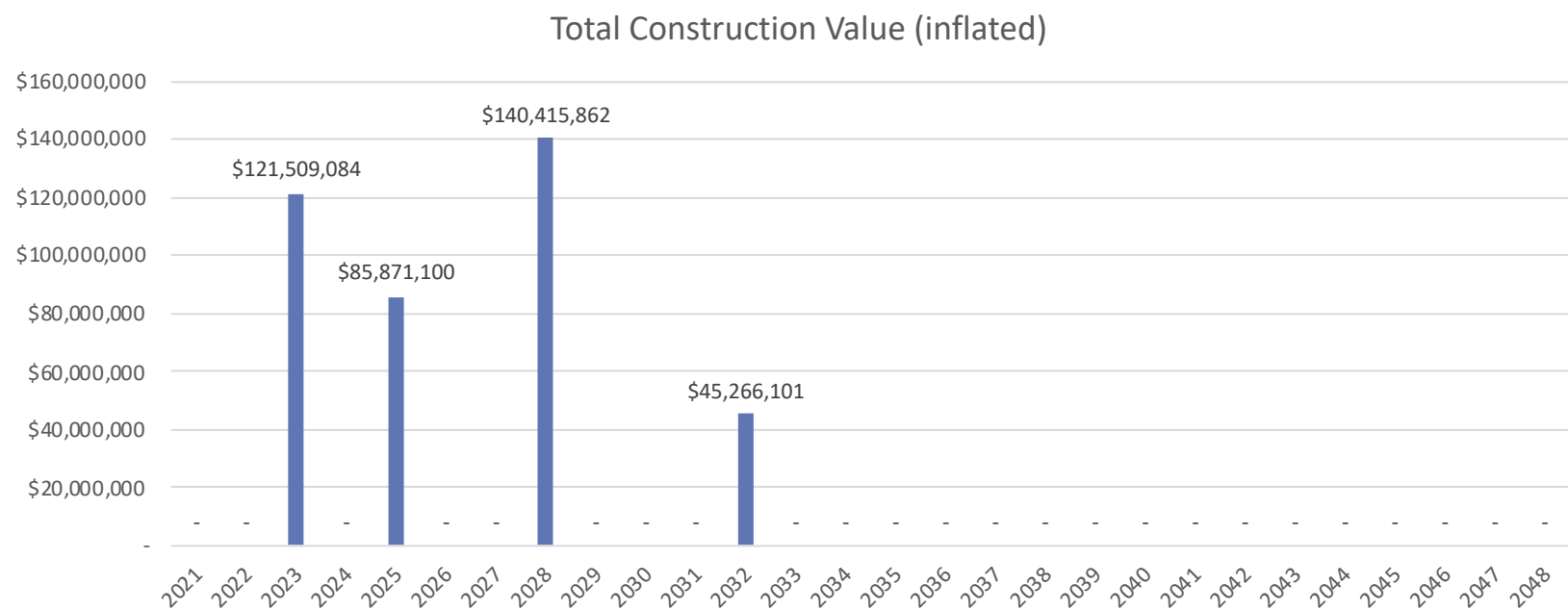
Construction timing

- 1st Phase
 - 2023: 400 units of multi-family (assumed to be podium with stick built over)
 - 2023: 1,500 parking spaces (assumes some blended structured and surface parking)
 - 2023: 85,000 sqft of retail space
 - 2025: 380 units of multi-family (assumed to be podium with stick built over)
- 2nd Phase
 - 2028: 600 units of multi-family (assumed to be podium with stick built over)
 - 2028: 20,000 sqft of retail space
- 3rd & Final Phase
 - 2032: 200,000 sqft of office/entertainment space

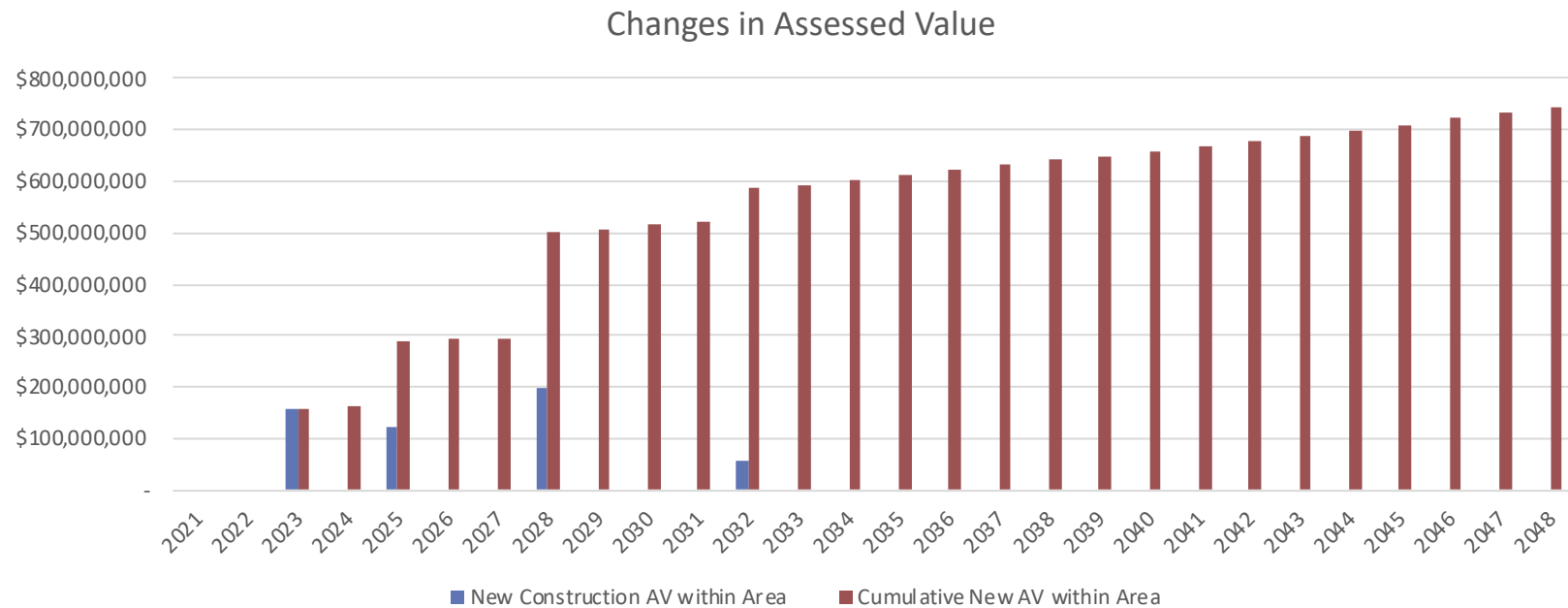
DEVELOPMENT SCHEDULE



CONSTRUCTION VALUE | DEVELOPMENT PLAN (\$393M)



CHANGES IN ASSESSED VALUATION



EXAMPLE: TIF REVENUES WITHIN INCREMENT AREA: \$121M OF INCREASED AV IN FIRST YEAR

City of X	.9139
Y County	.9849
Fire District	.9518
Transit	.1971
Port	.1732
Library District	.4362
PUD	.1002

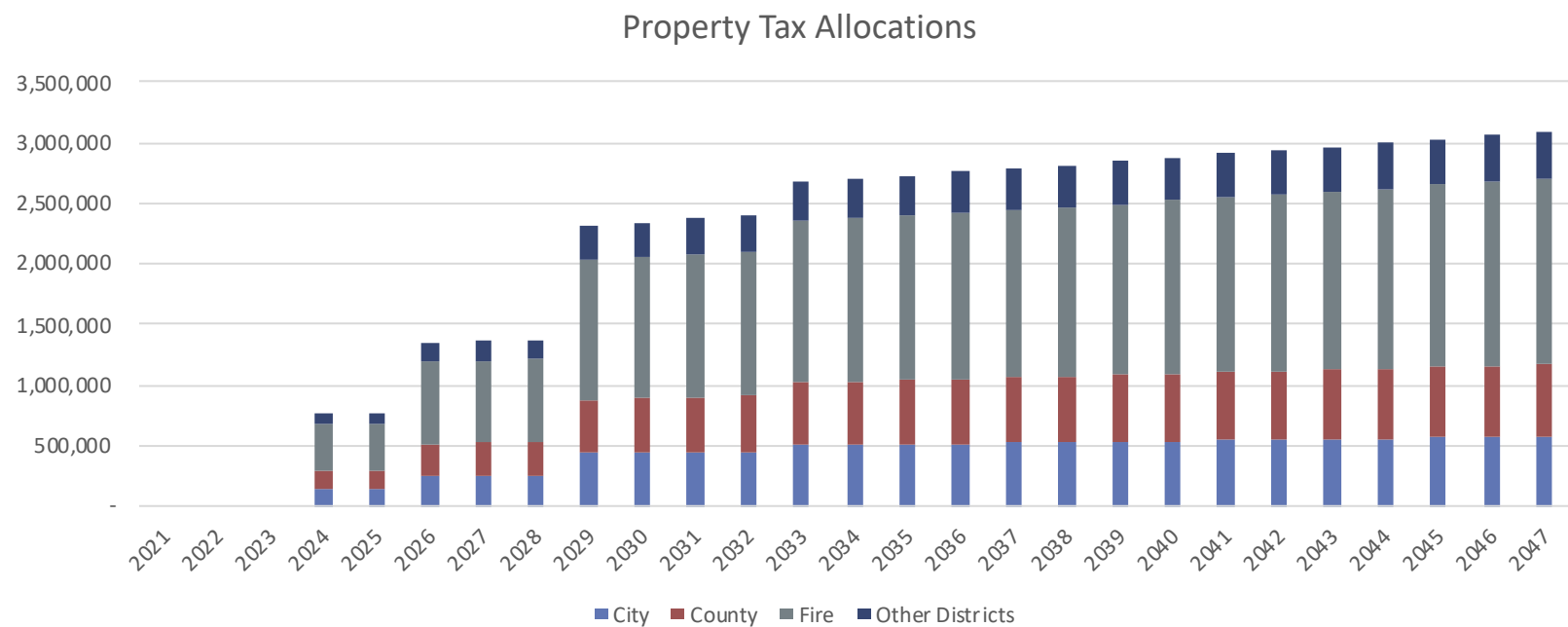
EXCLUDE voter-approved school district levies

EXCLUDE state property tax levy

**Total 4.75
Levy Rate
X
\$121
million
÷
\$1000**

\$574,750

ALL DEVELOPMENT PHASES OVER 25 YEARS



TOTAL PROPERTY TAX ALLOCATIONS | 25 YR PRESENT VALUE

Tax Entity	TIF Revenues
City of X	\$ 7,400,000.00
Y County	\$ 7,570,000.00
Fire District	\$ 19,630,000.00
Transit	\$ 1,730,000.00
Port	\$ 1,520,000.00
Library District	\$ 380,000.00
PUD	\$ 880,000.00
TOTAL	\$ 39,110,000.00

ADDITIONAL TAX REVENUES

- Sales Tax
- Utility Tax
- Other



IMPLEMENTATION DO'S AND DON'T'S

- Carefully examine projected TIF's revenues; you will be responsible for any debt issued regardless of development success.
- Follow the letter and spirit of the law.
- Make realistic projections about ability to attract private development with TIF.
- Recognize that future criticism is likely to suggest that private development could have occurred without TIF and back up your findings with market data. How we manage future TIF projects will likely shape future legislation; positive and negative.
- Identify early any possible impacts to affordable housing, business community, schools, fire and work to mitigate.
- Early outreach to special purpose districts, community outreach, etc. beyond what statute requires
- TIF will likely not be the answer to all your infrastructure needs of a project but can create an important revenue stream.

QUESTIONS?

Bob Stowe

Principal

Cell: (206) 999-1099

E-mail: Bob@stowed.com

Briahna Murray

Vice President

Cell: (253) 310-5477

E-mail: bmurray@gth-gov.com

PROPERTY TAX LEVY LIMITATIONS

- "Regular property taxes" means regular property taxes as defined in RCW 84.04.140, except:
 - (a) Regular property taxes levied by port districts or public utility districts to the extent necessary for the payments of principal and interest on general obligation debt; and
 - (b) regular property taxes levied by the state for the support of the common schools under RCW 84.52.065.
 - Regular property taxes do not include excess property tax levies that are exempt from the aggregate limits for junior and senior taxing districts as provided in RCW 84.52.043.
 - Regular property taxes" does not include excess property taxes levied by local school districts.

CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE HOUSE BILL 1189

Chapter 207, Laws of 2021

67th Legislature
2021 Regular Session

TAX INCREMENT FINANCING

EFFECTIVE DATE: July 25, 2021

Passed by the House April 20, 2021
Yeas 68 Nays 30

LAURIE JINKINS
**Speaker of the House of
Representatives**

Passed by the Senate April 5, 2021
Yeas 45 Nays 2

DENNY HECK
President of the Senate

Approved May 10, 2021 3:03 PM

JAY INSLEE
Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 1189** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

May 10, 2021

**Secretary of State
State of Washington**

ENGROSSED SUBSTITUTE HOUSE BILL 1189

AS AMENDED BY THE SENATE

Passed Legislature - 2021 Regular Session

State of Washington

67th Legislature

2021 Regular Session

By House Finance (originally sponsored by Representatives Duerr, Boehnke, Bateman, Sullivan, Fitzgibbon, Walen, Ramel, Springer, Wicks, Slatter, Pollet, Callan, and Harris-Talley)

READ FIRST TIME 02/22/21.

1 AN ACT Relating to tax increment financing; amending RCW
2 84.55.010 and 84.55.120; and adding a new chapter to Title 39 RCW.

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

4 NEW SECTION. **Sec. 1.** The definitions in this section apply
5 throughout this chapter unless the context clearly requires
6 otherwise.

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

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

13 (3) "Increment value" means 100 percent of any increase in the
14 true and fair value of real property in an increment area that is
15 placed on the tax rolls after the increment area is created. The
16 increment value shall not be less than zero.

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

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

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

2 (a) Design, planning, acquisition, required permitting, required
3 environmental studies and mitigation, seismic studies or surveys,
4 archaeological studies or surveys, land surveying, site preparation,
5 construction, reconstruction, rehabilitation, improvement, and
6 installation of public improvements and other directly related costs;

7 (b) Relocating, maintaining, and operating property pending
8 construction of public improvements;

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

10 (d) Financing public improvements, including capitalized interest
11 for up to six months following completion of construction, legal and
12 other professional services, taxes, insurance, principal and interest
13 costs on general indebtedness issued to finance public improvements,
14 and any necessary debt service reserves;

15 (e) Expenses incurred in revaluing real property for the purpose
16 of determining the tax allocation base value by a county assessor
17 under chapter 84.41 RCW and expenses incurred by a county treasurer
18 under chapter 84.56 RCW in apportioning the taxes and complying with
19 this chapter and other applicable law. For purposes of this
20 subsection (6)(e), "expenses incurred" means actual staff and
21 software costs directly related to the implementation and ongoing
22 administration of increment areas under this chapter; and

23 (f) Administrative expenses and feasibility studies reasonably
24 necessary and related to these costs, including related costs that
25 may have been incurred before adoption of the ordinance authorizing
26 the public improvements and the use of tax increment financing to
27 fund the costs of the public improvements.

28 (7) "Public improvements" means:

29 (a) Infrastructure improvements owned by a local government
30 within or outside of and serving the increment area that include:

31 (i) Street and road construction;

32 (ii) Water and sewer system construction and improvements;

33 (iii) Sidewalks and other nonmotorized transportation
34 improvements and streetlights;

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

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

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

38 (vii) Stormwater and drainage management systems;

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

40 (ix) Mitigation of brownfields; or

(b) Expenditures for any of the following purposes:

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

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

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

(iv) Historic preservation activities authorized under RCW 35.21.395.

(8) "Regular property taxes" means regular property taxes as defined in RCW 84.04.140, except: (a) Regular property taxes levied by port districts or public utility districts to the extent necessary for the payments of principal and interest on general obligation debt; and (b) regular property taxes levied by the state for the support of the common schools under RCW 84.52.065. Regular property taxes do not include excess property tax levies that are exempt from the aggregate limits for junior and senior taxing districts as provided in RCW 84.52.043. "Regular property taxes" does not include excess property taxes levied by local school districts.

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

(10) "Tax allocation revenues" means those revenues derived from the imposition of regular property taxes on the increment value.

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

NEW SECTION. **Sec. 2.** (1) A local government may designate an increment area under this chapter and use the tax allocation revenues to pay public improvement costs, subject to the following conditions:

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

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

1 (c) The increment area may not have an assessed valuation of more
2 than \$200,000,000 or more than 20 percent of the sponsoring
3 jurisdiction's total assessed valuation, whichever is less, when the
4 ordinance is passed. If a sponsoring jurisdiction creates two
5 increment areas, the total combined assessed valuation in both of the
6 two increment areas may not equal more than \$200,000,000 or more than
7 20 percent of the sponsoring jurisdiction's total assessed valuation,
8 whichever is less, when the ordinances are passed creating the
9 increment areas;

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

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

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

22 (g) The ordinance must provide that the increment takes effect on
23 June 1st following the adoption of the ordinance in (a) of this
24 subsection;

25 (h) The sponsoring jurisdiction may not add additional public
26 improvements to the project after adoption of the ordinance creating
27 the increment area or change the boundaries of the increment area.
28 The sponsoring jurisdiction may expand, alter, or add to the original
29 public improvements when doing so is necessary to assure the
30 originally approved improvements can be constructed or operated;

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

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

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

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

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

8 (iv) The increased assessed value within the increment area that
9 could reasonably be expected to occur without the proposed public
10 improvements would be less than the increase in the assessed value
11 estimated to result from the proposed development with the proposed
12 public improvements.

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

17 (a) A statement of objectives of the local government for the
18 designated increment area;

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

21 (c) The duration of the increment area;

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

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

26 (f) A description of the public improvements, estimated public
27 improvement costs, and the estimated amount of bonds or other
28 obligations expected to be issued to finance the public improvement
29 costs and repaid with tax allocation revenues;

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

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

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

39 (i) Affordable and low-income housing;

40 (ii) The local business community;

1 (iii) The local school districts; and

2 (iv) The local fire service.

3 (3) The local government may charge a private developer, who
4 agrees to participate in creating the increment area, a fee
5 sufficient to cover the cost of the project analysis and establishing
6 the increment area, including staff time, professionals and
7 consultants, and other administrative costs related to establishing
8 the increment area.

9 (4) Nothing in this section prohibits a local government from
10 entering into an agreement under chapter 39.34 RCW with another local
11 government for the administration or other activities related to tax
12 increment financing authorized under this section.

13 (5) If the project analysis indicates that an increment area will
14 impact at least 20 percent of the assessed value in a fire protection
15 district or regional fire protection service authority, or the fire
16 service agency's annual report demonstrates an increase in the level
17 of service directly related to the increment area, the local
18 government must negotiate a mitigation plan with the fire protection
19 district or regional fire protection service authority to address
20 level of service issues in the increment area.

21 (6) The local government may reimburse the assessor and treasurer
22 for their costs as provided in section 1(6)(e) of this act.

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

25 (a) Hold at least two public briefings for the community solely
26 on the tax increment project that include the description of the
27 increment area, the public improvements proposed to be financed with
28 the tax allocation revenues, and a detailed estimate of tax revenues
29 for the participating local governments and taxing districts,
30 including the amounts allocated to the increment public improvements.
31 The briefings must be announced at least two weeks prior to the date
32 being held, including publishing in a legal newspaper of general
33 circulation and posting information on the local government website
34 and all local government social media sites; and

35 (b) Submit the project analysis to the office of the treasurer
36 for review and consider any comments that the treasurer may provide
37 upon completion of their review of the project analysis as provided
38 under this subsection. The treasurer must complete the review within
39 90 days of receipt of the project analysis and may consult with other
40 agencies and outside experts as necessary. Upon completing their

1 review, the treasurer must promptly provide to the local government
2 any comments regarding suggested revisions or enhancements to the
3 project analysis that the treasurer deems appropriate based on the
4 requirements in subsection (2) of this section.

5 NEW SECTION. **Sec. 3.** (1) Public improvements that are financed
6 under this chapter may be undertaken and coordinated with other
7 programs or efforts undertaken by the local government and other
8 taxing districts and may be funded in part from revenue sources other
9 than tax allocation revenues.

10 (2) Public improvements that are constructed by a private
11 developer must meet all applicable state and local laws.

12 NEW SECTION. **Sec. 4.** The local government designating the
13 increment area must:

14 (1) Publish notice in a legal newspaper of general circulation
15 within the jurisdiction of the local government that describes the
16 public improvements, describes the boundaries of the increment area,
17 and identifies the location and times where the ordinance and other
18 public information concerning the public improvement may be
19 inspected; and

20 (2) Deliver a certified copy of the ordinance to the county
21 treasurer, the county assessor, and the governing body of each taxing
22 district within which the increment area is located.

23 NEW SECTION. **Sec. 5.** Apportionment of taxes shall be as
24 follows:

25 (1) Commencing in the calendar year following the passage of the
26 ordinance, the county treasurer shall distribute receipts from
27 regular property taxes imposed on real property located in the
28 increment area as follows:

29 (a) Each taxing district shall receive that portion of its
30 regular property taxes produced by the rate of tax levied by or for
31 the taxing district on the tax allocation base value for that
32 increment area;

33 (b) The local government that designated the increment area shall
34 be entitled to receive an additional amount equal to the amount
35 derived from the regular property taxes levied by or for each taxing
36 district upon the increment value within the increment area. The
37 local government that designated the increment area shall receive no

1 more than is needed to pay or repay costs directly associated with
2 the public improvements identified in the approved ordinance and may
3 agree to receive less than the full amount of this portion, as long
4 as bond debt service, reserve, and other bond covenant requirements
5 are satisfied, in which case the balance of these tax receipts shall
6 be allocated to the taxing districts that imposed regular property
7 taxes, or have regular property taxes imposed for them, in the
8 increment area for collection that year in proportion to their
9 regular tax levy rates for collection that year. The local government
10 may request that the treasurer transfer this additional portion of
11 the property taxes to its designated agent. The portion of the tax
12 receipts distributed to the local government or its agent under this
13 subsection (1)(b) may only be expended to finance public improvement
14 costs associated with the public improvements financed in whole or in
15 part by tax increment financing; and

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

18 (i) The state for the support of the common schools under RCW
19 84.52.065;

20 (ii) Local school district excess levies; and

21 (iii) Port districts or public utility districts specifically for
22 the purpose of making required payments of principal and interest or
23 general indebtedness.

24 (2) The apportionment of tax allocation revenues must cease when
25 the taxing district certifies to the county assessor in writing that
26 tax allocation revenues are no longer necessary or obligated to pay
27 public improvement costs, but in no event shall the apportionment of
28 tax allocation revenues continue beyond the sunset date established
29 pursuant to section 2(1)(e) of this act. Any excess tax allocation
30 revenues and earnings on the tax allocation revenues remaining at the
31 time the apportionment of tax receipts terminates must be returned to
32 the county treasurer and distributed to the taxing districts that
33 imposed regular property taxes, or had regular property taxes imposed
34 for it, in the increment area for collection that year, in proportion
35 to the rates of their regular property tax levies for collection that
36 year.

37 (3) The apportionment and distribution of portions of the regular
38 property taxes levied by or for each taxing district upon the
39 increment value within the increment area pursuant to and subject to

1 the requirements of this chapter is declared to be a public purpose
2 of and benefit each such taxing district.

3 (4) The apportionment and distribution of portions of the regular
4 property taxes levied by or for each taxing district upon the
5 increment value within the increment area pursuant to this section
6 shall not affect or be deemed to affect the rate of taxes levied by
7 or within any such taxing district or the consistency of any such
8 levies with the uniformity requirement of Article VII, section 1 of
9 the state Constitution.

10 NEW SECTION. **Sec. 6.** (1) A local government designating an
11 increment area may incur general indebtedness, and issue general
12 obligation bonds or notes to finance the public improvements and
13 retire the indebtedness, in whole or in part, from tax allocation
14 revenues it receives.

15 (2) The general indebtedness incurred under subsection (1) of
16 this section may be payable from tax allocation revenues and any
17 other sources available to the local government for payment of the
18 public improvement costs, including without limitation: Other tax
19 revenues; the full faith and credit of the local government; nontax
20 income, revenues, fees, and rents from the public improvements; and
21 contributions, grants, and nontax resources.

22 (3) In addition to the requirements in subsection (1) of this
23 section, a local government designating an increment area and
24 authorizing the use of tax increment financing may require the
25 nonpublic participant to provide adequate security to protect the
26 public investment in the public improvement within the increment
27 area.

28 NEW SECTION. **Sec. 7.** A direct or collateral attack on the
29 designation of the increment area or the allocation of regular
30 property tax revenues in conformance with applicable legal
31 requirements, including this chapter, may not be commenced more than
32 30 days after adoption of the ordinance as required by section 2 of
33 this act.

34 NEW SECTION. **Sec. 8.** (1) A local government may issue revenue
35 bonds to fund revenue-generating public improvements, or portions of
36 public improvements, that are located within an increment area and
37 that it is authorized to provide or operate. Whenever revenue bonds

1 are to be issued, the legislative authority of the local government
2 shall create or have created a special fund or funds from which,
3 along with any reserves created pursuant to RCW 39.44.140, the
4 principal and interest on these revenue bonds shall exclusively be
5 payable. The legislative authority of the local government may
6 obligate the local government to set aside and pay into the special
7 fund or funds a fixed proportion or a fixed amount of the revenues
8 from the public improvements that are funded by the revenue bonds.
9 This amount or proportion is a lien and charge against these
10 revenues, subject only to operating and maintenance expenses. The
11 local government shall have due regard for the cost of operation and
12 maintenance of the public improvements that are funded by the revenue
13 bonds, and shall not set aside into the special fund or funds a
14 greater amount or proportion of the revenues that in its judgment
15 will be available over and above the cost of maintenance and
16 operation and the amount or proportion, if any, of the revenue
17 previously pledged. The local government may also provide that
18 revenue bonds payable out of the same source or sources of revenue
19 may later be issued on a parity with any revenue bonds being issued
20 and sold.

21 (2) Revenue bonds issued under this section are not an
22 indebtedness of the local government issuing the bonds, and the
23 interest and principal on the bonds shall only be payable from the
24 revenues lawfully pledged to meet the principal and interest
25 requirements and any reserves created pursuant to RCW 39.44.140. The
26 owner or bearer of a revenue bond or any interest coupon issued under
27 this section shall not have any claim against the local government
28 arising from the bond or coupon except for payment from the revenues
29 lawfully pledged to meet the principal and interest requirements and
30 any reserves created pursuant to RCW 39.44.140. The substance of the
31 limitations included in this subsection shall be plainly printed,
32 written, or engraved on each bond issued under this section.

33 (3) Revenue bonds with a maturity in excess of 25 years shall not
34 be issued under this section.

35 (4) The legislative authority of the local government shall by
36 resolution determine for each revenue bond issue the amount, date,
37 form, terms, conditions, denominations, maximum fixed or variable
38 interest rate or rates, maturity or maturities, redemption rights,
39 registration privileges, manner of execution, manner of sale,
40 callable provisions, if any, and covenants including the refunding of

1 existing revenue bonds. Facsimile signatures may be used on the bonds
2 and any coupons. Refunding revenue bonds may be issued in the same
3 manner as revenue bonds are issued.

4 (5) The authority to issue revenue bonds under this section is
5 supplementary and in addition to any authority otherwise existing.
6 Nothing in this section limits a local government in the issuance of
7 revenue bonds that are otherwise authorized by law for the
8 construction of additions, betterments, or extensions of utilities
9 within the increment area.

10 (6) Notwithstanding anything to the contrary in this section,
11 revenue bonds issued to finance public improvements may be issued in
12 accordance with chapter 39.46 RCW.

13 NEW SECTION. **Sec. 9.** This chapter supplements and neither
14 restricts nor limits any powers that the state or any local
15 government might otherwise have under any laws of this state.

16 **Sec. 10.** RCW 84.55.010 and 2017 3rd sp.s. c 13 s 302 are each
17 amended to read as follows:

18 (1) Except as provided in this chapter, the levy for a taxing
19 district in any year must be set so that the regular property taxes
20 payable in the following year do not exceed the limit factor
21 multiplied by the amount of regular property taxes lawfully levied
22 for such district in the highest of the three most recent years in
23 which such taxes were levied for such district, excluding any
24 increase due to (e) of this subsection, unless the highest levy was
25 the statutory maximum rate amount, plus an additional dollar amount
26 calculated by multiplying the regular property tax levy rate of that
27 district for the preceding year by the increase in assessed value in
28 that district resulting from:

29 (a) New construction;

30 (b) Increases in assessed value due to construction of wind
31 turbine, solar, biomass, and geothermal facilities, if such
32 facilities generate electricity and the property is not included
33 elsewhere under this section for purposes of providing an additional
34 dollar amount. The property may be classified as real or personal
35 property;

36 (c) Improvements to property; ~~((and))~~

37 (d) Any increase in the assessed value of state-assessed
38 property; and

1 (e) Any increase in the assessed value of real property, as that
2 term is defined in section 1 of this act, within an increment area as
3 designated by any local government in section 2 of this act provided
4 that such increase is not included elsewhere under this section. This
5 subsection (1)(e) does not apply to levies by the state or by port
6 districts and public utility districts for the purpose of making
7 required payments of principal and interest on general indebtedness.

8 (2) The requirements of this section do not apply to:

9 (a) State property taxes levied under RCW 84.52.065(1) for
10 collection in calendar years 2019 through 2021; and

11 (b) State property taxes levied under RCW 84.52.065(2) for
12 collection in calendar years 2018 through 2021.

13 **Sec. 11.** RCW 84.55.120 and 2014 c 4 s 5 are each amended to read
14 as follows:

15 (1) A taxing district, other than the state, that collects
16 regular levies must hold a public hearing on revenue sources for the
17 district's following year's current expense budget. The hearing must
18 include consideration of possible increases in property tax revenues
19 and must be held prior to the time the taxing district levies the
20 taxes or makes the request to have the taxes levied. The county
21 legislative authority, or the taxing district's governing body if the
22 district is a city, town, or other type of district, must hold the
23 hearing. For purposes of this section, "current expense budget" means
24 that budget which is primarily funded by taxes and charges and
25 reflects the provision of ongoing services. It does not mean the
26 capital, enterprise, or special assessment budgets of cities, towns,
27 counties, or special purpose districts.

28 (2) If the taxing district is otherwise required to hold a public
29 hearing on its proposed regular tax levy, a single public hearing may
30 be held on this matter.

31 (3)(a) Except as provided in (b) of this subsection (3), no
32 increase in property tax revenue may be authorized by a taxing
33 district, other than the state, except by adoption of a separate
34 ordinance or resolution, pursuant to notice, specifically authorizing
35 the increase in terms of both dollars and percentage. The ordinance
36 or resolution may cover a period of up to two years, but the
37 ordinance must specifically state for each year the dollar increase
38 and percentage change in the levy from the previous year.

1 (b) Exempt from the requirements of (a) of this subsection are
2 increases in revenue resulting from the addition of:

3 (i) New construction;

4 (ii) Increases in assessed value due to construction of wind
5 turbine, solar, biomass, and geothermal facilities, if such
6 facilities generate electricity and the property is not included
7 elsewhere under this section for purposes of providing an additional
8 dollar amount. The property may be classified as real or personal
9 property;

10 (iii) Improvements to property; ~~((and))~~

11 (iv) Any increase in the value of state-assessed property; and

12 (v) Any increase in the assessed value of real property, as that
13 term is defined in section 1 of this act, within an increment area as
14 designated by any local government in section 2 of this act provided
15 that such increase is not included elsewhere under this section. This
16 subsection (3)(b)(v) does not apply to levies by the state or by port
17 districts and public utility districts for the purpose of making
18 required payments of principal and interest on general indebtedness.

19 NEW SECTION. Sec. 12. Sections 1 through 9 of this act
20 constitute a new chapter in Title 39 RCW.

21 NEW SECTION. Sec. 13. If any provision of this act or its
22 application to any person or circumstance is held invalid, the
23 remainder of the act or the application of the provision to other
24 persons or circumstances is not affected.

Passed by the House April 20, 2021.

Passed by the Senate April 5, 2021.

Approved by the Governor May 10, 2021.

Filed in Office of Secretary of State May 10, 2021.

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Land Use & Development

Washington State's Expanded TIF Authority Creates Powerful Catalyst for Public-Private Partnerships

By James A. Greenfield

05.19.21

On May 10, 2021, Governor Jay Inslee signed [ESHB 1189](#) (TIF for Jobs bill), completing a bipartisan legislative effort to grant new powers of Tax-Increment Financing (TIF) to the state's cities, counties, and port districts.

What Is Tax-Increment Financing?

Tax-Increment Financing is a powerful public-private partnership tool. TIF allows local governments to encourage private development in targeted areas by financing public infrastructure and improvements with the additional property taxes from increased property values resulting from that public investment and the ensuing, related private investment.

Under TIF, the taxing district establishes a geographic area that is expected to benefit most from the proposed new infrastructure (Increment Area) and then utilizes the increased tax revenues from that Increment Area to pay for the new infrastructure.

Often, the local government will issue bonds to raise funds to pay for the new infrastructure and use the tax increment to pay the bond debt service. Using TIF effectively allows the new private development to pay for the new public improvements without tapping the existing tax base.

Why Did the Legislature Pass TIF for Jobs?

TIF is widely used in most states, but in Washington a pair of unusual laws have prevented widespread adoption. First, the Washington Constitution requires property taxes levied by the state itself (rather than those property taxes levied by local government) be dedicated to the benefit of common schools.¹ Second, Washington statutes generally prohibit property taxes from increasing by more than 1 percent in any given year.²

Washington has adopted a variety of limited TIF statutes over the years, including the Community Revitalization Financing Act; the Local Infrastructure Financing Tool (LIFT) Program; the Hospital Benefit Zone Financing Program; the Local Revitalization Financing Program; the Local Infrastructure Project Area Financing program; and the State Land Improvement Financing program.³ However, all of these TIF programs are severely limited in scope and application, both to stay within the constitutional bounds decided in *Leonard* and by the One Percent Rule.

The new TIF for Jobs bill greatly enhances the utility of Tax-Increment Financing by excluding the increase in property taxes in designated Increment Areas from the One Percent Rule. Now, cities, counties, and port districts utilizing the new TIF for Jobs bill have authority to capture nearly *all* of that additional local property tax revenue to finance the designated public infrastructure and improvements. This substantially increases the borrowing capacity of these municipalities for purposes of providing new public infrastructure.

What Types of Development Can Municipalities Use TIF For?

Washington cities, counties, and port districts may use the TIF for Jobs bill to finance development of local government-owned infrastructure such as:

- Streets and roads;
- Water and sewer systems;
- Sidewalks and streetlights;
- Parking, terminal and dock facilities;

- Park-and-ride facilities of a transit authority;
- Park and community facilities and recreational areas;
- Electric, broadband or rail service; or
- Mitigation of brownfields.

Such infrastructure improvements may be within the Increment Area or outside the Increment Area if the improvement serves the community within the Increment Area. This is an important distinction because critical infrastructure investments are not always located directly within the community or communities most benefitted. By way of example, water treatment, power generation, and highways can provide critical public services to communities even from outside that community's boundaries.

These local governments also may use the TIF for Jobs bill to pay the cost of the following:

- Long-term affordable housing (including retrofitting for energy efficiency);
- Childcare facilities serving children and youth that are low-income, homeless, or in foster care (including retrofitting for energy efficiency);
- Providing maintenance and security for the public improvements; or
- Acquiring real and personal property, maintenance and restoration for historic preservation purposes under RCW 35.21.395.

Are There Limits on TIF?

The legislature did impose certain limits on this new TIF authority. The sponsoring jurisdiction may have only two active Increment Areas at any given time. Those Increment Areas may not overlap, and no Increment Area may comprise the entire geographic area of the jurisdiction.

At the time of their creation, the Increment Areas may not have an aggregate assessed valuation of greater than \$200 million or 20 percent of the jurisdiction's total assessed value, whichever is less. The TIF must have a sunset date no later than 25 years after the first year in which tax revenues are allocated.

Finally, the sponsoring jurisdiction must make certain findings to justify the creation of a TIF program, including a finding that the financed TIF improvements will encourage private investment and development within the Increment Area that would not reasonably be expected without those improvements. The \$200 million/20 percent

assessed value limitations in particular greatly limit the scope and application of the TIF for Jobs bill.

What Are the Benefits of TIF for Private Developers?

Tax Increment Financing is especially useful to catalyze public-private partnerships. Where public infrastructure is needed to support private development, a TIF program can give the private developer assurance that the infrastructure will be built, while the local jurisdiction gains comfort that the private project will catalyze new property tax revenue to help pay the cost of that infrastructure.

The TIF for Jobs bill anticipates such public-private partnerships by expressly allowing private developers participating in the process to cover certain administrative costs that a local jurisdiction incurs in establishing a given TIF program. The bill also anticipates that public improvements financed with TIF may be constructed by private developers, provided that the private developer meets all applicable state and local laws.

Local jurisdictions and private developers that are contemplating using the new TIF for Jobs bill should consider negotiating a development agreement or other similar binding instrument to memorialize their expectations regarding public improvements and private investment.

More Information on Tax-Increment Financing

DWT's public-private partnership attorneys are carefully analyzing this new municipal authority to determine how Washington's cities, counties, port districts, and private developers—including community advocates—may deploy this legislative change as quickly and effectively as possible. If you would like to discuss your ideas for a new community development project powered by this expanded TIF authority, please do not hesitate to contact us.

For more information about the TIF for Jobs bill, see these background papers from the Washington Economic Development Association:

- [Bring Tax Increment Financing to Washington](#)
- [Tax Increment Financing Frequently Asked Questions](#)

For a more thorough, national-level overview of TIF policy, see:

- [The Most Popular Tool: Tax Increment Financing and the Political Economy of Local Government](#)
- [Tax Increment Financing: A Tool for Local Economic Development](#)

FOOTNOTES

- ¹ See *Leonard v. City of Spokane*, 127 Wash.2d 194, 198-99 (2005).
 - ² See RCW 84.55.010 (for purposes of this article, the "One Percent Rule").
 - ³ Miki Gearhart, Washington State Department of Revenue Legislation and Policy Division, [TAX INCREMENT FINANCING TYPE PROGRAMS IN WA, 2016](#).
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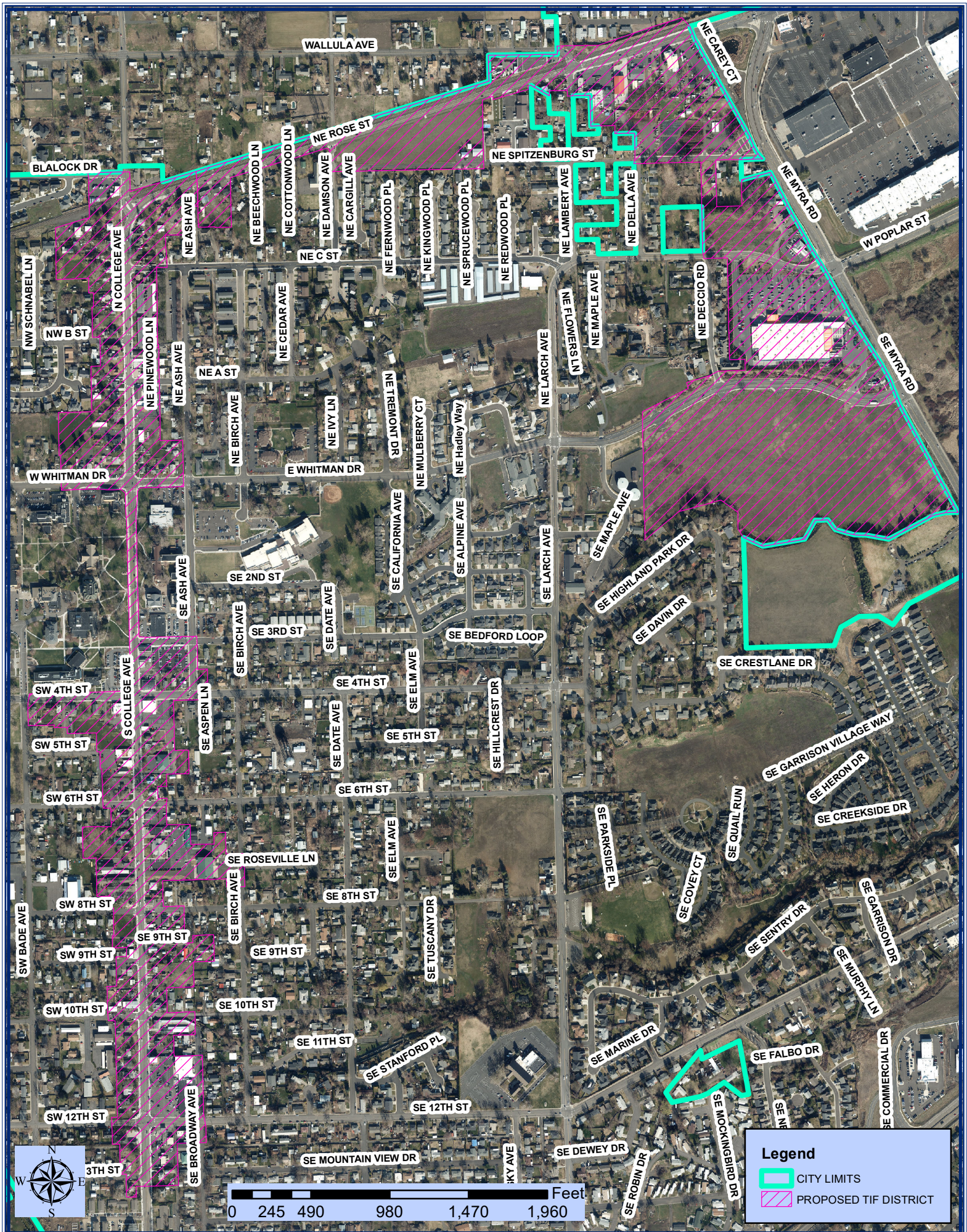
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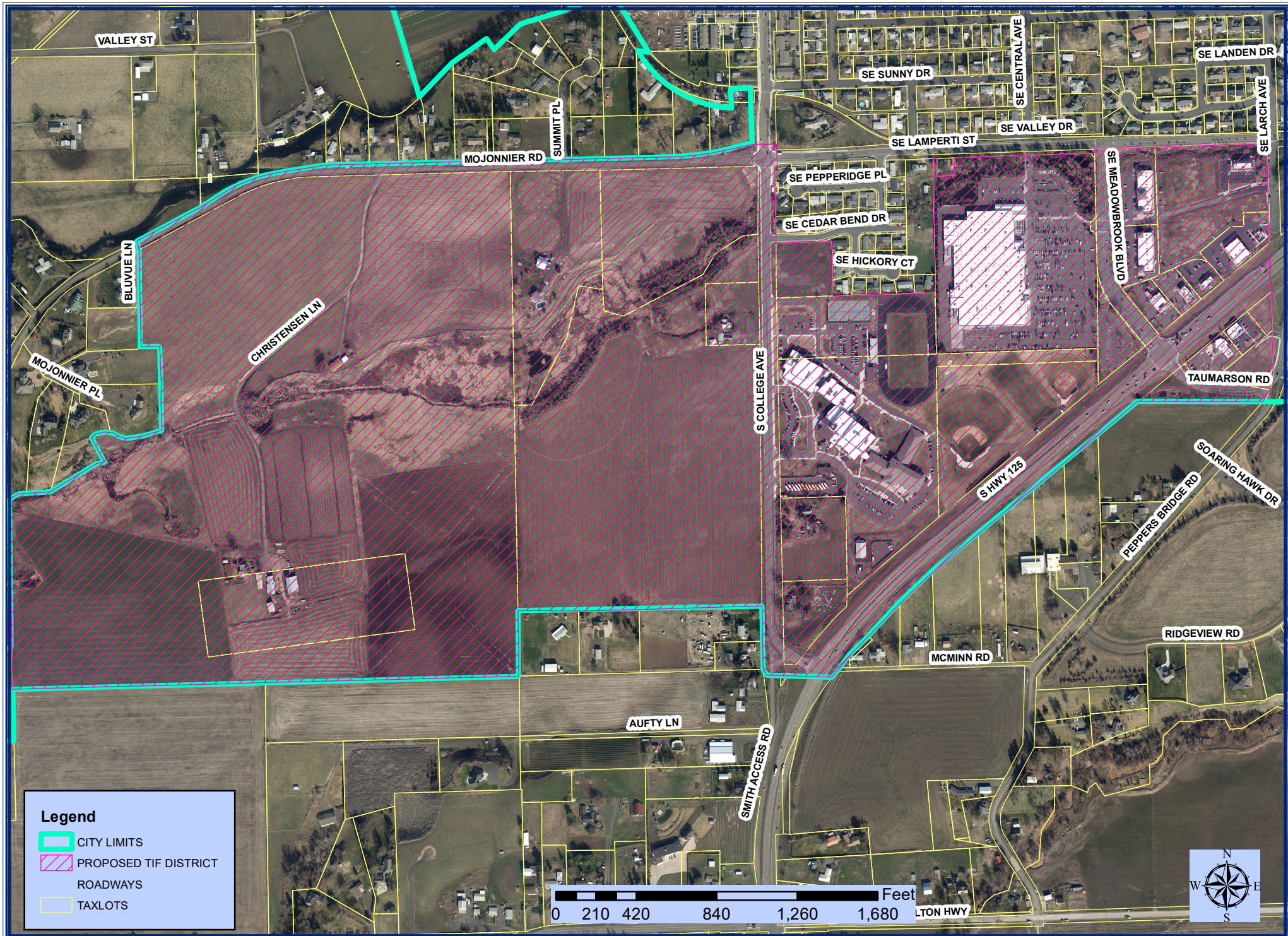


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 CITY LIMITS
 PROPOSED TIF DISTRICT
ROADWAYS



PROPOSED MEADOWBROOK TAX INCREMENT FINANCING DISTRICT





Port of Walla Walla Broadband Feasibility Study

Abstract

Varying levels of broadband service are available in Walla Walla County. Much of the County's rural communities are defined as underserved by the Federal Communications Commission (FCC). To serve the rural municipalities in this study, a plan has been created that leverages the networks of existing companies and identifies the telecommunications infrastructure that needs to be built to bring urban rate services and pricing to rural markets.



Petrichor Broadband, LLC
May 2021

Contents

Executive Summary.....	2
Prior Planning Efforts	2
Project Focus.....	2
Existing Infrastructure.....	4
Local Broadband Needs	8
Fixed Wireless Providers	10
Public Meetings.....	12
College Place Broadband Needs Assessment	12
Infrastructure Needed to Serve Six Communities	14
Infrastructure Needed to Serve Rural Residents	14
Broadband Market Analysis.....	15
Policy Structure for Public Ownership and Participation.....	16
Framework for Incentivizing Broadband Investment in Walla Walla County.....	16
Business and Operating Model.....	17
Municipal and County Procedures, Policies, Rules and Ordinances.....	18
Management Plan.....	18
Benefits of Broadband to the Community.....	20
Health and Safety Benefits.....	20
Education Benefits	21
Digital Inclusion.....	21
Impact of COVID-19 Pandemic on the Study	21
Acknowledgements.....	22

Executive Summary

Walla Walla County consists of very diverse and distinct areas of urban density (Cities of Walla Walla and College Place), as well as rural communities (Waitsburg, Prescott, Burbank and Touchet). A general description of Walla Walla's broadband needs in the three rural municipal areas studied would be classified as underserved as defined by the Federal Communications Commission (FCC). The Burbank and the Walla Walla/College Place municipal areas would be defined as served. Current FCC policies define unserved as areas that do not have access to fixed broadband at speeds of at least 25/3 Mbps. The State's goal of 150 symmetrical by 2028 will require additional fiber infrastructure in most geographic areas of the county.

We recommend an open-access model, where the County builds the necessary fiber infrastructure and leases it to the private sector companies looking to provide services in the County. To date, private sector investment has lagged urban areas in the larger municipal areas of College Place.

Prior Planning Efforts

At the onset of the project, it was important for Petrichor to understand the prior planning efforts that have shaped the conversations around broadband access in Walla Walla County. Petrichor reviewed the most recent broadband feasibility study commissioned for the Port of Walla Walla and prepared by Magellan Advisors in June 2015.

The study recommended the build out of a feeder/distribution fiber network in the Walla Walla Business Corridor (comprising Airport Park, downtown Walla Walla, College Place and areas north of Highway 12) at an approximate cost of \$3.2 million. Over 550 commercial properties were identified in this region. To fund the project, Magellan Advisors recommended investigating potential funding opportunities such as the 9/10th sales tax. The study also advised developing a RFI outlining the Port and Region's vision and goals for bringing high-speed broadband infrastructure to the Walla Walla region and selecting a partner from among the respondents.

These prior planning efforts did not materialize into an expansion of broadband access in Walla Walla County. Today, the Port of Walla Walla is commissioning a new study in light of the COVID-19 pandemic and the digital strains that have been placed on the community.

Project Focus

This project will build on the community clusters of Waitsburg, Touchet, Prescott and Burbank and the urban areas of Walla Walla and College Place. Within these community clusters are identified industry and community needs:

- Waitsburg houses Main Street businesses and a Port-owned industrial park.
- Touchet has several agricultural-service businesses.
- Prescott is a rural community that has an agricultural and community access focus.

- Burbank contains the large heavy industries of Walla Walla County.
- The cities of Walla Walla and College Place are home to a population with diverse business needs. The Port of Walla Walla's 2020 Economic Development Plan has specifically identified the agricultural and technology services clusters as the Port's priority and targeted industries for recruitment and retention of jobs.



WAITSBURG, WA

Population (2018): 1,188

Median Household Income (2018): \$50,192

Largest Industries: Health Care & Social Assistance, Public Administration and Educational Services



TOUCHET, WA

Population (2018): 509

Median Household Income (2018): \$78,571

Largest Industries: Health Care & Social Assistance, Public Administration and Agriculture, Forestry, Fishing & Hunting

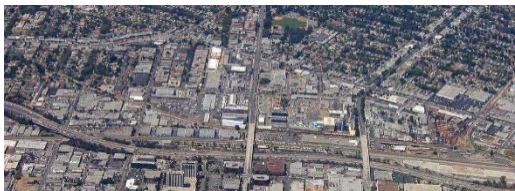


PRESCOTT, WA

Population (2018): 308

Median Household Income (2018): \$35,625

Largest Industries: Health Care & Social Assistance; Agriculture, Forestry, Fishing & Hunting; and Retail Trade



BURBANK, WA

Population (2018): 3,333

Median Household Income (2018): \$74,426

Largest Industries: Transportation & Warehousing, Educational Services and Manufacturing



WALLA WALLA, WA

Population (2018): 32,731

Median Household Income (2018): \$48,678

Largest Industries: Health Care & Social Assistance, Educational Services and Retail Trade



COLLEGE PLACE, WA

Population (2018): 9,136

Median Household Income (2018): \$47,525

Largest Industries: Health Care & Social Assistance, Educational Services and Retail Trade

Existing Infrastructure

Broadband services vary in all markets in Walla Walla County. It is common to see unserved and underserved constituents in urban areas where blocks away, 1 Gig fiber-to-the premise services are offered.

Current broadband offerings in Walla Walla County provide relatively high-cost services because of monopolistic market forces (low competition and limited customer choice). This creates higher -cost offerings, often providing low bandwidth with inconsistent speeds. This is common in urban and rural areas. While there has been some private sector investment in the deployment of broadband infrastructure in core areas, it has been limited in scope and slow to roll out due to the cost and need for a quick return on investment. There are not extensions of urban rate services to lower density areas, especially outside of Walla Walla city limits. There remains a lack of ubiquitous broadband access and capacity.

WALLA WALLA COUNTY

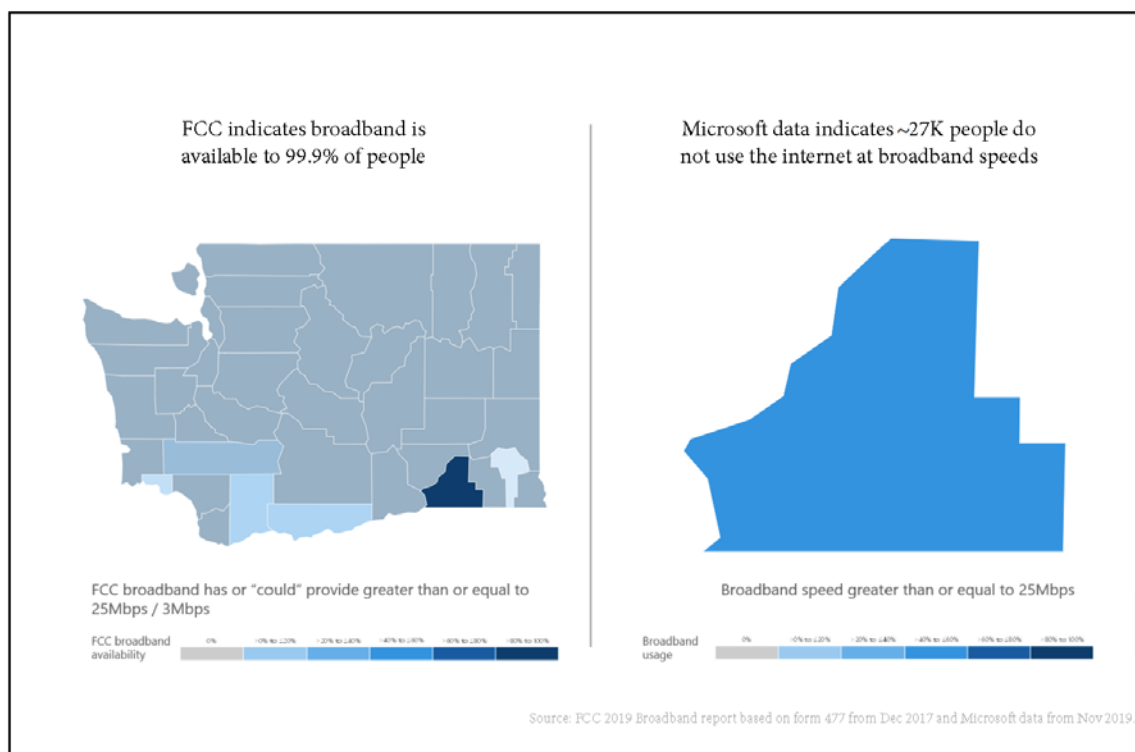


FIGURE 1: COMPARISON OF FCC AND MICROSOFT BROADBAND DATA

The Federal Communications Commission collects data on broadband speeds and areas of deployment. This data is a self-reporting database by telecommunications providers in the area. It is widely accepted that FCC Part 477 mapping is not a true reflection of “on the ground,” real-time observations. The FCC is reworking its mapping in 2021 as Congress has appropriated funding for this purpose. Figure 1 compares 2019 Part 477 broadband accessibility in Walla Walla with the broadband speed data that Microsoft collects from its users. The FCC reporting shows that one percent of Walla Walla County does not receive 25/3 speeds while the data collected by users of Microsoft products shows 27,000 users in Walla Walla County do not use the Internet at 25/3 speeds. This large discrepancy helps explain the vastly different opinions that providers and users bring to the conversation of community broadband availability.

<u>BURBANK</u>	<u>PRESCOTT</u>	<u>TOUCHET</u>	<u>WAITSBURG</u>	<u>PROVIDER</u>	<u>TECH</u>	<u>DOWN</u> <u>(MBPS)</u>	<u>UP</u> <u>(MBPS)</u>
X	X		X	Charter Communications	Cable	940	35
X	X	X	X	Viasat, Inc.	Satellite	100	3
X		X	X	CenturyLink, Inc.	ADSL	100	10
X				Desert Winds Wireless LLC*	Fixed Wireless	100	100
X	X	X	X	Columbia Energy LLC	Fixed Wireless	50	10
X		X	X	Hughes Network Systems, LLC	Satellite	25	3
X				StarTouch Broadband	Fixed Wireless	20	20
X		X	X	PocketiNet Communications, Inc.	Fixed Wireless	10	3
X	X	X	X	VSAT Systems, LLC	Satellite	2	1.3

**FCC maps show speeds of 100/100 Mbps available in Burbank with Desert Winds Wireless LLC, but the provider’s website states speeds of just 25/5 Mbps.*

Figure 2 illustrates the current broadband availability in Walla Walla County. The lighter green sections represent areas with 100 Mbps service, while the darker green/turquoise areas show regions with access to 1 Gig service.

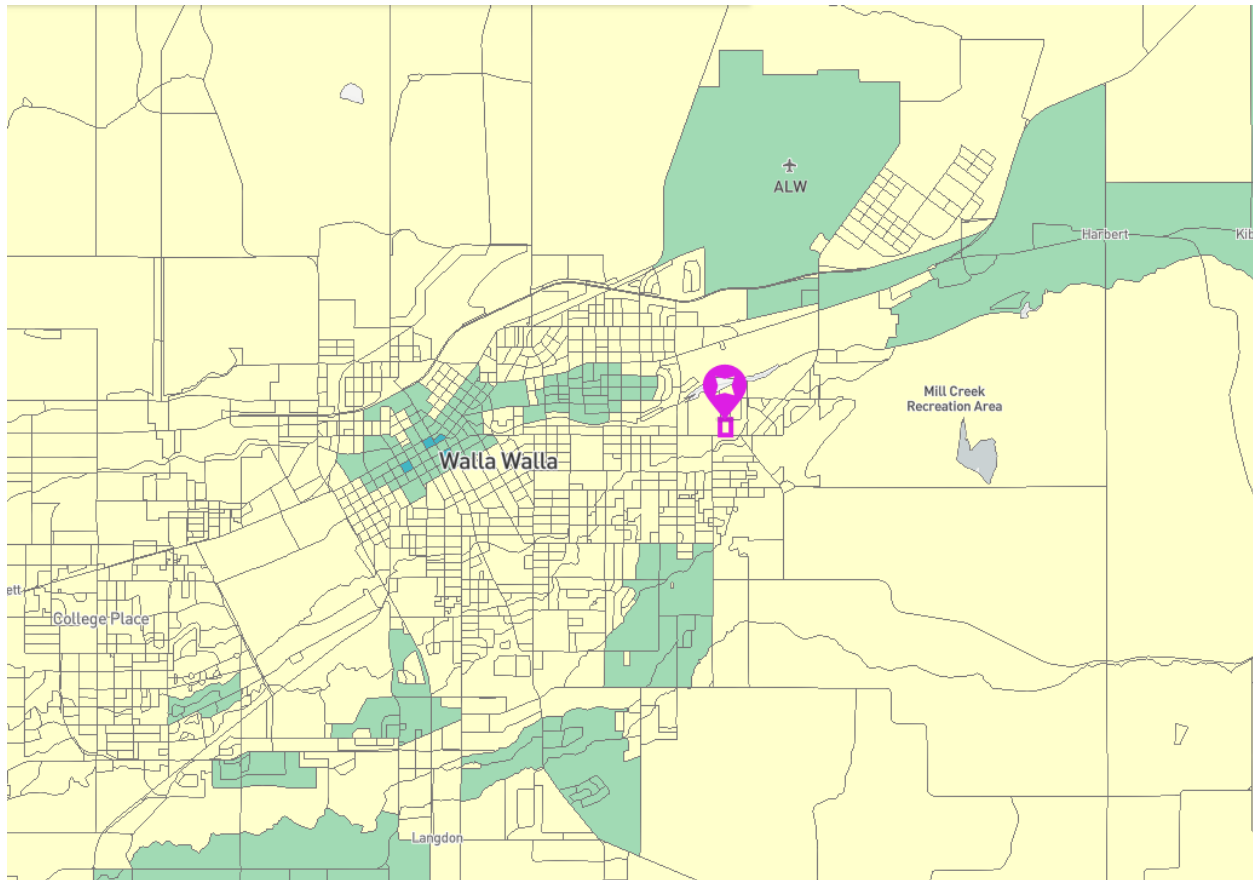


FIGURE 2: FCC PART 477 MAPPING OF WALLA WALLA COUNTY

Figure 3 and 4 show areas of the county in which providers report service of 25/3 Mbps. While Figure 3 utilizes data from the FCC, the map in Figure 4 was derived from aggregated and anonymized data Microsoft collects from users to improve its software and service performance and security.

“Every time a device receives an update or connects to a Microsoft service, we can estimate the throughput speed of a machine. We know the size of the package sent to the computer, and we know the total time of the download. We also determine zip code level location data via reverse IP,” according to Microsoft. “Therefore, we can count the number of devices that have connected to the internet at broadband speed per each zip code based on the FCC’s definition of broadband that is 25mbps per download.”

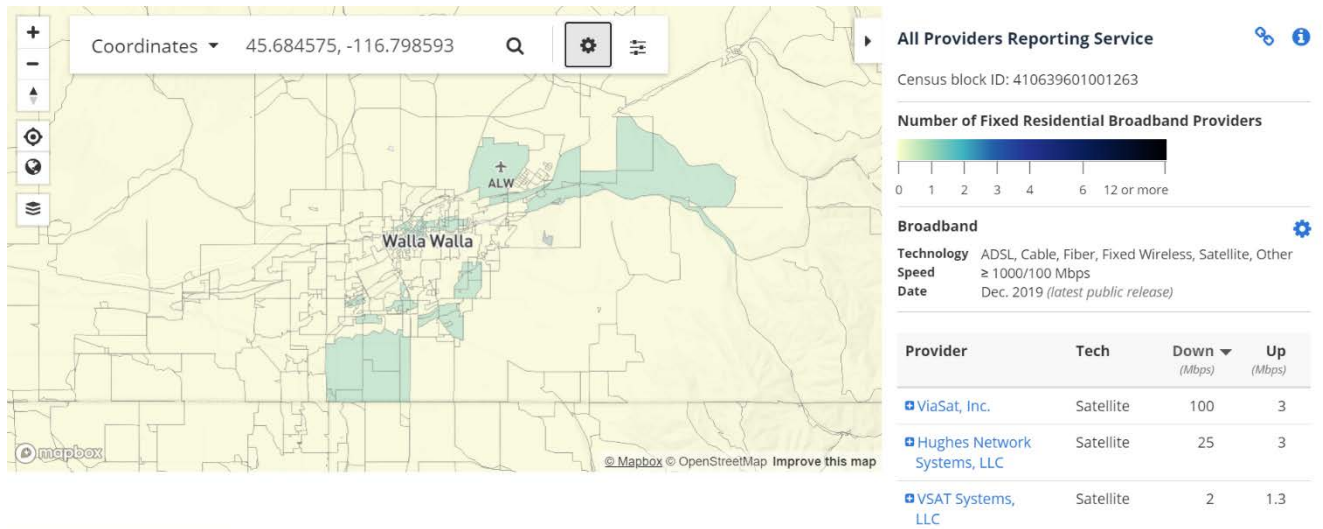


FIGURE 3: FCC BROADBAND MAP OF WALLA WALLA COUNTY

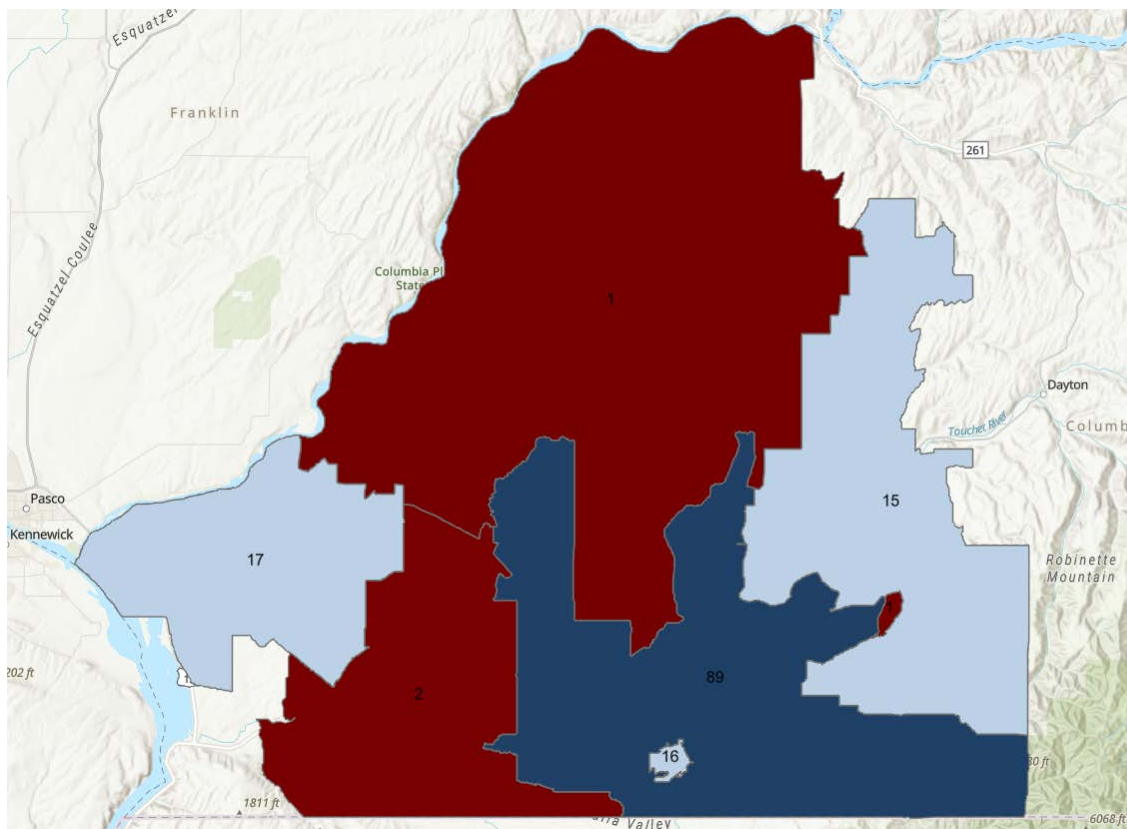


FIGURE 4: PERCENT OF PEOPLE USING INTERNET AT 25/3 MBPS BROADBAND SPEEDS IN WALLA WALLA COUNTY

Local Broadband Needs

Since the creation of the Rural Electrification Administration in 1936, policymakers have known that public investment and policy are necessary to solve the problem of bringing electrification and telecommunications to rural communities. The economics of providing services in rural areas has become increasingly difficult with a declining population base, posing a challenge for telecommunications providers aiming to provide services while seeking a return on investment.

Broadband is no longer a socially desirable good, but an economic necessity. Without access to broadband, citizens in Walla Walla County cannot participate in the digital economy or take advantage of the opportunity broadband brings for better education, healthcare, civic and social engagement.

Through SSB 5511 (2019), the Washington State legislature set broadband deployment goals for the State of Washington based on the following assumptions:

- (1) Access to broadband is critical to full participation in society and the modern economy;*
- (2) Increasing broadband access to unserved areas of the state serves a fundamental governmental purpose and function and provides a public benefit to the citizens of Washington by enabling access to health care, education, and essential services, providing economic opportunities, and enhancing public health and safety;*
- (3) Achieving affordable and quality broadband access for all Washingtonians will require additional and sustained investment, research, local and community participation, and partnerships between private, public, and nonprofit entities.*

Figure 5 shows Washington State's Broadband goals¹ for businesses to reach speeds of 25 Mbps upload and 3 Mbps download by 2024 and 150 Mbps symmetric service by 2028. The timeline to meet these goals falls far short of what businesses in Walla Walla County, and arguably all of Washington State, need to become and/or remain competitive and/or expand markets.

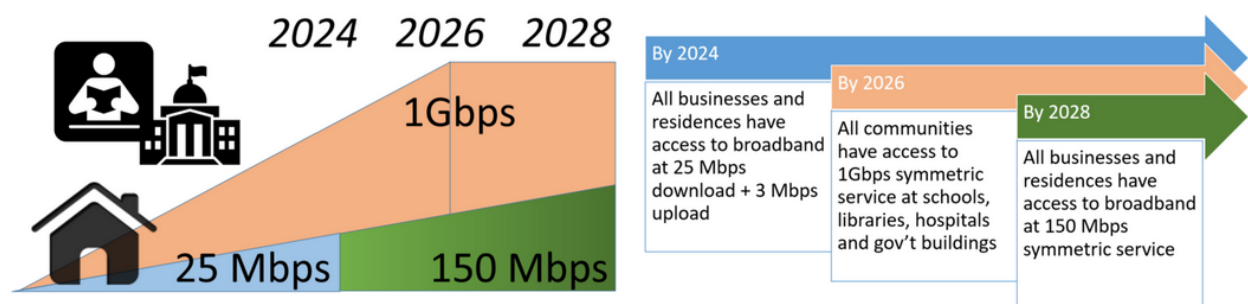


FIGURE 5: WASHINGTON STATE BROADBAND

¹ <https://data.wa.gov/stories/s/Broadband-in-Washington/irv9-b275/>

According to the FCC's Household Broadband Guide,² homes with more than one high-demand application running at the same time need more than 25 Mbps. Any business conducting online transactions, utilizing integrated software systems, and multiple users on high demand applications (such as video streaming, multiparty video conferencing or telecommuting) will clearly not have their broadband needs met through the State's goals. These businesses need 150 Mbps symmetrical broadband services today to stay relevant and compete with businesses that already benefit from urban rate services.

A general description of Walla Walla County's broadband needs in the five municipal areas studied would be classified as underserved as defined by the Federal Communications Commission (FCC). Current FCC policies define unserved as areas that do not have access to fixed broadband at speeds of at least 25/3 Mbps. The FCC set the minimum requirements for broadband services under CAF Phase II for voice and broadband services.³ These minimum requirements for speed, latency, usage allowance and pricing are listed below:

- Broadband at speeds of at least 10 megabits per second (Mbps) downstream and 1 Mbps upstream
- Network latency (the time it takes for a data packet to travel through a network) cannot be higher than 100 milliseconds round trip.
- At least one plan offering with a minimum usage allowance of at least 150 gigabytes (GB) per month or a monthly usage allowance that reflects the average usage of a majority of fixed broadband customers as announced by the Wireline Competition Bureau annually, whichever is higher. Or offering a usage allowance that is at or above the usage level for 80 percent of their broadband subscribers if it is at least 100 GB.
- Service at rates reasonably comparable to rates in urban areas

As stated in the FCC press release on January 30, 2020, "The Rural Digital Opportunity Fund auction will prioritize networks with higher speeds, greater usage allowances, and lower latency. Bidders must also commit to provide a minimum speed more than double than was required in the CAF Phase II auction."⁴ Most of Walla Walla County would be considered underserved by the CAF and RDOF minimum requirements. The FCC's Rural Digital Opportunity Fund (RDOF) Phase 1 auction promised much needed help for 4.5 million rural American households. Unfortunately, our analysis suggests that the \$10 billion awarded will be much less effective than it could be due to funding of short-term and partial solutions, financial incentives for abandoning sparsely populated areas and dubious financial viability. The opaque nature of RDOF post-auction reporting limits public oversight, while long deployment timelines and low penalties exacerbate the shortfalls. While the NRTC awarded area in the map below will deliver 1 GB Internet speeds to the designated census blocks, the rest of the county was awarded to low-orbit

² <https://www.fcc.gov/consumers/guides/household-broadband-guide>

³ <https://www.fcc.gov/consumers/guides/connect-america-fund-phase-ii-faqs>

⁴ <https://www.fcc.gov/document/fcc-launches-20-billion-rural-digital-opportunity-fund-0>

satellite services (Starlink). The 100 Mbps service from this type of service will not meet the Washington State goal of 150/150 Mbps that is set out in Senate Bill 5511.

The SpaceX Starlink service will provide useful competitive pressure in otherwise monopolized broadband markets. The constellation of low-earth orbit (LEO) satellites in early testing appears to deliver broadband speeds adequate to meet the needs of a consumer in 2020. Yet credible analysis suggests that Starlink will struggle to meet its 100 Mbps obligations under RDOF as soon as 2028.⁵ By 2030, though, we project demand for GB speeds will be commonplace, well beyond the capacity of LEO-based solutions. Further, in rugged rural Washington, many households will not be able to receive a Starlink signal due to terrain obstructions.

Fixed Wireless Providers

Fixed wireless providers have issues similar to Starlink in terms of capped performance and terrain obstructions. While the fixed wireless providers will build some fiber to reach towers, the reach will be limited, and capacity constrained by the available frequencies.

Due Diligence Suggestion: We cannot afford to spend a decade rolling out partial solutions that will not meet the long-term needs of the rural residents. We urge the FCC to thoroughly vet the technology plans of these RDOF winners with the perspective on long-term needs of the awarded area.

RDOF Winners - Walla Walla County, WA

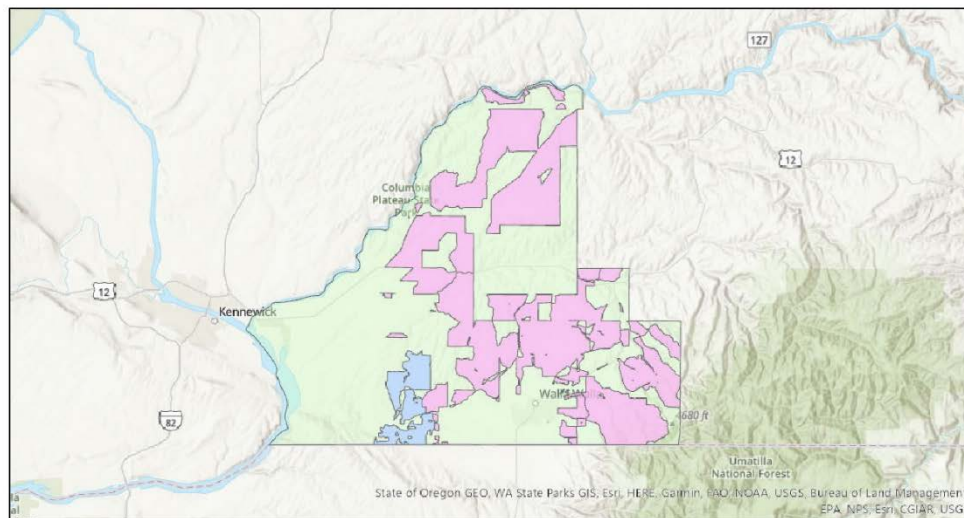


FIGURE 6: RDOF WINNERS IN WALLA WALLA COUNTY

⁵ [Starlink RDOF Assessment, Cartesian, February 8, 2021](#)

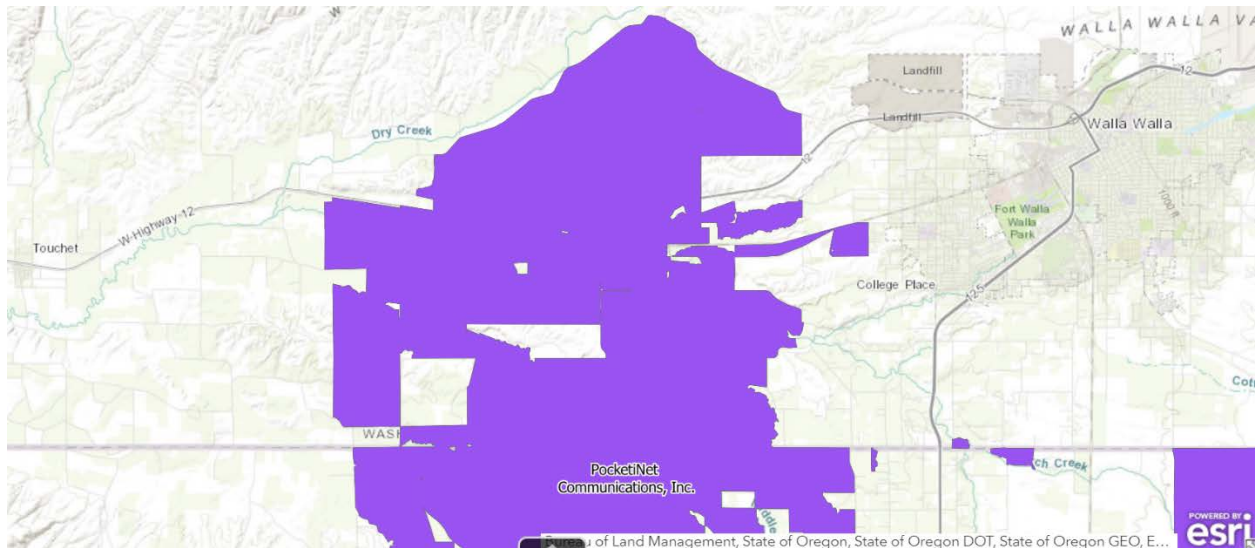


FIGURE 7: RDOF CHALLENGED CENSUS BLOCKS

Figure 7 shows an area of Walla Walla County that was reported to the FCC as a served area and should not be included in the RDOF reverse auction. Comparing this geographic region with the RDOF awarded areas, it is visibly apparent that this area for the most part was not awarded in the RDOF reverse auction. The area above in purple has reported speeds of 25/3 in Part 477 FCC mapping. As Starlink deploys services, this area will eventually be able to buy low-orbit services up to 100 Mbps up grading from 25/3 Mbps speeds. Challenged areas such as these prevent public investment in critical broadband infrastructure.

Figure 8 shows the broadband download speeds survey results collected by the Washington State Broadband Office through April 2021. The State of Washington developed this speed test to help identify gaps in high-speed internet service and areas of broadband infrastructure needs in order to advance the state's goal of universal broadband access in Washington by 2024.

This data provides a useful comparison to the data available at the federal level through Part 477 FCC mapping. In some instances, federal mapping indicates entire blocks where broadband is available, when in actuality, just a single household in that area may have access.

Washington Broadband Survey Results

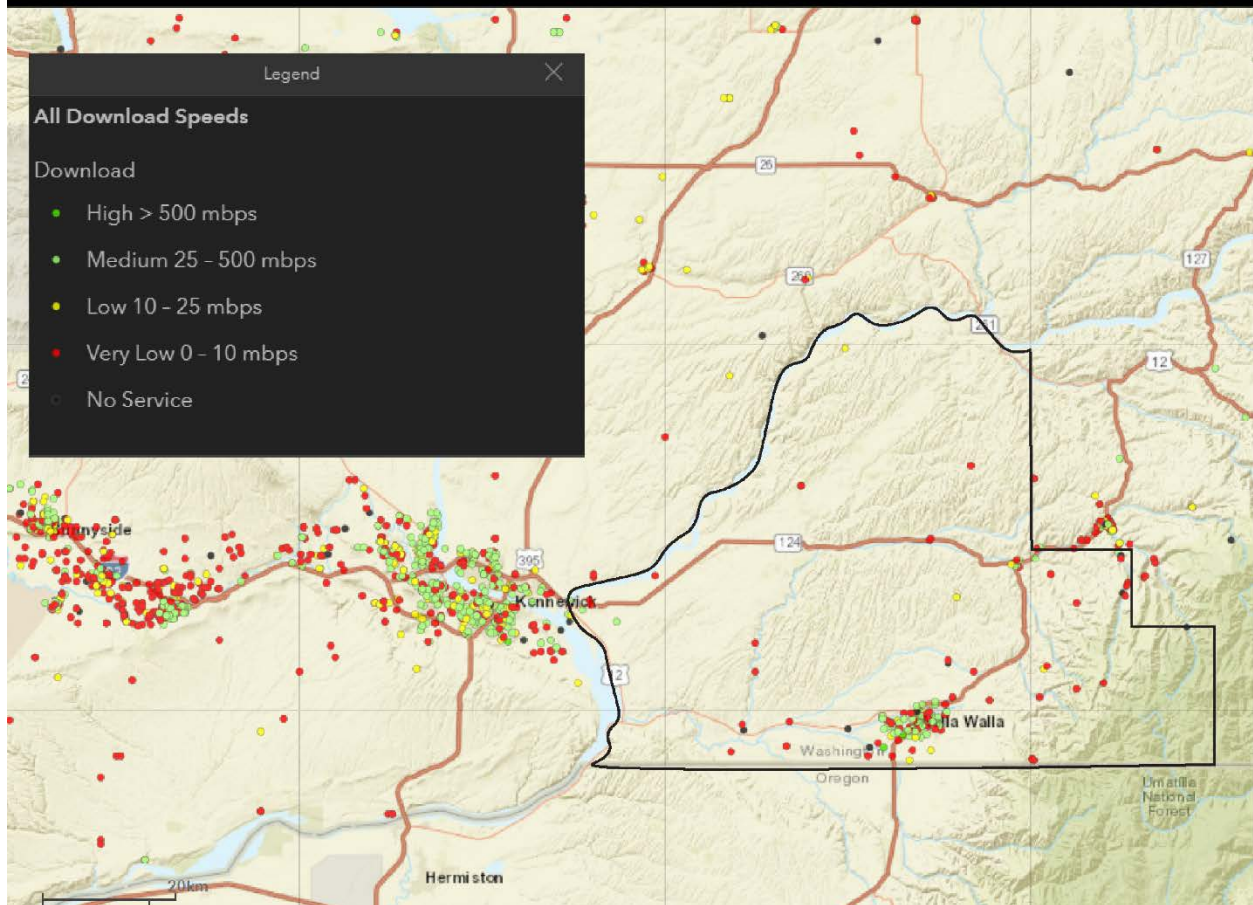


FIGURE 8: WASHINGTON BROADBAND SURVEY RESULTS IN WALLA WALLA COUNTY

Public Meetings

On May 3, 2021, the Port of Walla Walla and Petrichor Broadband, LLC staff facilitated a meeting among the telecommunication and utility providers serving Walla Walla County. Attendees represented such providers as PocketiNet, CenturyLink, Lumen and Charter Communications. Representatives from Walla Walla Public Schools, College Place Public Schools and the Walla Walla Valley Chamber of Commerce were also in attendance. Topics of discussion included public investments in open-access fiber networks, public-private partnerships and federal and state broadband funding programs (Attachment A – Meeting Minutes).

College Place Broadband Needs Assessment

The City of College Place is primarily served by three internet providers: Charter Spectrum, CenturyLink and PocketiNet. Charter Spectrum and CenturyLink utilize copper infrastructure, which poses challenges for reliability due to its age and condition. PocketiNet builds fiber-to-the-premise. However, they will

extend infrastructure to certain neighborhoods only when roughly 50% of their residents sign a petition stating they will subscribe to PocketiNet's services. Many College Place residents remain unserved, or if they have service, complain about internet downtime and unreliability, according to City Administrator Michael Rizzitiello.

To address the broadband needs of the community, the City of College Place and the Port of Walla Walla have installed over 18,776 feet of empty conduit in the City right-of-way around key business areas. Figure 9 shows conduit placement along major arterials in the community. While the City has offered to lease this asset to providers, there has been no interest at this time. Construction off the conduit to build out distribution in these areas of town is mainly aerial construction, which presents a costly access point in some locations. This conduit route could be mainly used as a trunk or backhaul application to serve anchor institutions and businesses that need a non-collapsed redundant route. The community is attempting to work with providers and position itself to have better offering for broadband to its citizens. Investment in the community's telecommunications infrastructure has often gone unfulfilled when City road work has involved relocating facilities. Companies have removed their existing lines and have not relocated eliminated services once offered in the community.

The City and Port have identified the need to install conduit with dark fiber to the remaining two square miles of the community.

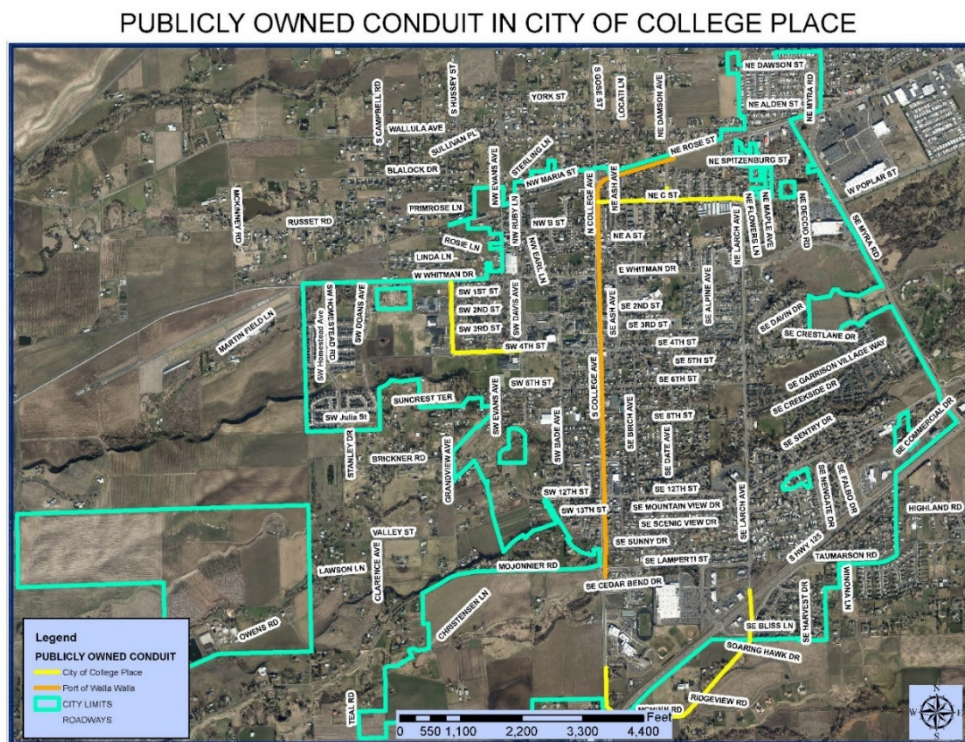


FIGURE 9: PUBLICLY OWNED CONDUIT IN COLLEGE PLACE, WA

These partners, along with the College Place School District and Walla Walla University, stand ready to provide a grant match to build a publicly owned dark fiber network throughout the City to be leased out to private providers, according to Rizzitiello.

Infrastructure Needed to Serve Six Communities

Walla Walla County has a mix of wireless towers and fiber optic cable that includes both private and publicly owned networks. Recent pricing for Internet and transport have become more in line with urban rates and services from existing wholesale service providers. This allows retail service providers more options to offer competitively priced services. Leasing of dark fiber is still not available for the most part; for some retail providers, this is a preferred option that holds back opportunities in the county for urban rate pricing and service offerings.

To serve the rural municipalities in this study, a plan has been created that leverages the networks of existing companies and identifies the telecommunications infrastructure that needs to be built to bring urban rate services and pricing to rural markets. In developing a plan that utilizes grant and low-interest loan dollars to build infrastructure that can be leveraged by private sector companies providing retail services in Walla Walla County, the risk of investment is kept as low as possible for potential funding agencies to this project. As previously stated, cost-competitive wholesale services are essential for a retail provider to aggregate need or purchasing power to deliver urban rate services to customers. Currently, in many of these communities, the fiber build runs through a town, only stopping to deliver services to anchor institutions such as schools, hospitals and government offices. The company that owns the fiber is not in the retail "fiber to the premise" (FTTP) business. Other companies in the area are not willing to take on the financial investment of the FTTP build in the community. As a result, companies only invest in those communities that demonstrate a reasonable risk and return on investment for the capital they are willing to spend. This can be seen in the evaluation of existing infrastructure. Conversely, when the fiber plant is owned by a municipal entity eligible to receive grants and low-interest loans, a longer return on investment can be accounted for in the business model. Pomeroy, WA is an example of a community that has seen success utilizing an open-access, public-owned fiber-to-the-home build. Currently, there are two wholesale providers and three retail providers selling services in Pomeroy. Two retail service providers are selling 1 GB internet service for \$70.00 per month.

Infrastructure Needed to Serve Rural Residents

Additional fiber extensions could be developed for rural area wireless internet service providers (WISP) use to alleviate backhaul issues. Telecommunications service providers in rural Walla Walla County are using wireless point to access point connections in a hub-and-spoke arrangement to reach rural residences. As more access points are deployed to reach additional customers, a choke point or bottleneck in the system appears. This can be overcome with additional point-to-point microwave radios or by deploying fiber optic cable runs from communities extending into rural areas. The fiber backbone extension deployment has worked well for wireless providers in other parts of the region that are also affected by geographic barriers separating the few rural customers available in Walla Walla County from line-of-sight wireless access points. The business case to support building fiber extensions can be strengthened by partnering with companies in the region who will also lease or purchase part of the fiber route for their own use. More detailed modeling of this approach would require proprietary information from the private sector. These conversations should take place after the county decides to commit

financially to this type of build. The Port of Whitman County is building six fiber extensions in this model, which includes partnerships with two different providers. Some of these providers also serve residents in Walla Walla County and have expressed interest in utilizing this model to improve its network capacity if and when the county is ready.

Broadband Market Analysis

The longer return on investment associated with building telecommunications infrastructure in rural areas is the chief reason hindering private investment. Public infrastructure owners and public dollars are necessary to build infrastructure to solve the rural broadband accessibility problem our country – and Walla Walla County – face. There is a business case with a reasonable return on investment that has been proven over a 20-year time frame in rural Washington State.

The service locations used for revenue projections are based on Vetro fiber mapping software. For the revenue model we used a penetration rate of 50%. The One-Call estimates are based on underground footage. Pole attachments fees are based on the estimated number of pole attachments for the aerial construction. The construction cost estimates are based on a cost of \$2,200 per home passed.

The revenue and expense model assumes that the customers will be on a single fiber from a telecommunications facility located in the community to the premise. Pole attachment fees and locate fees are included as expenses.

Segment	Construction Cost Estimate	Passings
Burbank	\$2,279,200	1036
College Place	\$8,223,600	3738
Prescott	\$321,200	146
Touchet	\$327,800	149
Waitsburg	\$1,056,000	480
Walla Walla	\$26,815,800	12189
	\$39,023,600	17,738

Operating Revenues

Segments	Subscribers	Number of Strands	Run Length (miles)	Monthly Fee	Gross Annual Revenue
Burbank	529			\$20.00	\$0.00
College Place	1908			\$20.00	\$457,854.16
Prescott	75			\$20.00	\$17,883.01
Touchet	76			\$20.00	\$18,250.47
Waitsburg	245			\$20.00	\$58,793.47
Walla Walla	6221			\$20.00	\$1,492,986.73
Totals	9053				\$2,045,767.85

Operating Expenses

Expense	Unit Cost	Units	Quantity	Total Cost
Management Fees				\$306,865.18
Pole Attachment Fees	\$25.00	per pole	5000	\$125,000.00
One Call System and Locate Fees	\$50.00	per mile	10	\$6,000.00
Total Annual Expenses				\$437,865.18

The pro forma shows an annual net revenue of \$1,167,123.53. The following attachments provide additional financial information:

- Attachment B – Loan Amortization Schedule
- Attachment C – Balance Sheet
- Attachment D – Cash Flow Projection
- Attachment E – Income Statement

Policy Structure for Public Ownership and Participation

Framework for Incentivizing Broadband Investment in Walla Walla County

If there are possible opportunities for partnerships to improve rural broadband access in Walla Walla County, these should be explored. These partnerships can accelerate fiber deployment and local broadband market development through public investment in additional fiber infrastructure and strategic last-mile builds to wireless tower sites to serve the geographically hard-to-reach customer. Socially responsible infrastructure investment, ownership and public accountability would bring competition to existing markets and serve the high-cost customers in the rural areas of the county, rather than the high-cost companies our current regulated environment has created. Open-access infrastructure leasing would

support private sector competition, allow multi-service provider environment and encourage better pricing, service quality and access. This activity would also promote additional private sector investment in connectivity. Often, a partnership is necessary to ensure an adequate investment for timely network construction.

Through the exercises conducted as part of this study, including community meetings and discussions with providers, several conceptual models were evaluated to deliver broadband to the hardest-to-serve constituents in Walla Walla County. This activity is beyond the scope of this report. Discussions about that work will be left to individual companies and a possible infrastructure builder if one is identified at a later date. As stated in this report, Washington State set goals to achieve 150 Mbps symmetrical internet service to all its citizens by 2028. Investment of public money, which can take a longer return on investment, will be needed to reach these goals. Federal programs such as Connect America Fund (CAF) and the Rural Development Opportunity Fund (RDOF) have been used by companies to reach customers in Walla Walla County. Neither of these programs will achieve the state's goal of 150 Mbps symmetrical for the county's citizens by 2028. Private sector service providers and utility companies in the region have expressed an interest in working together to solve broadband deployment issues. Communities in Walla Walla County have expressed an interest in aggregating need to build a business case for fiber deployment in their community. A public investment would lower the risk and cost of entry.

Business and Operating Model

The recommended operating model is to build an open-access, free-trade platform for all companies to compete and sell telecommunications services to constituents. Unlike other models, building the necessary infrastructure for all companies to use eliminates the long-term return-on-investment (ROI) that inhibits private sector investment in rural areas. In other areas of Washington State, this model has proven that companies desire to own their individual networks, which they can control and maintain. The ability to lease dark fiber, rather than ride over a public-entity-controlled lit network, provides the control critical to allow companies to offer a service-level agreement to their customers. For that reason, an open-access model where companies always have a choice between lit or dark networks is recommended. In this model, the private sector competes to sell services, while investing in employees and equipment to grow their business in these rural communities.

The first consideration retail providers will address as they consider entering a market is how to create revenue by introducing new revenue streams, differentiation strategies and innovation. Having readily available fiber to use allows providers to differentiate their services and attract customers. Today, increasing numbers of larger and smaller communications providers are expanding their revenue sources to better serve their customers' needs for always-on connectivity. For example, service providers are developing premium content packages with content partners, based on the interests of their target audience. Customized services can be offered to target customer groups, such as work-at-home professionals and gamers who are willing to pay for very high-performance symmetry, latency and uptime. This allows service providers to differentiate their services from competitors, while staying ahead of new developments in technology.

Although communications providers have typically viewed costs exclusively in terms of capital expenses (CapEx) and operating expenses (OpEx), they are now realizing that cost models should not focus on getting the network in place and passing homes or businesses, but also factor in the cost and speed of making individual connections. In a rural area such as Walla Walla County, having the fiber plant already constructed saves time and money for the private sector to deploy. The costs of offering services, equipment, labor, permissions, maintenance and power also need to be considered. Retail providers will consider the total cost of ownership (TCO). Although it might initially look like it makes sense to minimize CapEx when making a buying decision, a high OpEx could negatively impact the profitability of the overall operation. Organizations that see success budget for other factors influencing the overall outcome and are optimized for the future network lifecycle. Many public entities leasing dark fiber have experienced the benefits and economic impacts of having multiple retail providers expand services with competitive pricing in their communities by creating an infrastructure model that works for the retail providers in their CapEx/OpEx modeling.

Risks associated with this model are minimal. The infrastructure is futureproof, and currently there are no limits to the capacity for fiber. The model has been employed statewide and providers in the region have built successful business plans utilizing this type of infrastructure. Termination of fiber leases in other areas have been rare and with a rare exception, a new lease is signed by a competing provider before the cancellation is received. Current risks to be mitigated include the lead time on fiber and materials. At the time of this report, fiber lead times are six to nine months, depending on cable size. It is anticipated that fiber construction across the country will continue over the next several years and increase the demand on both materials and labor.

Municipal and County Procedures, Policies, Rules and Ordinances

There are no requirements that would impede this project or any municipal fiber construction. A sample franchise agreement is attached (Attachment F – Sample Franchise). A few of the towns already partner with providers to facilitate access to municipal structures for wireless facilities, including provision of power at these locations.

Management Plan

Six ports in Washington State formed Petrichor Broadband, LLC to help communities realize their goals of urban rate services in rural communities (Attachment G - Petrichor Broadband Introduction). Petrichor Broadband would like the opportunity to compete for management of the Walla Walla County fiber project. If selected, Petrichor could contract with the Walla Walla County public entities to provide support and management services if needed. These services could include fiber system mapping, construction project management or technical assistance on funding applications. Petrichor Broadband formed under the authority of the Interlocal Cooperation Act (RCW 39.34.030) to jointly provide wholesale telecommunications facilities. Its collective goals include enabling communication services to

unserved or underserved areas; creating economic opportunities, including sustainable community wage jobs; consolidating administrative and operating functions for efficiency; reducing administrative layering; and reducing administrative costs, to the extent consistent with the State of Washington’s legislative policy as set forth in RCW 53.08.370.

Petrichor Broadband brings together a collective experience of over 20 years’ work on broadband policy and construction of broadband infrastructure. Petrichor Broadband currently manages fiber systems for five other port districts. As part of the agreement for operations and management, Petrichor would provide the following services:

- (1) Fiber and facility mapping, including cut sheet documentation;
- (2) One-Call management services;
- (3) An option to contract for locate services in accordance with standards in the industry;
- (4) Emergency restoration management in accordance with standards in the industry;
- (5) Review of construction design;
- (6) Oversight of Network Operations Center (NOC) contracted services; and
- (7) Management of service order summaries with providers (Figure 10)

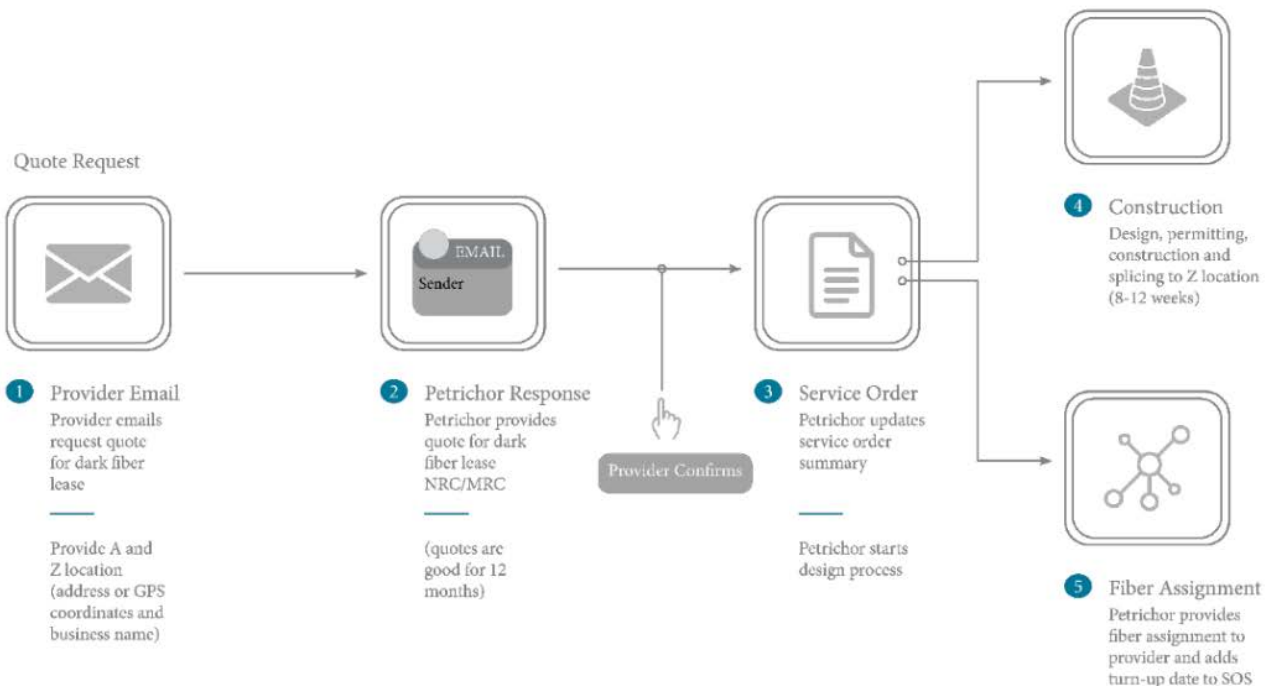


FIGURE 10: FIBER MANAGEMENT WORKFLOW

The Owner would be responsible for administration of billing and collection; and the collection and remittance of applicable taxes as directed by the State of Washington (Attachment H - Sample Agreement

for Fiber Management Services). The costs associated with these services are 15% of the Owner's gross revenues.

If selected to manage the fiber construction project, Petrichor shall provide the following services:

- (1) Design process overview and recommendations;
- (2) Assistance with permitting, pole contact agreements, and franchise acquisition;
- (3) Invitation to bid documents and process management;
- (4) Construction oversight;
- (5) Mapping of the project as-built;
- (6) Public outreach guidance as needed; and
- (7) On-site meetings or visits as required.

A sample agreement for these services is shown in Attachment I - Sample Agreement for Construction Oversight Services. The cost for these services would be negotiated depending on timeline of the project and the execution of a fiber management contract.

Benefits of Broadband to the Community

Health and Safety Benefits

Improved broadband access across Walla Walla County would greatly benefit the County's Sheriff's Office, City of Walla Walla Police, Department of Community Health, Emergency Management Department and Emergency Medical Services by ensuring equal access to essential public health and safety information countywide.

For instance, throughout the COVID-19 pandemic, the Walla Walla County Department of Community Health has been utilizing a central website, www.covidwwc.com, to communicate the latest public health news and announcements. The page shares local information about testing, vaccination clinics, care for individuals who contract the virus, resources for affected businesses and more. The website is available in both English and Spanish.

Acknowledging "concerns raised by many members of the community regarding equitable vaccine distribution," the Department of Community Health also created a helpline for residents without Internet or computer access. Eligible County residents can leave their name, date of birth and phone number in a message to be referred for an upcoming vaccine appointment. While this is certainly an innovative solution to immediately address the community's broadband challenges, the need for such a helpline points to the lack of digital equity across Walla Walla County.

Nationally, use of digital communications in government has become widespread during the COVID-19 pandemic and shows no signs of disappearing in the post-COVID world. Therefore, as more governments bring their services online, broadband access will need to become just as ubiquitous.

Education Benefits

In July 2020, the Walla Walla School District launched Walla Walla Online, an online public-school option for students in grades K-12 who require an alternative learning setting for health/safety reasons or may experience better academic success in a distance learning model. The no-cost program provides every student with a Chromebook and internet access support.

Walla Walla Public Schools returned to full-time, in-person instruction for elementary and middle school students on April 26, 2021, but the Walla Walla Online program continues to offer an online alternative for district students and parents. The program is currently accepting new students for the 2021-2022 school year. Nationally, experts say online learning models such as Walla Walla Online will continue well beyond the COVID-19 pandemic.

A 2020 research study by the RAND Corporation found that 20% of U.S. school districts plan to offer fully online learning after the pandemic ends, 10% plan to offer a blended or hybrid model and 7% state they will consider "remote learning in some form."

Therefore, it is essential that all students in Walla Walla County have access to the high-speed, high-bandwidth internet necessary to not only attend their state required courses, but also pursue lifelong learning beyond the classroom.

Digital Inclusion

With locations in Burbank, College Place, Prescott and Touchet, the four branches of the Walla Walla County Rural Library District provide computers, tablets and free internet access to all patrons. In addition, the Walla Walla Public Library offers computers, tablets, WiFi access and new computer user classes to ensure digital inclusion for its users. WiFi access is also available in the lawn surrounding the library, providing a means to access the internet when the building is closed. As Walla Walla County works to bolster its broadband availability, these libraries could play a role in ensuring that every new broadband connection is coupled with access to a digital device.

Impact of COVID-19 Pandemic on the Study

During the timeline of this study, our nation has been greatly impeded both socially and economically by the COVID-19 pandemic. The usual methods of networking face-to-face and conducting on-the-ground analysis were not able to take place during this timeline. In this new world we live in, conference calls, electronic communications and video conferencing facilitated the work. Despite the challenges posed by meeting restrictions, Petrichor Broadband worked diligently throughout the course of the study to engage with every stakeholder through all means available virtually.

In addition, the timing of the study amid the COVID-19 pandemic underscored the significance of this project in Walla Walla County. The pandemic has upended our familiar ways of conducting business, school and family life. These activities typically conducted in separate spaces have coalesced into our homes, making access to high-speed, high-bandwidth broadband for multiple users more critical than ever.



before. It is with this lens that Petrichor Broadband worked to carry out its analysis of broadband gaps in Walla Walla County.

Acknowledgements

Petrichor Broadband, LLC would especially like to thank the Port of Walla Walla Commissioners, the Walla Walla Valley Chamber of Commerce, Walla Walla Public Schools, College Place Public Schools and the telecommunication providers in the Walla Walla region for participating in this study. Their invaluable leadership and persistent vision to improve the broadband in Walla Walla County is greatly appreciated.

Attachment A - Broadband Provider Meeting Minutes

Walla Walla County Broadband Providers Meeting

May 3, 2021

Attendees:

- Pat Reay, Port of Walla Walla
- Joe Poire, Petrichor Broadband
- Wrandoll Brenes, PocketiNet
- James Lee, Century Link/Lumen
- Kristen Stadnik, PocketiNet
- David Namura, Lumen
- Rick Pummel, Walla Walla Public Schools
- Kyle Tarbet, Walla Walla Valley Chamber of Commerce
- Stafford Strong, Charter Communications
- Bob Green, PocketiNet
- Todd Brandenburg, PocketiNet
- Jim Fry, Superintendent of College Place Public Schools

The meeting began at 10:05 a.m. with introductions.

Joe Poire of Petrichor Broadband provided opening remarks. He addressed the 2015 broadband study conducted by Magellan in Walla Walla County, the state of broadband during COVID-19 and available federal broadband funding. He asked, “How can public money and the private sector work together to lower the cost and deliver broadband in Walla Walla County, statewide and nationally?”

Pat Reay, Executive Director of the Port of Walla Walla, explained the challenges of provisioning Walla Walla County with broadband, and stated the County’s broadband goals exceed the state standards. He stated the Petrichor Broadband study will focus on public investments that can be deployed, rather than simply identifying and mapping deficiencies.

Bob Green of PocketiNet posed the question, Why would I make investments in broadband when the County is planning on building this infrastructure?

Todd Brandenburg of PocketiNet stated there is an incredible influx of people moving to Walla Walla County, where they can work at home and maintain an excellent quality of life. He said his primary concern is how the public and private sectors can partner on open-access networks. He stressed an open-access, non-discriminatory build that treats all providers equally. To make a sound decision for the future, investments should focus on fiber, he said.

Stafford Strong stated it may be best for the County to partner with private providers. He noted Charter Communications’ infrastructure is currently capable of 1 Gig symmetrical service, as included in the state broadband goals. However, the possibility exists that increasing the upload speeds would diminish the download speeds. Mr. Strong expressed that he is ready to partner in areas where Charter Communications cannot build currently or the business case does not exist.

Mr. Poire stated the current Public Works Board (PWB) broadband funding program does not provide an effective loan program. Therefore, Petrichor Broadband wrote a 100% grant application for the Kalispel Tribe.

Mr. Strong noted the majority of the PWB funding in the last cycle went toward grants, rather than low-interest loans. He is hopeful the funding program will be more successful this year.

Mr. Brandenburg stated we need to consider fiber as we do roads and bridges. Dollars should go to public entities such as local governments, rather than the private sector, in order to create open-access infrastructure and utilize public-private partnerships.

Mr. Reay said the private sector has a lower risk tolerance. The Port can make investments that can create the pathway for broadband to facilitate competition and availability for customers.

Kyle Tarbet said the Walla Walla Valley Chamber of Commerce encourages proactive expansion of broadband to make the region a better candidate for grant funding and remote working.

Rick Pummel of Walla Walla Public Schools stated about 20% of the student population does not have a computer at home or internet connectivity in the district's latest study. As a result, the district purchased WiFi hotspots. However, they are not as reliable as a wired connection for Zoom calls. The state has temporarily and in part funded a charter connection for some homes this school year. The district needs to be equipped to go fully remote at any time. Yet the challenge remains, How can we do this when some students lack broadband?

Jim Fry, the Superintendent of College Place Public Schools, stated teachers who never before used technology in the classroom now use it as their primary tool to issue assignments, grades, etc. This will forever change education, he said.

Mr. Poire stated the study conclusion will focus on how Walla Walla County can position itself for public money and provide open-access infrastructure that ensures the private sector receives a reasonable return on investment so they can continue innovating. He said the ports' track record of maintaining carrier-grade infrastructure for the past 20 years will be the best prediction for the next 20.

Mr. Green asked about the progress of the study.

Mr. Poire stated the study includes a description of needs and construction estimates.

Wrandoll Brenes of PocketiNet commented that government does not always coordinate effectively and gave the example of RDOF. He stated the ports need to coordinate with the counties.

The meeting concluded at 11:25 a.m.

Attachment B - Loan Amortization Schedule

CERB Loan Debt Service					
Loan	\$ 3,823,113.38				
Term (yrs)	20				
Rate	2%				
Amortization Schedule					
Payment	Payment	Principal	Interest	Total Interest	Balance
1	\$19,340.49	\$12,968.64	\$6,371.86	\$6,371.86	\$3,810,144.74
2	\$19,340.49	\$12,990.25	\$6,350.24	\$12,722.10	\$3,797,154.48
3	\$19,340.49	\$13,011.90	\$6,328.59	\$19,050.69	\$3,784,142.58
4	\$19,340.49	\$13,033.59	\$6,306.90	\$25,357.59	\$3,771,108.99
5	\$19,340.49	\$13,055.31	\$6,285.18	\$31,642.77	\$3,758,053.68
6	\$19,340.49	\$13,077.07	\$6,263.42	\$37,906.20	\$3,744,976.61
7	\$19,340.49	\$13,098.87	\$6,241.63	\$44,147.82	\$3,731,877.75
8	\$19,340.49	\$13,120.70	\$6,219.80	\$50,367.62	\$3,718,757.05
9	\$19,340.49	\$13,142.57	\$6,197.93	\$56,565.55	\$3,705,614.48
10	\$19,340.49	\$13,164.47	\$6,176.02	\$62,741.57	\$3,692,450.01
11	\$19,340.49	\$13,186.41	\$6,154.08	\$68,895.66	\$3,679,263.60
12	\$19,340.49	\$13,208.39	\$6,132.11	\$75,027.76	\$3,666,055.22
13	\$19,340.49	\$13,230.40	\$6,110.09	\$81,137.85	\$3,652,824.81
14	\$19,340.49	\$13,252.45	\$6,088.04	\$87,225.90	\$3,639,572.36
15	\$19,340.49	\$13,274.54	\$6,065.95	\$93,291.85	\$3,626,297.82
16	\$19,340.49	\$13,296.66	\$6,043.83	\$99,335.68	\$3,613,001.16
17	\$19,340.49	\$13,318.82	\$6,021.67	\$105,357.35	\$3,599,682.33
18	\$19,340.49	\$13,341.02	\$5,999.47	\$111,356.82	\$3,586,341.31
19	\$19,340.49	\$13,363.26	\$5,977.24	\$117,334.05	\$3,572,978.05
20	\$19,340.49	\$13,385.53	\$5,954.96	\$123,289.02	\$3,559,592.52
21	\$19,340.49	\$13,407.84	\$5,932.65	\$129,221.67	\$3,546,184.68
22	\$19,340.49	\$13,430.19	\$5,910.31	\$135,131.98	\$3,532,754.50
23	\$19,340.49	\$13,452.57	\$5,887.92	\$141,019.90	\$3,519,301.93
24	\$19,340.49	\$13,474.99	\$5,865.50	\$146,885.41	\$3,505,826.94
25	\$19,340.49	\$13,497.45	\$5,843.04	\$152,728.45	\$3,492,329.49
26	\$19,340.49	\$13,519.94	\$5,820.55	\$158,549.00	\$3,478,809.55
27	\$19,340.49	\$13,542.48	\$5,798.02	\$164,347.02	\$3,465,267.07
28	\$19,340.49	\$13,565.05	\$5,775.45	\$170,122.46	\$3,451,702.02
29	\$19,340.49	\$13,587.66	\$5,752.84	\$175,875.30	\$3,438,114.36
30	\$19,340.49	\$13,610.30	\$5,730.19	\$181,605.49	\$3,424,504.06
31	\$19,340.49	\$13,632.99	\$5,707.51	\$187,313.00	\$3,410,871.07
32	\$19,340.49	\$13,655.71	\$5,684.79	\$192,997.78	\$3,397,215.37
33	\$19,340.49	\$13,678.47	\$5,662.03	\$198,659.81	\$3,383,536.90

34	\$19,340.49	\$13,701.27	\$5,639.23	\$204,299.03	\$3,369,835.63
35	\$19,340.49	\$13,724.10	\$5,616.39	\$209,915.43	\$3,356,111.53
36	\$19,340.49	\$13,746.97	\$5,593.52	\$215,508.95	\$3,342,364.56
37	\$19,340.49	\$13,769.89	\$5,570.61	\$221,079.55	\$3,328,594.67
38	\$19,340.49	\$13,792.84	\$5,547.66	\$226,627.21	\$3,314,801.84
39	\$19,340.49	\$13,815.82	\$5,524.67	\$232,151.88	\$3,300,986.01
40	\$19,340.49	\$13,838.85	\$5,501.64	\$237,653.53	\$3,287,147.16
41	\$19,340.49	\$13,861.91	\$5,478.58	\$243,132.10	\$3,273,285.25
42	\$19,340.49	\$13,885.02	\$5,455.48	\$248,587.58	\$3,259,400.23
43	\$19,340.49	\$13,908.16	\$5,432.33	\$254,019.91	\$3,245,492.07
44	\$19,340.49	\$13,931.34	\$5,409.15	\$259,429.07	\$3,231,560.73
45	\$19,340.49	\$13,954.56	\$5,385.93	\$264,815.00	\$3,217,606.17
46	\$19,340.49	\$13,977.82	\$5,362.68	\$270,177.68	\$3,203,628.35
47	\$19,340.49	\$14,001.11	\$5,339.38	\$275,517.06	\$3,189,627.24
48	\$19,340.49	\$14,024.45	\$5,316.05	\$280,833.10	\$3,175,602.79
49	\$19,340.49	\$14,047.82	\$5,292.67	\$286,125.78	\$3,161,554.97
50	\$19,340.49	\$14,071.24	\$5,269.26	\$291,395.03	\$3,147,483.74
51	\$19,340.49	\$14,094.69	\$5,245.81	\$296,640.84	\$3,133,389.05
52	\$19,340.49	\$14,118.18	\$5,222.32	\$301,863.15	\$3,119,270.87
53	\$19,340.49	\$14,141.71	\$5,198.78	\$307,061.94	\$3,105,129.16
54	\$19,340.49	\$14,165.28	\$5,175.22	\$312,237.15	\$3,090,963.88
55	\$19,340.49	\$14,188.89	\$5,151.61	\$317,388.76	\$3,076,775.00
56	\$19,340.49	\$14,212.54	\$5,127.96	\$322,516.72	\$3,062,562.46
57	\$19,340.49	\$14,236.22	\$5,104.27	\$327,620.99	\$3,048,326.24
58	\$19,340.49	\$14,259.95	\$5,080.54	\$332,701.53	\$3,034,066.29
59	\$19,340.49	\$14,283.72	\$5,056.78	\$337,758.31	\$3,019,782.57
60	\$19,340.49	\$14,307.52	\$5,032.97	\$342,791.28	\$3,005,475.05
61	\$19,340.49	\$14,331.37	\$5,009.13	\$347,800.41	\$2,991,143.68
62	\$19,340.49	\$14,355.25	\$4,985.24	\$352,785.65	\$2,976,788.43
63	\$19,340.49	\$14,379.18	\$4,961.31	\$357,746.96	\$2,962,409.25
64	\$19,340.49	\$14,403.14	\$4,937.35	\$362,684.31	\$2,948,006.10
65	\$19,340.49	\$14,427.15	\$4,913.34	\$367,597.65	\$2,933,578.95
66	\$19,340.49	\$14,451.20	\$4,889.30	\$372,486.95	\$2,919,127.76
67	\$19,340.49	\$14,475.28	\$4,865.21	\$377,352.16	\$2,904,652.48
68	\$19,340.49	\$14,499.41	\$4,841.09	\$382,193.25	\$2,890,153.07
69	\$19,340.49	\$14,523.57	\$4,816.92	\$387,010.17	\$2,875,629.50
70	\$19,340.49	\$14,547.78	\$4,792.72	\$391,802.89	\$2,861,081.72
71	\$19,340.49	\$14,572.02	\$4,768.47	\$396,571.36	\$2,846,509.70
72	\$19,340.49	\$14,596.31	\$4,744.18	\$401,315.54	\$2,831,913.39
73	\$19,340.49	\$14,620.64	\$4,719.86	\$406,035.40	\$2,817,292.75
74	\$19,340.49	\$14,645.01	\$4,695.49	\$410,730.89	\$2,802,647.75
75	\$19,340.49	\$14,669.41	\$4,671.08	\$415,401.96	\$2,787,978.33
76	\$19,340.49	\$14,693.86	\$4,646.63	\$420,048.60	\$2,773,284.47

77	\$19,340.49	\$14,718.35	\$4,622.14	\$424,670.74	\$2,758,566.12
78	\$19,340.49	\$14,742.88	\$4,597.61	\$429,268.35	\$2,743,823.23
79	\$19,340.49	\$14,767.45	\$4,573.04	\$433,841.39	\$2,729,055.78
80	\$19,340.49	\$14,792.07	\$4,548.43	\$438,389.81	\$2,714,263.71
81	\$19,340.49	\$14,816.72	\$4,523.77	\$442,913.58	\$2,699,446.99
82	\$19,340.49	\$14,841.42	\$4,499.08	\$447,412.66	\$2,684,605.58
83	\$19,340.49	\$14,866.15	\$4,474.34	\$451,887.01	\$2,669,739.42
84	\$19,340.49	\$14,890.93	\$4,449.57	\$456,336.57	\$2,654,848.50
85	\$19,340.49	\$14,915.75	\$4,424.75	\$460,761.32	\$2,639,932.75
86	\$19,340.49	\$14,940.61	\$4,399.89	\$465,161.21	\$2,624,992.15
87	\$19,340.49	\$14,965.51	\$4,374.99	\$469,536.19	\$2,610,026.64
88	\$19,340.49	\$14,990.45	\$4,350.04	\$473,886.24	\$2,595,036.19
89	\$19,340.49	\$15,015.43	\$4,325.06	\$478,211.30	\$2,580,020.76
90	\$19,340.49	\$15,040.46	\$4,300.03	\$482,511.33	\$2,564,980.30
91	\$19,340.49	\$15,065.53	\$4,274.97	\$486,786.30	\$2,549,914.77
92	\$19,340.49	\$15,090.64	\$4,249.86	\$491,036.16	\$2,534,824.14
93	\$19,340.49	\$15,115.79	\$4,224.71	\$495,260.86	\$2,519,708.35
94	\$19,340.49	\$15,140.98	\$4,199.51	\$499,460.38	\$2,504,567.37
95	\$19,340.49	\$15,166.21	\$4,174.28	\$503,634.66	\$2,489,401.16
96	\$19,340.49	\$15,191.49	\$4,149.00	\$507,783.66	\$2,474,209.66
97	\$19,340.49	\$15,216.81	\$4,123.68	\$511,907.34	\$2,458,992.85
98	\$19,340.49	\$15,242.17	\$4,098.32	\$516,005.66	\$2,443,750.68
99	\$19,340.49	\$15,267.58	\$4,072.92	\$520,078.58	\$2,428,483.11
100	\$19,340.49	\$15,293.02	\$4,047.47	\$524,126.05	\$2,413,190.08
101	\$19,340.49	\$15,318.51	\$4,021.98	\$528,148.04	\$2,397,871.57
102	\$19,340.49	\$15,344.04	\$3,996.45	\$532,144.49	\$2,382,527.53
103	\$19,340.49	\$15,369.61	\$3,970.88	\$536,115.37	\$2,367,157.92
104	\$19,340.49	\$15,395.23	\$3,945.26	\$540,060.63	\$2,351,762.69
105	\$19,340.49	\$15,420.89	\$3,919.60	\$543,980.24	\$2,336,341.80
106	\$19,340.49	\$15,446.59	\$3,893.90	\$547,874.14	\$2,320,895.21
107	\$19,340.49	\$15,472.33	\$3,868.16	\$551,742.30	\$2,305,422.87
108	\$19,340.49	\$15,498.12	\$3,842.37	\$555,584.67	\$2,289,924.75
109	\$19,340.49	\$15,523.95	\$3,816.54	\$559,401.21	\$2,274,400.80
110	\$19,340.49	\$15,549.83	\$3,790.67	\$563,191.88	\$2,258,850.97
111	\$19,340.49	\$15,575.74	\$3,764.75	\$566,956.63	\$2,243,275.23
112	\$19,340.49	\$15,601.70	\$3,738.79	\$570,695.42	\$2,227,673.53
113	\$19,340.49	\$15,627.70	\$3,712.79	\$574,408.21	\$2,212,045.83
114	\$19,340.49	\$15,653.75	\$3,686.74	\$578,094.95	\$2,196,392.08
115	\$19,340.49	\$15,679.84	\$3,660.65	\$581,755.61	\$2,180,712.24
116	\$19,340.49	\$15,705.97	\$3,634.52	\$585,390.13	\$2,165,006.26
117	\$19,340.49	\$15,732.15	\$3,608.34	\$588,998.47	\$2,149,274.11
118	\$19,340.49	\$15,758.37	\$3,582.12	\$592,580.60	\$2,133,515.74
119	\$19,340.49	\$15,784.63	\$3,555.86	\$596,136.46	\$2,117,731.11

120	\$19,340.49	\$15,810.94	\$3,529.55	\$599,666.01	\$2,101,920.17
121	\$19,340.49	\$15,837.29	\$3,503.20	\$603,169.21	\$2,086,082.88
122	\$19,340.49	\$15,863.69	\$3,476.80	\$606,646.01	\$2,070,219.19
123	\$19,340.49	\$15,890.13	\$3,450.37	\$610,096.38	\$2,054,329.06
124	\$19,340.49	\$15,916.61	\$3,423.88	\$613,520.26	\$2,038,412.45
125	\$19,340.49	\$15,943.14	\$3,397.35	\$616,917.61	\$2,022,469.31
126	\$19,340.49	\$15,969.71	\$3,370.78	\$620,288.40	\$2,006,499.60
127	\$19,340.49	\$15,996.33	\$3,344.17	\$623,632.56	\$1,990,503.27
128	\$19,340.49	\$16,022.99	\$3,317.51	\$626,950.07	\$1,974,480.28
129	\$19,340.49	\$16,049.69	\$3,290.80	\$630,240.87	\$1,958,430.59
130	\$19,340.49	\$16,076.44	\$3,264.05	\$633,504.92	\$1,942,354.15
131	\$19,340.49	\$16,103.24	\$3,237.26	\$636,742.18	\$1,926,250.91
132	\$19,340.49	\$16,130.08	\$3,210.42	\$639,952.59	\$1,910,120.83
133	\$19,340.49	\$16,156.96	\$3,183.53	\$643,136.13	\$1,893,963.88
134	\$19,340.49	\$16,183.89	\$3,156.61	\$646,292.73	\$1,877,779.99
135	\$19,340.49	\$16,210.86	\$3,129.63	\$649,422.37	\$1,861,569.13
136	\$19,340.49	\$16,237.88	\$3,102.62	\$652,524.98	\$1,845,331.25
137	\$19,340.49	\$16,264.94	\$3,075.55	\$655,600.54	\$1,829,066.31
138	\$19,340.49	\$16,292.05	\$3,048.44	\$658,648.98	\$1,812,774.26
139	\$19,340.49	\$16,319.20	\$3,021.29	\$661,670.27	\$1,796,455.06
140	\$19,340.49	\$16,346.40	\$2,994.09	\$664,664.36	\$1,780,108.65
141	\$19,340.49	\$16,373.65	\$2,966.85	\$667,631.21	\$1,763,735.01
142	\$19,340.49	\$16,400.94	\$2,939.56	\$670,570.77	\$1,747,334.07
143	\$19,340.49	\$16,428.27	\$2,912.22	\$673,482.99	\$1,730,905.80
144	\$19,340.49	\$16,455.65	\$2,884.84	\$676,367.83	\$1,714,450.15
145	\$19,340.49	\$16,483.08	\$2,857.42	\$679,225.25	\$1,697,967.08
146	\$19,340.49	\$16,510.55	\$2,829.95	\$682,055.20	\$1,681,456.53
147	\$19,340.49	\$16,538.07	\$2,802.43	\$684,857.62	\$1,664,918.46
148	\$19,340.49	\$16,565.63	\$2,774.86	\$687,632.49	\$1,648,352.83
149	\$19,340.49	\$16,593.24	\$2,747.25	\$690,379.74	\$1,631,759.59
150	\$19,340.49	\$16,620.89	\$2,719.60	\$693,099.34	\$1,615,138.70
151	\$19,340.49	\$16,648.60	\$2,691.90	\$695,791.24	\$1,598,490.10
152	\$19,340.49	\$16,676.34	\$2,664.15	\$698,455.39	\$1,581,813.76
153	\$19,340.49	\$16,704.14	\$2,636.36	\$701,091.75	\$1,565,109.62
154	\$19,340.49	\$16,731.98	\$2,608.52	\$703,700.26	\$1,548,377.65
155	\$19,340.49	\$16,759.86	\$2,580.63	\$706,280.89	\$1,531,617.78
156	\$19,340.49	\$16,787.80	\$2,552.70	\$708,833.59	\$1,514,829.99
157	\$19,340.49	\$16,815.78	\$2,524.72	\$711,358.30	\$1,498,014.21
158	\$19,340.49	\$16,843.80	\$2,496.69	\$713,854.99	\$1,481,170.41
159	\$19,340.49	\$16,871.88	\$2,468.62	\$716,323.61	\$1,464,298.53
160	\$19,340.49	\$16,900.00	\$2,440.50	\$718,764.11	\$1,447,398.53
161	\$19,340.49	\$16,928.16	\$2,412.33	\$721,176.44	\$1,430,470.37
162	\$19,340.49	\$16,956.38	\$2,384.12	\$723,560.56	\$1,413,513.99

163	\$19,340.49	\$16,984.64	\$2,355.86	\$725,916.41	\$1,396,529.36
164	\$19,340.49	\$17,012.94	\$2,327.55	\$728,243.96	\$1,379,516.41
165	\$19,340.49	\$17,041.30	\$2,299.19	\$730,543.16	\$1,362,475.11
166	\$19,340.49	\$17,069.70	\$2,270.79	\$732,813.95	\$1,345,405.41
167	\$19,340.49	\$17,098.15	\$2,242.34	\$735,056.29	\$1,328,307.26
168	\$19,340.49	\$17,126.65	\$2,213.85	\$737,270.14	\$1,311,180.61
169	\$19,340.49	\$17,155.19	\$2,185.30	\$739,455.44	\$1,294,025.42
170	\$19,340.49	\$17,183.78	\$2,156.71	\$741,612.15	\$1,276,841.64
171	\$19,340.49	\$17,212.42	\$2,128.07	\$743,740.22	\$1,259,629.21
172	\$19,340.49	\$17,241.11	\$2,099.38	\$745,839.60	\$1,242,388.10
173	\$19,340.49	\$17,269.85	\$2,070.65	\$747,910.25	\$1,225,118.25
174	\$19,340.49	\$17,298.63	\$2,041.86	\$749,952.11	\$1,207,819.62
175	\$19,340.49	\$17,327.46	\$2,013.03	\$751,965.14	\$1,190,492.16
176	\$19,340.49	\$17,356.34	\$1,984.15	\$753,949.30	\$1,173,135.82
177	\$19,340.49	\$17,385.27	\$1,955.23	\$755,904.52	\$1,155,750.56
178	\$19,340.49	\$17,414.24	\$1,926.25	\$757,830.77	\$1,138,336.31
179	\$19,340.49	\$17,443.27	\$1,897.23	\$759,728.00	\$1,120,893.05
180	\$19,340.49	\$17,472.34	\$1,868.16	\$761,596.15	\$1,103,420.71
181	\$19,340.49	\$17,501.46	\$1,839.03	\$763,435.19	\$1,085,919.25
182	\$19,340.49	\$17,530.63	\$1,809.87	\$765,245.05	\$1,068,388.62
183	\$19,340.49	\$17,559.85	\$1,780.65	\$767,025.70	\$1,050,828.78
184	\$19,340.49	\$17,589.11	\$1,751.38	\$768,777.08	\$1,033,239.67
185	\$19,340.49	\$17,618.43	\$1,722.07	\$770,499.15	\$1,015,621.24
186	\$19,340.49	\$17,647.79	\$1,692.70	\$772,191.85	\$997,973.45
187	\$19,340.49	\$17,677.20	\$1,663.29	\$773,855.14	\$980,296.24
188	\$19,340.49	\$17,706.67	\$1,633.83	\$775,488.97	\$962,589.58
189	\$19,340.49	\$17,736.18	\$1,604.32	\$777,093.28	\$944,853.40
190	\$19,340.49	\$17,765.74	\$1,574.76	\$778,668.04	\$927,087.66
191	\$19,340.49	\$17,795.35	\$1,545.15	\$780,213.19	\$909,292.31
192	\$19,340.49	\$17,825.01	\$1,515.49	\$781,728.67	\$891,467.31
193	\$19,340.49	\$17,854.71	\$1,485.78	\$783,214.45	\$873,612.59
194	\$19,340.49	\$17,884.47	\$1,456.02	\$784,670.47	\$855,728.12
195	\$19,340.49	\$17,914.28	\$1,426.21	\$786,096.69	\$837,813.84
196	\$19,340.49	\$17,944.14	\$1,396.36	\$787,493.04	\$819,869.70
197	\$19,340.49	\$17,974.04	\$1,366.45	\$788,859.49	\$801,895.66
198	\$19,340.49	\$18,004.00	\$1,336.49	\$790,195.99	\$783,891.66
199	\$19,340.49	\$18,034.01	\$1,306.49	\$791,502.47	\$765,857.65
200	\$19,340.49	\$18,064.06	\$1,276.43	\$792,778.90	\$747,793.59
201	\$19,340.49	\$18,094.17	\$1,246.32	\$794,025.22	\$729,699.42
202	\$19,340.49	\$18,124.33	\$1,216.17	\$795,241.39	\$711,575.09
203	\$19,340.49	\$18,154.53	\$1,185.96	\$796,427.35	\$693,420.55
204	\$19,340.49	\$18,184.79	\$1,155.70	\$797,583.05	\$675,235.76
205	\$19,340.49	\$18,215.10	\$1,125.39	\$798,708.44	\$657,020.66

206	\$19,340.49	\$18,245.46	\$1,095.03	\$799,803.48	\$638,775.20
207	\$19,340.49	\$18,275.87	\$1,064.63	\$800,868.10	\$620,499.33
208	\$19,340.49	\$18,306.33	\$1,034.17	\$801,902.27	\$602,193.01
209	\$19,340.49	\$18,336.84	\$1,003.66	\$802,905.92	\$583,856.17
210	\$19,340.49	\$18,367.40	\$973.09	\$803,879.02	\$565,488.77
211	\$19,340.49	\$18,398.01	\$942.48	\$804,821.50	\$547,090.75
212	\$19,340.49	\$18,428.68	\$911.82	\$805,733.31	\$528,662.08
213	\$19,340.49	\$18,459.39	\$881.10	\$806,614.42	\$510,202.69
214	\$19,340.49	\$18,490.16	\$850.34	\$807,464.76	\$491,712.53
215	\$19,340.49	\$18,520.97	\$819.52	\$808,284.28	\$473,191.56
216	\$19,340.49	\$18,551.84	\$788.65	\$809,072.93	\$454,639.72
217	\$19,340.49	\$18,582.76	\$757.73	\$809,830.66	\$436,056.96
218	\$19,340.49	\$18,613.73	\$726.76	\$810,557.42	\$417,443.23
219	\$19,340.49	\$18,644.75	\$695.74	\$811,253.16	\$398,798.47
220	\$19,340.49	\$18,675.83	\$664.66	\$811,917.83	\$380,122.64
221	\$19,340.49	\$18,706.96	\$633.54	\$812,551.36	\$361,415.69
222	\$19,340.49	\$18,738.13	\$602.36	\$813,153.72	\$342,677.55
223	\$19,340.49	\$18,769.36	\$571.13	\$813,724.85	\$323,908.19
224	\$19,340.49	\$18,800.65	\$539.85	\$814,264.70	\$305,107.54
225	\$19,340.49	\$18,831.98	\$508.51	\$814,773.21	\$286,275.56
226	\$19,340.49	\$18,863.37	\$477.13	\$815,250.34	\$267,412.20
227	\$19,340.49	\$18,894.81	\$445.69	\$815,696.03	\$248,517.39
228	\$19,340.49	\$18,926.30	\$414.20	\$816,110.22	\$229,591.09
229	\$19,340.49	\$18,957.84	\$382.65	\$816,492.87	\$210,633.25
230	\$19,340.49	\$18,989.44	\$351.06	\$816,843.93	\$191,643.81
231	\$19,340.49	\$19,021.09	\$319.41	\$817,163.33	\$172,622.72
232	\$19,340.49	\$19,052.79	\$287.70	\$817,451.04	\$153,569.94
233	\$19,340.49	\$19,084.54	\$255.95	\$817,706.99	\$134,485.39
234	\$19,340.49	\$19,116.35	\$224.14	\$817,931.13	\$115,369.04
235	\$19,340.49	\$19,148.21	\$192.28	\$818,123.41	\$96,220.83
236	\$19,340.49	\$19,180.13	\$160.37	\$818,283.78	\$77,040.70
237	\$19,340.49	\$19,212.09	\$128.40	\$818,412.18	\$57,828.61
238	\$19,340.49	\$19,244.11	\$96.38	\$818,508.56	\$38,584.50
239	\$19,340.49	\$19,276.19	\$64.31	\$818,572.87	\$19,308.31
240	\$19,340.49	\$4,282.13	\$32.18	\$818,605.05	\$15,026.18

Attachment C - Balance Sheet

Balance Sheet		Year										
	0	1	2	3	4	5	6	7	8	9	10	
ASSETS												
Current Assets												
Cash	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	\$ 390,531.24	
Fixed Assets												
Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities		\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	
TOTAL ASSETS	\$ 6,796,646.00	\$ 6,822,044.79	\$ 6,850,397.71	\$ 6,881,734.29	\$ 6,916,084.37	\$ 6,953,478.09	\$ 6,993,945.89	\$ 7,037,518.50	\$ 7,084,226.97	\$ 7,134,102.66	\$ 7,187,177.24	
LIABILITIES												
Current Liabilities												
		\$160,228.28	\$163,462.38	\$166,761.76	\$170,127.74	\$173,561.66	\$177,064.89	\$180,638.83	\$184,284.91	\$188,004.58	\$191,799.33	
Long-Term Liabilities	\$ 3,823,113.38	\$ 3,505,826.94	\$3,342,364.56	\$3,175,602.79	\$3,005,475.05	\$2,831,913.39	\$2,654,848.50	\$2,474,209.66	\$2,289,924.75	\$2,101,920.17	\$1,910,120.83	
Total Liabilities	\$ 3,823,113.38	\$ 3,666,055.22	\$ 3,505,826.94	\$ 3,342,364.56	\$ 3,175,602.79	\$ 3,005,475.05	\$ 2,831,913.39	\$ 2,654,848.50	\$ 2,474,209.66	\$ 2,289,924.75	\$ 2,101,920.17	
NET WORTH												
Cash Contribution	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	
Grant Proceeds	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	
Retained Earnings		\$ 182,456.95	\$ 371,038.14	\$ 565,837.11	\$ 766,948.96	\$ 974,470.42	\$ 1,188,499.87	\$ 1,409,137.37	\$ 1,636,484.68	\$ 1,870,645.28	\$ 2,111,724.45	
Total Net Worth	\$ 2,973,532.63	\$ 3,155,989.58	\$ 3,344,570.77	\$ 3,539,369.73	\$ 3,740,481.58	\$ 3,948,003.04	\$ 4,162,032.50	\$ 4,382,670.00	\$ 4,610,017.30	\$ 4,844,177.90	\$ 5,085,257.07	
TOTAL LIABILITIES AND NET WORTH	\$ 6,796,646.00	\$ 6,822,044.79	\$ 6,850,397.71	\$ 6,881,734.29	\$ 6,916,084.37	\$ 6,953,478.09	\$ 6,993,945.89	\$ 7,037,518.50	\$ 7,084,226.97	\$ 7,134,102.66	\$ 7,187,177.24	

Attachment D - Cash Flow Projection

Cash Flow	Year		Year									
	0	1	2	3	4	5	6	7	8	9	10	
CASH RECEIPTS												
Income from Sales												
Cash Sales	\$ -	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Total Cash from Sales	\$ -	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Grant Proceeds	\$ 1,274,371.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Loan Proceeds	\$ 3,823,113.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equity Capital Investments	\$ 1,699,161.50	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	
Total Cash from Financing	\$ 6,796,646.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Cash Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Cash Receipts	\$ 6,796,646.00	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
CASH DISBURSEMENTS												
Operating Expenses	\$ -	\$ 165,087.05	\$ 162,438.25	\$ 159,730.67	\$ 156,963.08	\$ 154,134.22	\$ 151,242.78	\$ 148,287.46	\$ 145,266.91	\$ 142,179.75	\$ 139,024.59	
Capital Purchases	\$ -	\$ 6,796,646.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Loan Principle	\$ -	\$ 157,058.16	\$160,228.28	\$163,462.38	\$166,761.76	\$170,127.74	\$173,561.66	\$177,064.89	\$180,638.83	\$184,284.91	\$188,004.58	
TOTAL CASH DISBURSEMENTS	\$ -	\$ 7,118,791.21	\$ 322,666.52	\$ 323,193.05	\$ 323,724.85	\$ 324,261.96	\$ 324,804.44	\$ 325,352.35	\$ 325,905.74	\$ 326,464.66	\$ 327,029.17	
NET CASH FLOW												
Opening Cash Balance	\$ -	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	
Cash receipts	\$ 6,796,646.00	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Cash Disbursements	\$ -	\$ 7,118,791.21	\$ 322,666.52	\$ 323,193.05	\$ 323,724.85	\$ 324,261.96	\$ 324,804.44	\$ 325,352.35	\$ 325,905.74	\$ 326,464.66	\$ 327,029.17	
Ending Cash Balance	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	\$ 390,531.24	

Attachment E - Income Statement

Income Statement		Year									
		1	2	3	4	5	6	7	8	9	10
INCOME											
Fiber Leases	\$	347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75
GROSS PROFIT	\$	347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75
EXPENSES											
Interest Expense on 2% loan	\$	75,027.76	\$ 71,857.64	\$ 68,623.54	\$65,324.16	\$61,958.18	\$58,524.26	\$55,021.03	\$51,447.09	\$47,801.01	\$44,081.34
Management Fees	\$	52,131.60	\$ 52,652.92	\$ 53,179.45	\$ 53,711.24	\$ 54,248.35	\$ 54,790.84	\$ 55,338.74	\$ 55,892.13	\$ 56,451.05	\$ 57,015.56
Pole Attachment Fees	\$	32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00
Locate Fees	\$	2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69
R&M	\$	2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
TOTAL EXPENSES	\$	165,087.05	\$ 162,438.25	\$ 159,730.67	\$ 156,963.08	\$ 154,134.22	\$ 151,242.78	\$ 148,287.46	\$ 145,266.91	\$ 142,179.75	\$ 139,024.59
NET PROFIT		\$ 182,456.95	\$ 188,581.19	\$ 194,798.96	\$ 201,111.85	\$ 207,521.46	\$ 214,029.46	\$ 220,637.50	\$ 227,347.30	\$ 234,160.60	\$ 241,079.17

Attachment F - Sample Franchise

Ordinance No. TOWN OF SPANGLE WASHINGTON

AN ORDINANCE OF THE TOWN OF SPANGLE, WASHINGTON, GRANTING A NONEXCLUSIVE TELECOMMUNICATIONS FRANCHISE TO THE PORT OF WHITMAN AND OTHER MATTERS PROPERLY RELATING THERETO.

An Ordinance granting a franchise (the “franchise”) to the Port of Whitman, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as “Grantee”). To locate, construct, operate and maintain poles, wires, fiber optics line, underground cables and appurtenances over, under, along and across all of the Grantor’s rights of way and public property in the Town of Spangle, State of Washington, and setting forth conditions accompanying the grant of Franchise; and,

WHEREAS, the Grantor duly fixed the time and place for hearing said application and due and timely notice of said hearing on such application was given pursuant to statute and ordinance, and hearing on said application having been held as prescribed by law, and the Grantor having been fully advised in the premises and having determined that it is in the public interest to grant such Franchise in the manner herein set forth; and,

WHEREAS, Grantee is authorized to engage in the business of providing wholesale telecommunication services to customers consistent with applicable laws and regulations, and Grantor has determined it is in the interest of the persons and businesses in this jurisdiction to have access to Grantee’s services; and,

WHEREAS, the Town Council has determined that it is in the best interest of and consistent with the convenience and necessity of the Town to grant a Franchise within the confines of the Town to the Franchisee, and on the terms and conditions hereinafter set forth.

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SPANGLE, WASHINGTON, as follows:

ARTICLE I. DEFINITIONS

For the purpose of this Franchise the following terms, phrases, words, and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number, and the use of any gender shall be applicable to all genders whenever required. The word “shall” is mandatory and “may” is permissive. Words not defined shall be given their common and ordinary meaning.

- A. “Town” is the Town of Spangle, Washington, a town in the State of Washington.
- B. “Town Council” shall mean the governing body of the Town.
- C. “Franchisee” means the Port of Whitman, the grantee of rights under this Franchise ordinance or its lawful successor, transferee or assignee.

- D. "Easement" shall be limited to those Rights-of-way owned or controlled by the Town.
- E. "Facilities" means any and all fiber optic line, equipment and related appurtenances in any way comprising a part of the System.
- F. "*Force Majeure*" means any delays caused by reason of (1) civil commotion; (2) riots; (3) Acts of God and nature, including but not limited to floods, earthquakes, ice storms and tornadoes; (4) strikes or labor unrest; (5) the inability to secure materials; and (6) any other event or circumstances reasonable beyond the control of the Franchisee.
- G. "Franchise" means the initial authorization, or renewal thereof, issued by the Town, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, agreement, or otherwise, which authorizes the construction or operation of the System in, on and under the Town's Rights-of-Way.
- H. "Franchise Area" shall mean the area within the Town limits of the Town of Spangle, Washington, including areas annexed during the term of this Franchise.
- I. "Rights-of-Way" or "Right-of-Way" means the surface, the air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, easement or similar property in which the Town holds any property interest or exercises any rights of management or control and which, consistent with the purposes for which it was acquired or dedicated, may be used for the installation and maintenance of the System. No reference in this Franchise to a "Right-of-Way shall be deemed to be a representation or guarantee by the Town that its interests or other rights in such property are sufficient to permit its use for the installation and maintenance of the System, and the Franchisee shall be deemed to gain only those rights which the Town has the right and power to give and only to the extent necessary to carry out the purposes of this Franchise.
- J. "System" means the poles, wires, fiber optic lines and all necessary or desirable appurtenances for the purpose of a wholesale communications business in accordance with applicable Law.

ARTICLE II. GRANT OF FRANCHISE

SECTION 1. Grant.

- A. There is hereby granted to the Franchisee a non-exclusive right, privilege, and Franchise to have, acquire, construct, reconstruct, maintain, use and operate within the corporate limits of the Town, the System and to have, acquire construction, reconstruct, maintain, use and operate in, over, under, along, and across the present and future Rights-of-Way all necessary or desirable wires, cables, underground conduits, manholes and other structures and appurtenances in connection with the System.
- B. Limited Rights. This Franchise is intended to convey limited rights and interests only as to those Rights-of-Way in which the Town has an actual interest. It is not a warranty of title or interest in any Right-of-Way; it does not provide the Franchisee with any interest in any particular location within the Right-of-Way; and it does not confer rights other than as expressly provided in the

grant hereof. This Franchise does not deprive the Town of any powers, rights or privileges it now has, or may later acquire in the future, to use, perform work on or to regulate the use of and to control the Town's Rights-of-Way covered by this Franchise, including without limitation the right to perform work on its roadways, streets or appurtenant drainage facilities, water and waste water facilities including construction, altering, paving, widening, grading or excavating such streets.

SECTION 2. Term.

- A. The Franchise granted hereunder shall be for a term of twenty-five (35) years from and after the effective date of this ordinance, unless otherwise lawfully terminated in accordance with the terms of this Franchise.

SECTION 3. Franchise Subject to Other Laws.

This Franchise is subject to and shall be governed by all applicable provisions of law. Notwithstanding any other provisions of this Franchise to the contrary, the Franchisee shall at all times comply with all laws and regulations of the state and federal government or any administrative agencies thereof. Provided, however, if any such law or regulations shall require the Franchisee to perform any service, or shall permit the Franchisee to perform any service, or shall prohibit the Franchisee from performing any service, in conflict with the terms of this Franchise, Town ordinance, or any regulation of the Town Council, then as soon as possible following knowledge thereof, the Franchisee shall notify the attorney for the Town of the point of conflict believed to exist between such regulation or law and regulations of the Town Council, the Town's ordinance or this Franchise.

SECTION 4. Other Franchises.

This Franchise shall not be construed as any limitation upon the right of the Town to grant to other persons rights, privileges, or authorities similar to the rights, privileges, and authorities herein set forth, in the same or other Rights-of-Way, public ways or public places. The Town specifically reserves the right to grant at any time during the term or this Franchise or renewal thereof, if any such additional Franchises as it deems appropriate, upon similar material terms and conditions to this Franchise.

SECTION 5. Waivers.

- A. The failure of the Town on one or more occasions to exercise a right or to require compliance or performance under this Franchise, or any other applicable law shall not be deemed to constitute a waiver of such right or a waiver of compliance or performance by the Town, nor shall it excuse the Franchisee from complying or performing, unless such right or such compliance or performance has been specifically waived in writing by the Town.
- B. No waiver by the Town of any breach or violation or any provision of this Franchise or any ordinance shall be deemed to be a waiver or a continuing waiver by the City of any subsequent breach or violation of the same or any other provision. Neither the granting of the Franchise, nor any provision herein, nor any action by the Town hereunder shall constitute a waiver of or a bar to the exercise of any governmental right or power of the Town, as provided for under state and federal law, including without limitation the right of eminent domain.

- C. No waiver of any provisions of this Franchise shall be effective unless authorized in writing by the Town.

SECTION 6. Franchise Acceptance; Prior Franchise Superseded and Repealed.

- A. Upon adoption of this Franchise and acceptance hereof by the Franchisee, the Franchisee agrees to be bound by all the terms conditions contained herein, which acceptance shall constitute an absolute and unconditional acceptance of the Franchise and promise to comply with and abide by all its provisions, terms and conditions. The Franchisee's signature at the end of this Franchise shall constitute compliance with this section.
- B. By accepting the Franchise, the Franchisee: (1) acknowledges and accepts the Town's legal right to issue and enforce the Franchise; (2) accepts and agrees to comply with each and every provision of this Franchise; and (3) agrees that the Franchise was authorized pursuant to processes and procedures consistent with applicable law, and that it will not raise any claim to the contrary.

SECTION 7. Police Powers.

In accepting this Franchise, the Franchisee acknowledges that its rights hereunder are subject to the police powers of the Town to adopt and enforce general ordinances necessary to the safety and welfare of the public, and the Franchisee agrees to comply with all generally applicable laws and ordinances enacted by the Town pursuant to such power that do not alter the Franchisee's material obligations under this Agreement.

Any conflict between the provisions of this Franchise and any other present or future lawful exercise of the Town's police powers shall be resolved in favor of the latter, except that any such exercise that is not of general application in the jurisdiction or applies specifically to the Franchisee or which contains provisions inconsistent with this Franchise shall prevail only if upon such exercise, the Town finds an emergency exists constituting a danger to health, safety, property or general welfare or such exercise is mandated by law.

SECTION 8. Permits Required.

In addition to this Franchise, in order for the Franchisee to be allowed to occupy or use the Rights-of-Way of the Town, the Franchisee shall obtain all other required authorizations, certificates, licenses and permits, in accordance with federal, state and local law. The Town shall not unreasonably withhold any permits requested by the Franchisee as determined by applicable law.

ARTICLE III. STANDARDS FOR USE OF RIGHT OF WAY

SECTION 1. Uses of Rights-of-Way.

- A. Non-exclusive Grant. This grant for the use of all Town Rights-of-Way is nonexclusive and does not establish priority for use over other franchise holders, permit holders and the Town's own use or public property. Additionally, Franchisee shall respect rights and property of the

Town and other authorized users of the Rights-of-Way. Disputes between the Franchisee and other entities over the use of the Rights-of-Way shall first be submitted to the Director of Public Works of the Town for possible resolution.

- B. Interference with Persons and Improvements. The Franchisee's System shall be located, erected and maintained so that none of its facilities shall endanger or interfere with the lives of persons, or interfere with any improvements the Town may deem proper to make, or unnecessarily hinder or obstruct the free use of Rights-of-Way or other public property. The Town shall have power at any time to order and require the Franchisee to remove and abate any pole, wire, cable, or other structure that is dangerous to life or property, and in case Franchisee, after notice fails or refuses to act within a reasonable time, the Town shall have the power to remove or abate the same at the expense of the Franchisee.
- C. Relocation of the Facilities. In the event that at any time during the period of this Franchise the Town shall elect to alter or change the grade of any Right-of-Way, the Franchisee, upon reasonable notice by the Town, shall begin removing and/or relocating as necessary, its poles, wires, cables, underground conduits, manholes and other fixtures at the Franchisee's expense, provided if Franchisee's wires, cable, or other fixtures are placed within or attached to conduit, poles, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal or relocation in cooperation with the public utility. If Franchisee fails or refuses to act within thirty days (30), of notice from the Town the Town shall have the power to remove or abate the same at the expense of the Franchisee.
- D. Interference with Utilities. The Franchisee with the consent of the Public Works Director shall place poles, equipment or other fixtures in such a manner that does not unreasonable interfere with existing gas, electric or telephone facilities, traffic control signalization, street lights, fire alarm lines or communications lines, or obstruct or hinder in any manner the various utilities serving the Town.
- E. Additional Easements. If additional private easements are necessary it shall be the Franchisee's responsibility to secure the same. The grant of this Franchise is limited to the Town's control of its Rights-of-Way and does not extend to any other public or private property.
- F. Cooperation with Building Movers. The Franchisee shall, at the request of any person holding a building-moving permit issued by the Town, temporarily raise or lower its wires to permit the moving of buildings. The expense of such temporary removal, raising or lowering of wires shall be paid by the person requesting the same, and the Franchisee shall have the authority to require such payment from such person in advance. The Franchisee shall be given not less than four (4) calendar days advance notice to arrange for such temporary wire changes.

G. Construction and Maintenance; Excavation

1. Engineering plans for construction in Rights-or-Way shall be submitted to the Town prior to construction.
2. Except in an emergency, the Franchisee shall comply with generally applicable Town ordinances, policies and rules pertaining to notification when excavating pavement in any Right-or-Way.

H. Coordination or Placement of Manholes. The Franchisee shall coordinate the placement of its manholes, if any, with the affected Town Departments.

I. Movement of Facilities During Emergencies. During emergencies, the Town may move the Franchisees Facilities, but shall first make reasonable attempts to notify the Franchisee.

J. Payment of the Town's Locate Costs. The Franchisee shall only pay for the Town's locate costs that specifically relate to the Franchisee and so long as those costs are not already included in the permit fees. The Franchisee shall be required to obtain verifiable locates prior to any digging, trenching or excavation.

K. Acquisition of Facilities. Upon the Franchisee's acquisition of Facilities in any Right-or-Way, or upon the addition or annexation of any area in which the Franchisee owns or operates any Facility, the Franchisee shall, at the Town's request, submit to the Town a statement describing all Facilities involved, whether authorized by the Franchise, permit, license or other prior right, and specifying the location of all such Facilities to the extent the Franchisee has possession of such information. Such Facilities shall immediately be subject to the terms of this Franchise.

L. Disconnecting Use of Facilities. Whenever the Franchisee intends to discontinue using any Facility within the Rights-or-Way, the Franchisee shall submit for the Town's approval a complete description of the Facility and the date on which the Franchisee intends to discontinue using the Facility. The Franchisee may remove the Facility or request that the Town permit it to remain in place. Notwithstanding the Franchisee's request that any such Facility remain in place, the Town may require the Franchisee to remove the Facility from the Right-of-Way, or modify the Facility as a condition of its remaining in place to protect the public health, welfare, safety or convenience, or otherwise serve, the public interest. The Franchisee shall complete such removal or modification in accordance with a schedule to be mutually agreed upon in no event shall Franchisee fail to remove said facility within ninety (90) days of written demand by the Town. Until such time as the Franchisee removes or modifies the Facility, or until the rights to and responsibility for the Facility are accepted by another Person having authority to construct and maintain such Facility, the Franchisee shall be responsible for all necessary repairs and relocations of Facility, as well as maintenance of e Right-or-Way, in the same manner and degree as if the Facility were in the active use, and the Franchisee shall retain all liability for such Facility.

M. Hazardous Substances.

1. The Franchisee shall comply with all applicable local, state and federal laws, statutes, regulations, ordinances and orders concerning hazardous substances relating to the Franchisee's System in the Rights-of-Way.
2. The Franchisee shall maintain and inspect its System located in the Rights-of-Way. At any time, the Town may inspect the Franchisee's Facilities in the Rights-of-Way to determine if any release of hazardous substances has occurred, or may occur, from or related to the Franchisee's System. In removing or modifying the Franchisee's Facilities as provided in this Franchise, the Franchisee shall also remove and properly dispose of all residue of hazardous substances related thereto.
3. The Franchisee shall indemnify and hold the Town harmless against any and all liability, claims, costs, and expenses, of any kind, whether direct or indirect, incurred by the Town arising out of a release of hazardous substances caused by the Franchisee's System in the Rights-of-Way.

- N. Completion of Work by the Town. On failure of the Franchisee to commence, pursue or complete any work required by law or by the provisions of this Franchise or any applicable permit to be done in any Right-or-Way, within the time prescribed and to the satisfaction of the Town, the Town may at its discretion cause the work to be done. The Franchisee shall pay to the Town the reasonable costs of the work in the itemized amount reported by the Town to the Franchisee within thirty (30) days after receipt of the itemized report.

SECTION 2. Use of the Franchisee Facilities.

The Town shall have the right, at no cost, during the life of this Franchise, to make additional use, for any public purpose, of any poles or conduits controlled or maintained exclusively by or for the Franchisee, providing that such uses do not unreasonably interfere with the operations of the Franchisee.

SECTION 3. Joint Use of Poles, Trenches, and Conduits.

- A. The Franchisee may be required to attach its wires to poles owned and maintained by another person or entity, or to permit the wires of another person or entity to be attached to the poles owned by the Franchisee, upon reasonable terms and for just compensation. All of the Franchisee's requirements pertaining thereto must be in accordance with applicable law.
- B. Lines shall be located on poles in compliance with applicable safety standards and shall not interfere with the erection, replacement, operation, repair, or maintenance of the wires and appurtenances of the persons or entities occupying the poles.
- C. The Franchisee may be required by the Town to share trench space with another person or entity for the placement of facilities underground. Compensation to the Franchisee as well as terms or sharing trench space shall be resolved between the affected entities. Ducts, cables, or wires shall

be placed in tranches in compliance with applicable safety standards and, pursuant to the space allocation plan of the City.

SECTION 4. Changes for Governmental Purposes.

- A. Whenever by reason of changes in the grade of any Right-of-Way or in the location or manner of construction any water pipe, gas pipe, sewer or other underground or overhead structure for any governmental purpose whatsoever, it shall be deemed necessary by the Director of Public Works of the Town to remove, alter, change, adapt, or conform the underground or overhead facilities of the Franchisee, such alterations or changes shall be made as soon as practicable by the Franchisee and begin within thirty (30) days of notice from the Town, without claim for reimbursement or damages against the Town; provided, however, if said requirements impose a financial hardship upon the Franchisee, the Franchisee shall have the right to present alternative proposals for the Town's consideration, provided, further if Franchisee's wires, cable, or other fixtures are placed within or attached to poles, conduits, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal, alteration, change or adaption in cooperation with the public utility. Franchisee shall be reimbursed for the costs of such removal or alteration on the same terms and conditions as other utilities. Except for Franchise revocation or termination of System abandonment, the Town shall not require Franchisee to remove its facilities entirely from a Right-of-Way unless suitable alternatives are available for relocation at a reasonable cost. If Franchisee fails or refuses to begin such alterations or changes within such thirty (30) day period Franchisee the Town shall have the power to remove or abate the same at the expense of the Franchisee, all without compensation or liability for damages to the Franchisee.
- B. In cases of emergency the Town may require relocation of the Franchisee's facilities at the Franchisee's expense in the event the emergency creates an immediate threat to the public safety, health and welfare.

SECTION 5. Work by Others.

- A. The Town reserves the right to lay, and permit to be laid, sewer, electric, phone, gas, water, and other pipelines, cables, conduits and related appurtenances, and to do and permit to be done any underground or overhead work in, across, along, over, or under a Right-of-Way or other public place occupied by the Franchisee. The Town also reserves the right to construct new streets and to alter the design of existing streets. In performing such work, the Town shall not be liable to the Franchisee for any damages so occasioned by nothing herein shall relieve any other person or entity from the responsibility for damages to the facilities of the Franchisee.
- B. In the event that the Town subsequently authorizes someone other than the Franchisee to occupy space under the surface of a Right-of-Way, such grant shall be subject to the rights herein granted or heretofore obtained by the Franchisee. In the event that the Town shall close or abandon any

Right-of-Way which contains existing facilities of the Franchisee, any conveyance of land within such closed or abandoned Right-of-Way shall be subject to the rights herein granted of heretofore obtained by Franchisee; provided that the Franchisee may be ordered to vacate any land so conveyed if an alternate route is practicable and if the Franchisee is reimbursed by the person to whom the property is conveyed for the reasonable costs of service disruptions, removal and relocation of facilities.

- C. If the Town shall require the Franchisee to adapt or conform its facilities or in any way or manner to alter, relocate, or change its facilities to enable any other entity or person, except the Town, to use, or use with greater convenience, said Right-of-Way, the Franchisee shall not be bound to make any such changes until such other entity or person shall have undertaken, with good and sufficient bond, to reimburse the Franchisee for any costs, loss, or expense which will be caused by, or arise out of such change, alteration, or relocation of Franchisee's property; provided, however, that the Town shall never be liable for such reimbursement.

SECTION 6. Construction Provision.

- A. Standards. The Franchisee's System constructed within the Town shall comply with all applicable federal, state and local laws.
- B. Tree Trimming and Removal. To the extent permitted by law, the Franchisee shall have the authority after obtaining any consent legally required from any affected property owner to trim trees or other natural growth overhanging any of its Cable System in the Town so as to prevent branches from coming in contact with the Franchisee's wires, cables, or other equipment. The Franchisee shall be permitted to charge persons who own, or are responsible for, such trees or natural growth for the cost of such trimming, (except the Town) provided that similar charges are assessed by and paid to the utilities or the Town for Tree trimming. The Franchisee shall reasonably compensate the Town or property owner for any damages caused by such trimming, or shall, at its own cost and expense, reasonably replace all trees or shrubs damaged as a result of any construction, operation or maintenance of the System. The Franchisee shall make reasonable efforts not to harm such trees or shrubs. Any pruning or removal of trees or shrubs in the Town shall comply with practices outlined in the American National Standards Institute, Inc., (ANSI) Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices and Town Code Provisions, including licensing and permitting provisions.
- C. Inspections. The Town shall have the right to inspect all construction and installation work performed by the Franchisee pursuant to this Franchise as it shall find necessary to ensure compliance by the Franchisee. Such inspection shall be in accordance with the provisions of this Franchise.
- D. Restoration of Town Property. The Franchisee at its own cost and expense and in the manner approved by the Town shall replace and restore all Town property, including Right-of-Way, which is disturbed by the Franchisee's construction, installation, maintenance or operation of its Facilities, in accordance with the Town's Design Standards and the Standard Construction

Specifications. Nothing herein shall prevent the Town from charging the Franchise its usual and customary fees or general applicability for inspection of such restoration or replacement work. The Franchisee shall be solely responsible for protecting the public health, safety and welfare on such Town property from the time of disturbance until proper restoration. Failure of the Franchisee to replace or restore such Town property within a reasonable time period after written notification by the Town shall entitle the Town to cause the proper restoration to be made at the Franchisee's expense. The Franchisee shall pay to the Town the cost thereof, in the itemized amounts reported by the Town to the Franchisee, within thirty (30) days after receipt of such itemized report. Such payment shall not excuse a breach of the Franchise caused by the Franchisee's failure to commence, pursue or complete the required work.

- E. Restoration of Property. Whenever the Franchisee shall cause or any person acting on its behalf shall cause any disturbance, injury or damage to any private property or Town property by or because of the installation, maintenance or operation of its Facilities, such disturbance, injury or damage shall be remedied fully by the Franchisee at its expense. Further, the Franchisee shall, at its own cost and expense, replace and restore the respective property in accordance with the Town's Design Standards and Standard Construction Specifications within a reasonable time of the disturbance, injury or damage. Nothing in the paragraph shall be construed as requiring the Franchised to replace or restore any trees, shrubs lying within the public utility easements, provided, however, that the Franchisee shall make reasonable efforts not to harm such trees and shrubs, and other property.
- F. Construction Necessary For Operation. Subject to applicable laws, regulations and ordinances of the Town and the provisions of this Franchise, the Franchisee may perform all construction necessary for the operation of its System. All construction and maintenance of any and all Facilities within the Right-of-Way incident to the Franchisee's Cable System shall, regardless of who performs the construction, be and remain the Franchisee's responsibility.
- G. Joint Trenching and boring. The Franchisee may make excavations in the Rights-of-Way for any Facility needed for the maintenance or extension of the Franchisee. Prior to doing such work, the Franchisee shall give the appropriate notice to the Town and the notification association in accordance with applicable law (namely the Northwest Utility Notification Center). When obtaining a permit, the Franchisee shall inquire in writing about other construction currently in progress, planned or proposed, in order to investigate thoroughly all opportunities for joint trenching or boring. Whenever it is possible and reasonable practicable to joint trench or share bores or cuts, the Franchisee shall work with other providers, licensees, permittees, and franchisees so as to reduce so far as possible the number of street cuts within the Town. If the Franchisee reasonable anticipates that trenching will encounter tree roots, the Franchisee shall consult with the Town prior to trenching.
- H. Emergency Repairs. In the event that emergency repairs are necessary to any part of its System, the Franchisee shall immediately notify the Town of the need for such repairs. The Franchisee may initiate such emergency repairs, and shall apply for appropriate permits within seventy-two (72) hours after discovery of the emergency. The Franchisee shall comply with all applicable

Town regulations relating to such excavations or construction, including the payment of permits or license fees.

- I. Location of Facilities. The Franchisee shall be a member of the Northwest Utility Notification Center. After any Town department, franchisee, licensee, permittee notifies the Franchisee of a proposed street excavation, in accordance with the rules applicable to such a member, the Franchisee shall, at the Franchisee's expense:

1. Mark on the surface all of its locatable underground Facilities within the area of the proposed excavation;
2. Notify the excavator or any unlocatable underground Facilities in the area of the proposed excavation, or
3. Notify the excavator that the Franchisee does not have any underground Facilities in the vicinity of the proposed excavation.

- J. Restoration of Streets. If the Franchisee excavates the surface of any Right-of-Way, the Franchisee shall be responsible for restoration of the Right-of-Way in accordance with generally applicable regulations of the Town.. The Town may, after providing notice to the Franchisee, resurface any opening made by the Franchisee in the Right-of-Way, and the expense thereof shall be paid by the Franchisee. The Town may, after providing notice to the Franchisee, remove and/or repair any work done by the Franchisee which, in the determination of the Town, is inadequate or unsatisfactory. The cost thereof, including the costs of inspection and supervision, shall be paid by the Franchisee. All of the Franchisee's work under this Franchise, and this Section, in particular shall be performed and completed in strict compliance with all generally applicable rules, regulations and ordinances of the Town.

- K. Reservation of Town Rights. Nothing in this franchise shall prevent the Town from construction or establishing any public work or improvement. All such work shall be done, insofar as practicable, so as not to obstruct, injure or prevent the use and operation of the Franchisee's System. However, if any of the Franchisee's System unreasonably interferes with the construction, maintenance or repair of any public improvement, the Franchisee's System shall be removed or replaced.

Any and all such removal or replacement shall be at the expense of the Franchisee. Should the Franchisee fail to remove, adjust or relocate its Facilities by the date established by the Town's written notice to the Franchisee, the Town may affect such removal, adjustment or relocation, and the expense thereof shall be paid by the Franchisee.

- L. Building Codes.

1. The Franchisee shall strictly adhere to all building and zoning codes currently or hereafter in effect. The Franchisee shall arrange its lines, cables, and other appurtenances, on both public and private property, in such a manner as to cause no unreasonable

interference with the use of said public or private property by any person. In the event of such interference, the Town may require the removal or relocation of the Franchisee's lines, cables, and other appurtenances from the property in question.

2. All plans for aerial crossings near existing or proposed traffic signals, signs, flashers, or other traffic control devices shall be submitted to the Town for approval. No crossings shall be permitted that obstruct traffic signals or other official traffic control devices.

M. Undergrounding and Overhead Construction.

1. Preference for Underground Installation. In all sections of the Town where the cables, wires, utilities or other like facilities are placed underground, the Franchisee shall place its wires, cables, utilities or other like facilities anywhere in the Town shall be changed from an overhead to an underground installation, the Franchisee shall, convert its facilities to an underground installation. If Franchisee's wire, cable, utilities or other facilities are to be placed underground in a common trench or bore shared by others, Franchisee shall share equally the expense of the trenching and/or boring in proportion to the number of joint users. The Franchisee shall pay for all cable, wire conduit, or facilities installed for the Franchisee's own use. If the Franchisee owns the aerial supporting structures, the additional incremental cost of undergrounding compared to the aerial inlocation will be paid by the Town. Where no overhead poles, exist, all wires and facilities shall be constructed underground.
2. Overhead. In the areas of the Town where electrical or telephone systems are installed on poles above ground, the Franchisee shall have the option of installing its System in like manner above ground or, alternatively, underground.

N. Rights-of-Way Occupancy.

1. Nothing in this Franchise shall give the Franchisee the right to attach its Cable System to structures or poles owned by the Town without consent of the Town.
2. The Franchisee shall:
 - a. Locate and install all transmission lines, equipment and structures so as to cause minimum interference with the rights and reasonable convenience of property owners;
 - b. Keep and maintain all transmission lines, equipment and structures in a safe condition, and in good order and repair;
 - c. Employ professional care;

- d. Place any fixtures in any Right-of-Way in such manner as not to interfere with the usual travel of the Right-or-Way or cause unsafe conditions of any sort,
 - e. Submit a traffic control plan to the Town for approval and receive such approval at least 48 hours prior to commencing construction except in the case of emergency. Such traffic control plan shall be available for public inspection on the construction site at all times; and
 - f. Notify adjacent property owners, businesses, residents, and others specified by the Town prior to construction and major maintenance projects.
- 3. The Franchisee shall not make street cuts or curb cuts unless absolutely necessary and only after a permit has been obtained from the Town under such conditions as the Town shall in its sole discretion determine.
- 4. Before beginning any excavation or other construction activity on a Right-or-Way which crosses or abuts any private property, the Franchisee shall clearly mark and delineate with flags, stakes or non-polluting water-soluble spray paint the boundaries of that Right-of-Way where it abuts or crosses private property. After such excavation or other construction activity, the Franchisee shall restore such property to not less than the Town's standards.
- 5. The Franchisee shall locate, mark and map any of its installed System for the Town at no expense to the Town. The Franchisee shall install underground warning tape with a metallic tracer at least twelve (120 inches above all feeder and trunk lines and above all fiber optic cable.

O. Stop Work.

- 1. On notice from the Town that any work is being performed contrary to the provisions of this Franchise, or in an unsafe or dangerous manner as determined by the Town, or in violation of the terms of any applicable permit laws, regulations, ordinances, or standards, the work may immediately be stopped by the Town.
- 2. The Town shall issue a stop work order which shall be:
 - a. In writing or, in the case of an emergency, verbally given;
 - b. Given to the individual doing the work, or posted on the work site;
 - c. Sent to the Franchisee by overnight delivery at the address given herein;
 - d. Indicate the nature of the alleged violation or unsafe condition; and

- e. Establish conditions under which work may be resumed.
- P. Franchisee's Contractors. The Franchisee and its contractors shall be licensed and bonded in accordance with the Town's ordinances, regulations and requirements for any contractors working in the Rights-of-Way. Any act or omission of any contractor of the Franchisee which violates any provision of this Franchise shall be considered an act or omission of the Franchisee for the purposes of this Franchise.
- Q. Private Property. Except in the case of an emergency involving public safety or service interruption to a large number of subscribers, the Franchisee shall give reasonable notice to the property owners or legal tenants prior to entering upon any private premises, and said notice shall specify the work to be performed; provided that in the case of construction operations, such notice shall be delivered or provided at least forty-eight (48) hours prior to entry. If any damage is caused by any Franchisee activity or omission, the Franchisee shall reimburse the property owner one hundred percent (100%) of the cost of the damage or replace the damaged property. In the case of an emergency, the Franchisee shall attempt to contact the property owner or legal tenant in person, and shall leave a door hanger notice in the event personal contact is not made.

ARTICLE IV. ADMINISTRATION AND REGULATION

SECTION 1. Transfer of Ownership or Control.

- A. This Franchise shall not be assigned or transferred, leased or disposed of either in whole or in part by voluntary sale or involuntary sale, merger, or consolidation, either legal or equitable or any right, interest or property therein, pass to or vest in any person, or entity without prior written consent of the Town Council, which consent shall not be unreasonable withheld. No consent will be required for a transfer in trust, mortgage, or other hypothecation as a whole or in part to secure an indebtedness.
- B. The Franchisee shall promptly notify the Town of an actual or proposed change in, or transfer of, or disposition of or acquisition by any other party of, control of the Franchisee. The word "control" as used herein is not limited to major stockholders but includes actual working control in whatever manner exercised. Every change, transfer, or acquisition of control of the Franchisee shall make the Franchise subject to cancellation unless and until the Town Council shall have consented thereto, which consent will not be unreasonable withheld. For the purpose of determining whether it shall consent to such change, transfer, disposition, or acquisition of control, the Town Council may inquire into the qualifications of the prospective controlling party, and the Franchisee shall assist the Town Council in any such inquiry.
- C. The proposed assignee must show its legal and technical qualifications and its financial responsibility as determined by the Town Council and must agree to comply with all the provisions of the Franchise. Unless the Franchisee and the Town Council otherwise agree on an extension of time, the Town Council shall be deemed to have consented to a proposed transfer or assignment in the event it has not acted within ninety (90) days of notice.

- D. The consent or approval of the Town Council to any transfer of the Franchise shall not constitute a waiver or release of the right of the Town in and to the Rights-of-Way, and any transfer shall by its terms, be expressly subordinate to the terms and conditions of this Franchise.
- E. By its acceptance of this Franchise, the Franchisee specifically agrees that any such transfers occurring without prior approval of the Town Council shall constitute a violation of this Franchise by the Franchisee. In no event shall a transfer of ownership or change of control be approved without the successor in interest becoming a signatory to this Franchise.
- F. Within 20 days of any transfer or sale and upon request, if approved or deemed granted by the Town, the Franchisee shall file with the Town a copy of the deed, agreement, or other written instrument evidencing such sale or transfer of ownership or control, certified and sworn to as correct by the Franchisee.
- G. Standards. The Town may inquire into legal, technical and financial qualifications of the prospective controlling party or transferee, and the Franchisee shall assist the Town in so inquiring. The Town may condition said sale or transfer upon such terms and conditions as it deems reasonably appropriate; provided, however, the Town shall not unreasonable withhold its approval and any such terms and conditions so attached shall be related to the legal, technical, and financial qualifications of the prospective controlling party or transferee and to the resolution of outstanding and unresolved issues of noncompliance with the terms and conditions of this Franchise by the Franchisee.
- H. Common Control Exemption. Notwithstanding anything to the contrary in this Section, the prior written approval of the Town Council shall not be required for any sale, assignment or transfer of the Franchise, the System or ownership to an entity controlling, controlled by, or under the same common control as the Franchisee.

ARTICLE V. FINANCIAL AND INSURANCE REQUIREMENTS

SECTION 1. Liability Insurance.

- A. General Requirement. The Franchisee must have adequate insurance during the entire term of the Franchise to protect against claims for injuries to persons or damages to property which in any way relate to, arise from or are connected with this Franchise or involve the Franchisee, its agents, representatives, contractors, subcontractors and their employees.
- B. Verification of Coverage. If requested, the Franchisee shall furnish the Town with certificates of insurance and endorsements or a copy of the page of the policy reflecting blanket additional insured status. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements for each insurance policy are to be on standard forms or such forms as are

consistent with standard industry practices. The Franchisee hereby warrants that its insurance policies satisfy the requirements of this Franchise.

- C. Other insurance. The Franchisee shall also provide Workers Compensation Insurance as required by Washington law.
- D. Insurance - No Limitation. The Franchisee's maintenance of insurance policies required by this Franchise shall not be construed to excuse unfaithful performance by the Franchisee or to limit the liability of the Franchisee to the coverage provided in the insurance policies or otherwise to limit the Town's recourse to any other remedy available at law or in equity.

SECTION 2. Indemnity.

The Franchisee shall, at its sole cost and expense, indemnify and hold harmless the Town, Town Council, and any officers, employees and agents who have acted in their official capacities, boards, and commissions, (collectively referred to as the "City" in this Section) and shall pay all damages and penalties which the City may be legally required to pay as a result of any act or omission by the Franchisee in the operation of the System throughout the term of this agreement. Such damages and penalties shall include, without limitation, damages arising out of the copyright infringements, and the construction, erection, operation, maintenance and repair of the System, whether or not any act or omission complained of its authorized, allowed or prohibited by this Franchise. If legal action is filed against the Town, to recover for any claim or damages as a result of any act or omission by the Franchisee in the operation of the System, the Franchisee, upon notice to it by the Town, shall defend the Town against the action. The Franchisee shall have the right to defend, settle, or compromise any claims arising hereunder. In the event of a final judgment being obtained against the Town as a result of any act or omission by the Franchisee in the operation of the System, the Franchisee shall pay the judgment and all costs and hold the Town harmless therefrom. Nothing in this Franchise shall be interpreted to abridge or otherwise affect the Town's right to intervene or participate in any suite, action or proceeding involving any provisions of this Franchise. The Franchisee shall pay all expenses incurred by the Franchisee and the Town in defending with regard to all damages as set forth in this Section. These expenses shall include, without limitation, all out-of-pocket expenses, reasonable attorneys' fees, witness and discovery costs and the reasonable value of any services rendered by the Town Attorney and its office, and any other agents and employees of the Town.

The Franchisee will not be required to indemnify the Town for negligent act of the Town of its officials, boards, commissions, agents, or employees. The Town will indemnify and hold the Franchisee harmless from any claims or causes of action arising from any acts by the Town involving the Town's use of the access channel(s) or emergency alert system.

ARTICLE VI. ENFORCEMENT AND TERMINATION

SECTION 1. Forfeiture and Termination.

- A. In addition to all other rights and powers retained by the Town under this Franchise or otherwise, the Town reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this Franchise's terms and conditions. A material breach by the Franchisee shall include, but shall not be limited to the following:
 - 1. Violation of any material provision of the Franchise or any material rule, order, regulation or determination of the Town Council made pursuant to the Franchise;
 - 2. Attempt to evade any material provision of the Franchise or practice any fraud or deceit upon the Town;
 - 3. The Franchisee abandons the System or terminates the System's operations;
- B. The foregoing shall not constitute a breach if the violation occurs but it is without fault of the Franchisee or occurs as a result of circumstances beyond the Franchisee's control. The Franchisee shall not be excused by mere economic hardship nor by misfeasance or malfeasance of its director's officers or employees.
- C. The Town shall make a written demand that the Franchisee comply with any such provision, rule, order, or determination under or pursuant to this Franchise. If the violation by the Franchisee continues for a period of thirty (30) days following such written demand without written proof that the corrective action has been taken or is being actively and expeditiously pursued, the Town Council may appoint a hearing examiner to take under consideration the issue of termination of the Franchise. The Town shall cause to be served upon the Franchisee, at least twenty (20) days prior to the date of such hearing, a written notice of intent to request such termination and the time and place of the hearing. Public notice shall be given of the hearing and issue(s) which the Town Council or hearing examiner is to consider.
- D. The Town Council or hearing examiner, if appointed, shall hear and consider the issue(s) and hear any person interested therein, and determine in its discretion, whether or not any violation by the Franchisee has occurred. The Franchisee shall be entitled to participate fully in the hearing process, including a presentation or evidence and questioning of witnesses, so that the record will include all information pertaining to the alleged violation.
- E. If the Town Council or hearing examiner, if appointed, shall determine the violation by the Franchisee was the fault of the Franchisee and within its control, the Town Council or hearing examiner, if appointed, shall determine if the violation can be cured. If the violation cannot be cured, the Franchise may be forfeited or terminated. If the violation can be cured, the Town Council or hearing examiner, if appointed, shall specify the action or actions to be taken by the Franchisee to cure the violation and set a compliance date. If there is no compliance within the

period stated, then the Town council may terminate the Franchise. Such determination shall be subject to judicial review.

SECTION 2. Foreclosure.

Upon the foreclosure or other judicial sale of all or a substantial part of the System, or upon the termination of any lease covering all or a substantial part of the System, the Franchisee shall notify the Town of such fact, and such notification shall be treated as a notification that a change in control of the Franchisee has taken place, and the provisions of this Franchise governing the consent of the Town Council to such change in control of the Franchisee shall apply.

SECTION 3. Receivership.

The Town shall have the right to cancel this Franchise one hundred twenty (120) days after the appointment of a receiver, or trustee, to take over and conduct the business of the Franchisee, whether in receivership, reorganization, bankruptcy or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

- A. Within one hundred twenty (120) days after the election or appointment of a receiver or trustee, such receiver or trustee shall have fully complied with all the provisions of this Franchise and remedied all defaults hereunder; and,
- B. Such receiver or trustee, within said one hundred twenty (120) days, shall have executed an agreement, duly approved by the court having jurisdiction in the premises, whereby such receiver or trustee assumes and agrees to be bound by each and every provision of this Franchise.

SECTION 4. Bankruptcy.

The Town shall have the right to cancel this Franchise immediately should the Franchisee liquidate, become insolvent, make a transfer for the benefit of creditors, or reorganize and enter into an arrangement for the benefit of creditors or file a voluntary petition in bankruptcy; or an involuntary petition in bankruptcy is filed against the Franchisee and is not dismissed within one hundred twenty (120) days after the filing.

SECTION 5. Removal of System.

At the expiration of the term for which this Franchise has been granted, or upon its lawful termination or revocation as provided herein, the Franchisee shall forthwith, upon notice by the Town, remove at the Franchisee's own expense all designated portions of the System from all Rights-of-Way within the Town, and shall restore said Rights-of-Way in accordance with the Town's Design Standards and Standard Construction Specifications; provided, however, the Franchisee shall have the right to sell its physical plant to a subsequent franchisee, subject to the Town approval as provided in Article IV, Section 2, in which case said plant need not be removed and the Franchisee shall continue to operate the

System during such interim period prior to the sale. If the Franchisee fails to commence removing or operating its Facilities within thirty (30) days of request and proceed diligently with the removal, the Town may perform the work at the Franchisee's expense. Any property of the Franchisee remaining in place in any Right-of-Way one hundred eighty (180) days after the expiration, termination or revocation of this Franchise shall be considered permanently abandoned and may become the property of the Town at the Town's discretion.

ARTICLE VII. MISCELLANEOUS PROVISIONS

SECTION 1. Notices.

All notices from the Franchisee to the Town pursuant to this Franchise shall be to the Mayor, Town of Spangle, City Hall, Spangle, WA 99031, or to another person as designated by the Town. All notices to the Franchisee pursuant to this Franchise shall be sent to:

Port of Whitman
302 N Mill Street
Colfax, WA 99111
Attn: Executive Director
Fax: 509-397-4758

or to such other person or address as designated by the Franchisee. The Franchisee shall maintain with the Finance Director, throughout the term of the Franchise, an address for service of notices by mail. The Franchisee shall also maintain with the Town, an office address and telephone number for the conduct of matters related to this Franchise during normal business hours. A new address and telephone number of the office shall be furnished to the Finance Director within fifteen (15) days after any change thereof.

SECTION 2. Time Limits Strictly Construed.

Whenever this Franchise sets forth a time for any act to be performed by the Franchisee, such time shall be deemed to be of the essence, and any failure of the Franchisee to perform within the allotted time may be considered a material violation of this Franchise and sufficient grounds for the Town to invoke any relevant remedy. However, in the event that the Franchisee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of *force majeure*, the Franchisee's performance shall be excused during the force majeure occurrence and the Franchisee thereafter shall, under the circumstances, promptly perform the affected obligations under this Franchise or procure a substitute which is satisfactory to the Town.

SECTION 3. Cumulative Provision.

The rights and remedies reserved to the Town and the Franchisee by this Franchise are cumulative and shall be in addition to and not in derogation or any other rights or remedies which the Town and the Franchisee may have with respect to the subject matter of this Franchise, and a waiver thereof at any time shall have no effect on the enforcement of such rights or remedies at a future time.

Further, either the Town or the Franchisee may seek any legal or equitable relief allowed by law provided that if both parties agree, the Town and the Franchisee may seek methods of alternative dispute resolution.

SECTION 4. Compliance with Federal, State, and Local Laws.

The Franchisee, its contractors, subcontractors, employees, and agents shall comply with all applicable federal, state, and local laws, rules, and regulations issued pursuant thereto. The Franchisee and the Town have carefully reviewed this Franchise and believe that all provisions hereof are enforceable and in full compliance with all applicable local, state, and federal laws and regulations in effect on the date of execution. If the Franchisee shall discover that any significant aspect of the operation or of any provision of the plans, specifications, or configurations of the Franchisee's System is contrary to or inconsistent with any applicable law, ordinance, rule, or regulation, the Franchisee shall promptly report such fact to the Town in writing. The Franchisee and the Town shall also be entitled to all rights and be bound by all changes in applicable local, state, and federal law which in addition to all other rights and powers retained by the Town under this Franchise of otherwise, the Town reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this Franchise's terms and conditions. A material breach by the Franchisee shall include but shall not be limited to the following: h occur subsequent to the date of this Franchise. The Franchisee and the Town acknowledge that their rights and obligations under this Franchise are explicitly subject to all such changes.

SECTION 5. Captions.

The captions to sections and subsections contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

SECTION 6. Construction of Agreement.

This Franchise shall be governed, construed, and enforced in accordance with the laws of the State or Washington (as amended), and any other applicable local, state, and federal laws, rules, regulations, legislation, or orders (as such now exist, are later amended or subsequently adopted).

SECTION 7. No Joint Venture.

Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other.

SECTION 8. Entire Agreement.

This Franchise and all attachments represent the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersede all prior oral and written

negotiations between the parties. This Franchise can be amended, supplemented, modified, or changed only by an agreement in writing which makes specific reference to this Franchise or to the appropriate attachment and which is signed on behalf of both parties.

SECTION 9. Actions of The Town or The Franchisee.

In any action by the Town or the Franchisee mandated or permitted under the terms hereof, it shall act in a reasonable, expeditious, and timely manner, Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld.

SECTION 10. Severability, Preemption, and Precedence.

- A. If any section, subsection, sentence, clause, phrase, provision, or portion of this Franchise is for any reason held invalid or unenforceable by any court of competent jurisdiction, or any state or federal regulatory agency having jurisdiction thereof, the remainder of this Franchise shall not be affected thereby, and each remaining section, subsection, sentence, clause, phrase, provision, and portion of this Franchise shall be valid and enforceable to the fullest extent permitted by law.
- B. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Franchise, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding on the parties hereto, without the requirement of further action on part of the Town or Franchisee, and any amendments to this Franchise negotiated as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

SECTION 11. Venue.

Any action concerning a dispute arising under this Franchise shall be convened in Whitman County, Washington.

SECTION 12. Interpretation.

As a further condition of this Franchise, the parties acknowledge that this Franchise shall be deemed and construed to have been prepared mutually by both parties.

SECTION 13. Attorneys' Fees.

In the event that either party shall take action, whether judicial or otherwise, to enforce or interpret any of the provisions of this Franchise, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonable incur in such action, including attorneys' fees and costs, whether incurred in a court of law or otherwise.

SECTION 14. Effective Date.

This Franchise shall be in full force and effect five (5) days after publication as required by law, and acceptance by the Franchisee.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF SPANGLE, this _____ day of _____ 2011.

TOWN OF SPANGLE

Mayor

ATTEST:

Approved as to Form:

Town Attorney

Accepted this _____ day of _____ 2011, subject to applicable federal, state and local law.

PORT OF WHITMAN

By: Joseph R. Poire, Executive Director

STATE OF WASHINGTON

COUNTY OF WHITMAN

On _____, before me, a Notary Public in and for said State, personally appeared Joseph R. Poire, known to me to be the Executive Director of the Port of Whitman that executed the within Instrument, know to me to be the person who executed the within Instrument on behalf of the corporation therein named as Franchisee and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its directors.

WITNESS my hand and official seal:

Notary Public In and for the State of Washington
Residing at: _____, Washington
My commission Expires: _____

Petrichor Broadband LLC

Petrichor Broadband LLC is a publicly owned corporation formed by six public port districts with over 20 years' experience creating open access networks. Petrichor works with other ports, tribes, counties, cities, public utility districts, industrial development zones and the Washington State Broadband Office to expand broadband access to underserved communities across Washington State. To accomplish this goal, we provide fiber optic planning and design, network management and local, state and federal policy development services.

We promote publicly owned, open-access, free trade platforms for the private sector to sell services. This public-owned infrastructure allows competition in markets where investments have not been made by the private sector, bringing urban-rate-priced services to all markets.

To serve rural customers, Petrichor members leverage public sector investment to build co-location and outside plant infrastructure for lease to telecommunications providers. Petrichor members also partner on joint builds with telecommunications service providers, lowering the costs to build and creating redundant networks in communities.



The founding members of Petrichor Broadband include Port of Kalama, Port of Ridgefield, Port of Bellingham, Port of Skagit County, Port of Pasco and Port of Whitman County.

This open-access model allows companies to choose between purchasing lit services or leasing dark fiber. In developing this model, ports learned repeatably that companies desire to own individual networks, which they control and maintain. The ability to lease dark fiber provides companies the control necessary to offer a service-level agreement to their customers. By leasing the dark fiber plant to retail service providers at a price point that allows competitive retail pricing to consumers, this model facilitates economic development. The private sector competes to sell services, while investing in employees and equipment to grow their business in unserved communities.

Petrichor performs feasibility and planning studies for all entities based on this model. Consulting services include funding applications, design services, project management and fiber mapping and management.

Attachment H - Sample Agreement for Fiber Management Services

INTERLOCAL COOPERATION AGREEMENT FOR TELECOMMUNICATION SERVICES

THIS INTERLOCAL COOPERATION AGREEMENT ("this AGREEMENT") entered into by PETRICHOR BROADBAND, LLC, a Washington interlocal limited liability company permitted by RCW 39.34.030, (hereinafter "PETRICHOR"), and the _____, a municipal corporation of the State of Washington, (hereinafter the "_____").

RECITALS

WHEREAS, PETRICHOR is a Washington interlocal limited liability company consisting of the following Ports as members: Port of Bellingham, Port of Kalama, Port of Pasco, Port of Ridgefield, Port of Skagit County, and Port of Whitman County; and

WHEREAS, the Port of Whitman County is the named Manager for PETRICHOR; and

WHEREAS, PETRICHOR contracts with public and private entities for the planning, development and operation of local and regional telecommunication facilities; and

WHEREAS, the PORT owns and operates telecommunication infrastructure ("the Facilities"), within and without its district for its own use and to provide wholesale telecommunication services within Asotin County; and

WHEREAS, the _____ has or intends to construct a fiber optic telecommunication network, which is the subject matter of this agreement (herein the "_____"); and

WHEREAS, this Agreement provides for certain services to be provided by PETRICHOR to the PORT in exchange for fees and revenue sharing as set forth below and the mutual benefits to be derived;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

INTERLOCAL COOPERATION AGREEMENT
FOR TELECOMMUNICATION SERVICES

(_____)

1. Management, Services and Expenses:

a. PETRICHOR shall provide the following services for the Facilities which are subject to the revenue sharing provisions of this Agreement:

- (1) Fiber and facility mapping, including cut sheet documentation;
- (2) One-Call management services;
- (3) _____ Will or _____ will not contract for locate services in accordance with standards in the industry;
- (4) Emergency restoration management in accordance with standards in the industry;
- (5) Review of construction design; and
- (6) Oversight of Network Operations Center (NOC) contracted services.

PETRICHOR may contract with third parties for the services to be provided.

b. _____ shall provide the following services for the Facilities which are subject to the revenue sharing provisions of this Agreement:

- (1) Administration of billing and collection;
- (2) Collection and remittance of applicable leasehold tax as directed by the State of Washington and franchise fees; and
- (3) Provide financial reports displaying monthly invoiced amounts by customer.

c. Expenses for the Facilities subject to the Revenue Sharing provisions of this Agreement will be allocated as follows:

- (1) Fiber and facility mapping, including cut sheet documentation will be provided by PETRICHOR;
- (2) One-call and locate services expenses shall be paid by the PORT;

(3) Emergency restoration service charges and expenses shall be paid by the PORT;

(4) Administration, billing and collection will be provided by the PORT; and

(5) NOC contracted services will be overseen by PETRICHOR and expenses shall be paid by the PORT.

2. Revenue Sharing and Fees:

All revenue derived from the _____ Facilities shall belong to the _____ and payment therefrom shall be as follows:

a. Commencing January 1, _____, payment for services will be on a revenue share basis whereby PETRICHOR will receive fifteen percent (15%) of monthly revenue, or Ten Thousand and no/100ths Dollars (\$10,000.00) per year, whichever is greater, derived from the Facilities, payable within thirty (30) days of month end. If at the end of the year, the total revenue paid to PETRICHOR is less than Ten Thousand and no/100ths Dollars (\$10,000.00), the _____ shall pay the difference between the revenue paid and Ten Thousand and no/100ths Dollars (\$10,000.00) within thirty (30) days.

b. The term "Revenue" as used in the Revenue Sharing provisions of this Agreement shall mean the gross amount invoiced/derived from the wholesale lease or grant of use of fiber optic lines. Non-reoccurring fees, fees for power charges, co-location fees, leasehold taxes, and franchise fees, shall not be considered Revenue for purposes of Revenue Sharing.

3. Leases and Contracts:

a. This Agreement shall apply to the wholesale lease or grant of use of the _____'s Facilities.

b. Lease, contracts, and agreements, to which this Agreement applies, shall be leases, contracts, and agreements of the PORT. Said leases, contracts, and agreements shall conform to and be consistent with the Master Service Agreement attached as EXHIBIT "A,"

or such other agreement as mutually agreed upon by PETRICHOR and the PORT.

c. No lease or contract subject to this Agreement shall extend beyond a period of twenty years from the date of execution, except as expressly authorized in writing by both parties. The Revenue from any leases, contracts, or agreements made during the term hereof and subject to this Agreement that have a termination date extending beyond the termination of this Agreement shall, belong to the PORT.

d. All rates, fees and charges for the use the Facilities shall be as mutually agreed upon with the goal of meeting each entity's revenue expectations. The initial rate structure is set forth in EXHIBIT "B".

e. Nothing herein shall be deemed to require the PORT to enter any lease, contract, or agreement for the use of its telecommunication lines or facilities.

f. Nothing herein shall prohibit the _____ from charging non-reoccurring fees for construction, relocation, or capital improvements to its Facilities, which fees shall not be considered Revenue, but will belong to the PORT.

4. Taxes, Fees and Assessments: The collection and payment of all taxes, fees, and assessments shall remain the responsibility of the PORT.

5. Term: The term of this Agreement shall begin January 1, _____, and terminate on the 31st day of December _____ (the "Initial Term"). Upon expiration of the Initial Term, this Lease shall automatically and successively renew for additional terms of one (1) year each, unless either party notifies the other in writing of its intent to terminate this Lease by giving one hundred eighty (180) days' notice prior to the end of the Initial Term, or any renewal thereof.

6. Development of Additional Facilities: It is understood and agreed that the _____ may wish to add to or expand its telecommunication fiber system, and nothing herein shall be deemed or considered as a restriction or prohibition on future development. However, any subsequent Interlocal Agreements which result in the management of additional fiber not owned by the PORT will require PETRICHOR's written consent.

7. Ownership on Termination: Upon termination of this Agreement and its non-renewal, all lines and facilities within the Clarkston Network shall remain the sole property of the PORT.

8. Relocation: In the event relocation of the Facilities which are subject to the Revenue Sharing provision of this Agreement is necessary, relocation costs and expenses shall be the sole responsibility of the PORT.

9. Annual Meeting: The _____ and PETRICHOR shall meet annually in the month of _____ at a date, time and location mutually agreeable to discuss financial reports, planning and budgeting.

IN WITNESS WHEREOF, the parties enter into this Agreement the _____ day of _____, _____, and the undersigned represent that he or she is authorized to sign this Agreement.

PETRICHOR BROADBAND, LLC, a _____, a municipal Washington interlocal limited liability company: _____ corporation of Washington

By _____
Port of Whitman County, Manager

By _____,
Executive Director

INTERLOCAL COOPERATION AGREEMENT
FOR TELECOMMUNICATION SERVICES

(_____)

Attachment I - Sample Construction Oversight Services

AGREEMENT FOR PROJECT ADMINISTRATIVE SERVICES

THIS AGREEMENT ("this AGREEMENT") entered into by the PETRICHOR BROADBAND, LLC, a municipal corporation of the State of Washington, ("PETRICHOR"), and the ENTITY, a municipal corporation of the State of Washington, ("ENTITY").

RECITALS

WHEREAS, PETRICHOR owns and operates telecommunication facilities within and without its district for its own use and to provide wholesale telecommunication services within its district; and

WHEREAS, ENTITY owns and operates telecommunication facilities ("the Facilities"), within ENTITY County for its own use and to provide wholesale telecommunication services within its district; and

WHEREAS, ENTITY intends construct _____ ("the Project"); and

WHEREAS, this Agreement provides for certain services to be provided by PETRICHOR to ENTITY for a one-time fee as set forth below and the mutual benefits to be derived;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Management Services:

a. PETRICHOR shall provide the following services for the Project:

- (1) Design process overview and recommendations;
- (2) Assistance with permitting, pole contact agreements, and easement acquisition;
- (3) Invitation to bid documents and process management;
- (4) Construction oversight;
- (5) Mapping of the project as-built;
- (6) Public outreach guidance as needed; and
- (7) An annual average of twelve on-site meetings or visits by Port of Petrichor personnel.

b. Project Expenses

All project expenses shall be paid by ENTITY.

2. Fees:

a. Payment for services will be made in _____ payments of _____ due upon invoice.

3. Term: The term of this Agreement shall begin _____ and terminate upon completion of the services to be provided but no later than the _____.

4. Ownership: Petrichor shall acquire no ownership or property interest in the Project lines or facilities.

IN WITNESS WHEREOF, the parties enter into this Agreement the
_____ day of _____, _____, and the undersigned represent that
he or she is authorized to sign this Agreement.

PETRICHOR, a municipal
corporation of the State of
Washington:

By _____
Executive Director

ATTEST:

By _____

ENTITY, a municipal
corporation of the State of
Washington:

By _____
Executive Director

ATTEST:

By _____

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BUILD BACK BETTER REGIONAL CHALLENGE

SUPERCHARGING LOCAL ECONOMIES

For those who have not been able to join an EDA 101 and American Rescue Plan Webinar, we will be hosting another one on [Wednesday, August 4 @ 2pm](https://primetime.bluejeans.com/a2m/register/wvyqbdbk) (<https://primetime.bluejeans.com/a2m/register/wvyqbdbk>).

For those who are ready to dig into our specific programs we have a number of opportunities over the next few weeks.

[Build Back Better Regional Challenge](https://primetime.bluejeans.com/a2m/register/jtjftyx) (<https://primetime.bluejeans.com/a2m/register/jtjftyx>)

Monday, August 2 @ 2pm



The [Build Back Better Regional Challenge](https://www.grants.gov/web/grants/view-opportunity.html?oppld=334735) (<https://www.grants.gov/web/grants/view-opportunity.html?oppld=334735>) is designed to assist communities nationwide in their efforts to build back better by accelerating the economic recovery from the coronavirus pandemic and building local economies that will be resilient to future economic shocks.

The \$1 billion Build Back Better Regional Challenge will provide a transformational investment to 20-30 regions across the country that want to revitalize their economies. These regions will have the opportunity to grow new regional industry clusters or scale existing ones through planning, infrastructure, innovation and entrepreneurship, workforce development, access to capital, and more.

- **Phase 1:** 50-60 regional coalitions of partnering entities will be awarded ~\$500,000 in technical assistance funds to develop and support three to eight projects to grow a regional growth cluster.
- **Phase 2:** EDA will award 20-30 regional coalitions \$25 million to \$75 million, and up to \$100 million, to implement those projects.

As part of the \$300 million [Coal Communities Commitment](#) ([/arpa/coal-communities/](#)), EDA will allocate at least \$100 million of the Build Back Better Regional Challenge funding to support coal communities.



RESOURCES

- [Notice of Funding Opportunity](#) ().
- [Frequently Asked Questions](#) ().



WHO SHOULD APPLY

EDA invites eligible applicants to form regional coalitions to apply for funding to implement a collection of three to eight distinct but related projects in their region, in coordination with industry and community partners, and aligned around a holistic vision to build and scale a strategic industry cluster. Applicants should identify one key coordinating lead institution per regional cluster to lead the concept and projects into the implementation phase, while fostering collaboration and coordinating resources to ensure these investments have the greatest economic impact on our communities, regions, and the nation.

Coalition members eligible to apply for investment assistance for their region include a(n):

- District Organization of an EDA-designated Economic Development District
- Indian Tribe or a consortium of Indian Tribes
- State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions
- Institution of higher education or a consortium of institutions of higher education
- Public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State

Individuals or for-profit entities are not eligible.



APPLICATION DEADLINE

Phase 1 deadline:

October 19, 2021

Phase 2 deadline:

March 15, 2022



CONTACTS

- Please send email inquiries about the American Rescue Plan Build Back Better Regional Challenge to BuildBackBetter@eda.gov (<mailto:BuildBackBetter@eda.gov>).
- For additional questions, particularly region-specific questions, contact your state's Economic Development Representative. Visit www.eda.gov/contact ([/contact/](#)) to find contact information for your Economic Development Representative.

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ECONOMIC ADJUSTMENT ASSISTANCE

PROVIDING THE BUILDING BLOCKS FOR SUCCESS

For those who have not been able to join an EDA 101 and American Rescue Plan Webinar, we will be hosting another one on Wednesday, August 4 @ 2pm (<https://primetime.bluejeans.com/a2m/register/wvyqbdbk>).

For those who are ready to dig into our specific programs we have a number of opportunities over the next few weeks.

Economic Adjustment Assistance Webinar (<https://primetime.bluejeans.com/a2m/register/ecsqwsgk>)

Monday, August 9 @ 2pm



EDA's American Rescue Plan [Economic Adjustment Assistance program \(https://www.grants.gov/web/grants/view-opportunity.html?oppId=334743\)](https://www.grants.gov/web/grants/view-opportunity.html?oppId=334743) makes \$500 million in Economic Adjustment Assistance grants available to American communities.

The Economic Adjustment Assistance program is EDA's most flexible program, and grants made under this program will help hundreds of communities across the nation plan, build, innovate, and put people back to work through construction or non-construction projects designed to meet local needs.

A wide range of technical, planning, workforce development, entrepreneurship, and public works and infrastructure projects are eligible for funding under this program.

As part of the \$300 million [Coal Communities Commitment \(/arpa/coal-communities/\)](/arpa/coal-communities/), EDA will allocate at least \$200 million of the Economic Adjustment Assistance funding to support coal communities.



WHO SHOULD APPLY

Eligible applicants for EDA's Economic Adjustment Assistance program include a(n):

- District Organization of an EDA-designated Economic Development District
- Indian Tribe or a consortium of Indian Tribes
- State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions
- Institution of higher education or a consortium of institutions of higher education
- Public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State

Individuals or for-profit entities are not eligible.



APPLICATION DEADLINE

Suggested application submission date:

March 15, 2022

Applications reviewed on a rolling basis



CONTACTS

- Please visit [www.eda.gov/contact \(/contact/\)](http://www.eda.gov/contact) to find contact information for your Economic Development Representative.

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TRAVEL, TOURISM & OUTDOOR RECREATION

PROMOTING AMERICA'S TOURIST COMMUNITIES

For those who have not been able to join an EDA 101 and American Rescue Plan Webinar, we will be hosting another one on [Wednesday, August 4 @ 2pm](https://primetime.bluejeans.com/a2m/register/wvyqbdbk) (<https://primetime.bluejeans.com/a2m/register/wvyqbdbk>).

For those who are ready to dig into our specific programs we have a number of opportunities over the next few weeks.

[Travel, Tourism and Outdoor Recreation Webinar](https://primetime.bluejeans.com/a2m/register/hguseurz) (<https://primetime.bluejeans.com/a2m/register/hguseurz>).

Tuesday, August 3 @ 2pm



Through the [Travel, Tourism & Outdoor Recreation program \(https://www.grants.gov/web/grants/view-opportunity.html?oppId=334748\)](https://www.grants.gov/web/grants/view-opportunity.html?oppId=334748), EDA is focused on accelerating the recovery of communities that rely on the travel, tourism and outdoor recreation sectors. \$750 million of EDA's American Rescue Plan funds are allocated to support the following efforts:

- State Tourism Grants: \$510 million in non-competitive awards to help states quickly invest in marketing, infrastructure, workforce and other projects to rejuvenate safe leisure, business and international travel.
- Competitive Grants: \$240 million to help communities that have been hardest hit by challenges facing the travel, tourism and outdoor recreation sectors to invest in infrastructure, workforce or other projects to support the recovery of the industry and economic resilience of the community in the future.



WHO SHOULD APPLY

STATE TOURISM GRANTS

Eligible applicants for EDA's Statewide Planning Grants include Governors, the Mayor of DC, and other applicable Territory leaders or their designees. EDA will send these applicants a formal invitation to apply.

COMPETITIVE TOURISM GRANTS

Eligible applicants for EDA's Competitive Tourism Grants program include a(n):

- District Organization of an EDA-designated Economic Development District
- Indian Tribe or a consortium of Indian Tribes
- State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions
- Institution of higher education or a consortium of institutions of higher education
- Public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State

Individuals or for-profit entities are not eligible.



APPLICATION DEADLINE

State Tourism Grants

Application due 60 days after receiving invitation

Competitive Tourism Grants

Suggested Application Submission Date:

March 15, 2022

Applications reviewed on a rolling basis



CONTACTS

- Email your questions about the American Rescue Plan Travel, Tourism & Outdoor Recreation program to TravelandTourism@eda.gov (<mailto:TravelandTourism@eda.gov>)
- Visit www.eda.gov/contact (</contact/>) to find contact information for your Economic Development Representative

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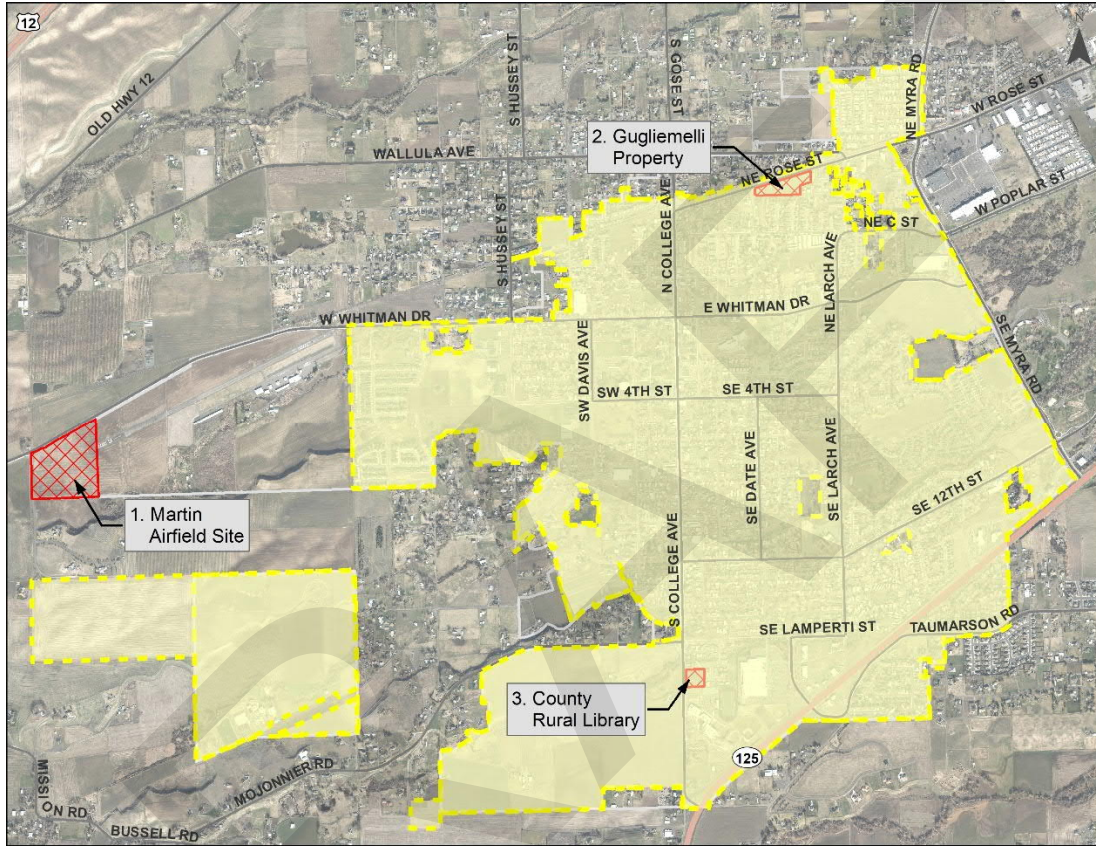
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SITE INVESTIGATION REPORT



City of College Place

June 2021



J-U-B ENGINEERS, Inc.

2810 W. Clearwater Avenue, Suite 201

KENNEWICK, WASHINGTON 99336

TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	Option 1.....	4
1.2	Option 2.....	5
1.3	Option 3.....	5
2	ZONING AND PLANNING	6
2.1	Development Standards.....	6
2.1.1	Light Industrial.....	6
2.1.2	General Commercial.....	6
2.1.3	General Development Standards	7
2.2	Floodplain, Critical Areas, etc.....	8
2.3	Subdivision Options.....	8
2.3.1	Long Plat.....	8
2.3.2	Short Plat	8
2.3.3	Binding Site Plan	9
2.4	SEPA Process.....	9
3	ROADWAYS	10
3.1	W Whitman Dr.....	10
3.2	NE Rose St	10
3.3	S College Ave	10
4	UTILITIES	11
4.1	Water.....	11
4.2	Sewer.....	11
4.3	Stormwater.....	11
4.4	Electricity	12
4.5	Telephone & Cable.....	12
4.6	Natural Gas.....	12
5	ECONOMIC ANALYSIS	13
5.1	INTRODUCTION.....	13
5.2	METHODOLOGY	13
5.2.1	OPTION 1.....	14
5.2.2	OPTION 2 & 3.....	18
6	SUMMARY	21

TABLE OF TABLES

Table 1. Glossary of Terms.....	14
Table 2. Warehousing and Storage Target Industry Cluster and Supporting Industries	15
Table 3. Manufacturing Targeted Industry Clusters and Supporting Industries.....	16
Table 4. Food and Beverage Targeted Industry Clusters and Supporting Industries	17
Table 5. High-tech Targeted Industry Clusters and Supporting Industries	18
Table 6. Healthcare Targeted Industry Clusters and Supporting Industries	19
Table 7. High-tech Targeted Industry Clusters and Supporting Industries	20
Table 8. Food and Beverage Targeted Industry Clusters and Supporting Industries.....	20
Table 9. Site Summary	21

APPENDICES

Appendix A. Martin Airfield Property Soil Map

Appendix B. Gugliemelli Property Soil Map

Appendix C. Rural Library Property Soil Map

Appendix D. City Zoning Map

Appendix E. City Comprehensive Plan Future Land Use Map

Appendix F. City Water and Sewer Map

Appendix G. Summary of Targeted Industry Clusters and Supporting Industries

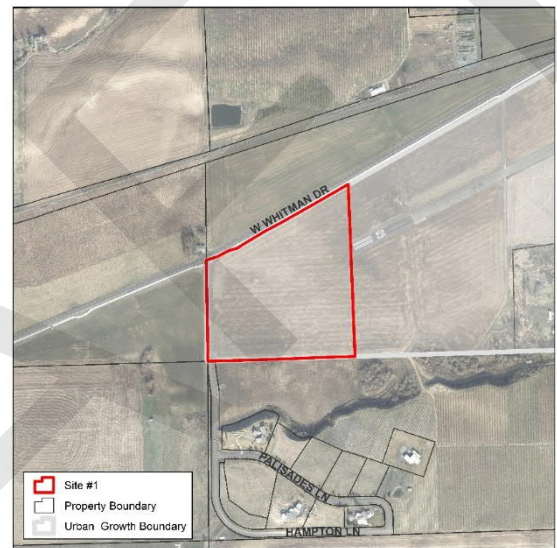
1 INTRODUCTION

The City of College Place is currently evaluating three (3) parcels to construct an industrial flex building. The information contained in this report was obtained by internet research of governmental, agency, and utility company site along with telephone discussions. The purpose of this site investigative report is to summarize the various site development, utility, and access requirements for the development of the proposed sites. The City of College Place will then select the most favorable site for further analysis as part of the CERB Feasibility Study.

1.1 OPTION 1

The Martin Airfield Property is currently owned by Martin Airport, LLC and is described as parcel 350734210008 (78.06 acres). The parcel is located west of the airport runway and within the Urban Growth Boundary (UGB) of the City of College Place. This site will require city services to be extended to the site. The runway of the existing airport to the east extends to this property and will impact development with height and airspace restrictions. The Future Land Use map designates this property as Rural Airport or Commercial/Light Industrial Mix.

The soils for the majority (89.8%) of the site is described as UmA – Umapine silt loam. The other soils consist of PmA - Pedigo silt loam (2.9%) and UpA – Umapine silt loam (7.4%). See [Appendix A](#) for a soil survey map.



In 2019, J-U-B prepared an analysis of future development costs of Martin Airfield. As a result, it was identified that this site will require further evaluation of the following potential development restrictions:

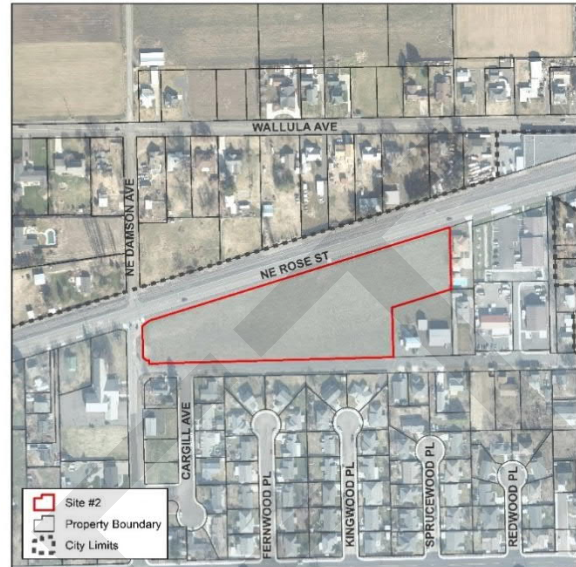
- Airport building height and land use compatibility requirements.
- Critical areas and shallow ground water located along Doan's Creek.
- Roadways improvements may be needed to handle the increase of truck traffic associated with the proposed industrial development of this area.
- Water service to the area would need to be extended to the site as well as a new elevated storage tank to serve the site and vicinity.
- Sewer service would require the construction of a new lift station at the west edge of the site that could serve the Martin Airfield site. In addition, a force main would need to be extended to the Sewer Treatment Plant to the South.

1.2 OPTION 2

The Gugliemelli Property is currently owned by Pauline S. Gugliemelli and is described as parcel 350725522434 (4.52 acres).

The parcel is located within the city limits of College Place and currently zoned General Commercial. The property is currently undeveloped and has historically been farmed with dryland wheat. The existing land uses surrounding the site includes residential with commercial and light industrial uses to the east. The site has existing water service to the north and sewer service to the south.

The soil type for the entire property is identified as AmA – Ahtanum silt loam (100.0%). See [Appendix B](#) for a soil survey map.



1.3 OPTION 3

The Rural Library site is currently owned by the Walla Walla County Rural Library and is described as parcel 350601220067 (1.89 acres).

The parcel is located within the city limits of College Place and currently zoned General Commercial. The property is currently undeveloped since the demolition of the previous single-family dwelling. This site has existing water and sewer service available to the north, with water also available to the west, off of College Avenue.

The soils for the majority (76.0%) of the site is described as StA – Stanfield very fine sandy loam. The other soils consist of TsA – Touchet silt loam (1.3%) and YkA – Yakima gravelly silt loam (22.6%). See [Appendix C](#) for a soil survey map.



2 ZONING AND PLANNING

The Martin Airfield Site is within the UGB and currently has a zoning designation of Light Industrial. It is assumed that this property will be annexed into the city and zoned Light Industrial. The other two properties, Gugliemelli and the Rural Library sites are within City Limits and zoned General Commercial. See [Appendix D and E](#) for the City of College Place Zoning Map and Comprehensive Future Land Use Map respectively. The following chapter identify the development requirements for the City of College Place.

2.1 DEVELOPMENT STANDARDS

2.1.1 LIGHT INDUSTRIAL

The purpose of the light industrial zoning district is to provide for the location and grouping of industrial activities that do not generate offensive external impacts such as excessive noise, pollution or emissions, involve limited assembly, fabrication and handling of products, include research and technological processes and do not create exceptional demands upon public facilities and services. A further purpose is to afford protection to the industries so located by prohibiting the intrusion of incompatible influences.

- Setbacks
 - o Front: None
 - o Side: None
 - o Rear: None
- Max. Building Heights – None
- Lot Dimensions
 - o Min. Size: None
 - o Max. Lot Coverage: 100%
 - o Min. Lot Width: 50'
- Off- street parking – 1 space per every 500 square feet (CPMC Section 14.60.070)

2.1.2 GENERAL COMMERCIAL

The purpose of the general commercial zoning district is to provide for the concentrated grouping of diversified retail trade, administrative, and professional offices, and services. This district encourages a full range of commercial activities, including convenience, comparison and professional shops and businesses serving the entire community trading area (CPMC Section 14.50.020-3).

- Setbacks
 - o Front: None

- o Side: None
 - o Rear: None
- Max. Building Heights – None
- Lot Dimensions
 - o Min. Size: None
 - o Max. Lot Coverage: 100%
 - o Min. Lot Width: 50'
- Off- street parking – 1 space per every 200 square feet plus adequate employee parking and at least one (1) space for each employee at work during peak hours (CPMC Section 14.60.070).

2.1.3 GENERAL DEVELOPMENT STANDARDS

All new commercial and industrial development within the city will be required to comply with the following development standards.

- Parking and Loading: In accordance with CPMC Section 14.60.070.
- Signs: In accordance with CPMC Section 14.60.090.
- Landscaping Requirements: In accordance with CPMC Section 14.60.040.
- Street Lighting: In accordance with CPMC Section 14.12.
- Site Plan Review: The purpose of a site plan review is to determine whether new development activities will or will not have an adverse effect on the public health, safety and welfare of residents of College Place, and that new development activities are compatible with existing patterns so development and the provisions of the College Place Comprehensive Plan (CPMC Section 14.30.140).
 - o Development activities subject to a site plan review shall be determined by the city and may include new construction, modifications to existing uses or structures that increase the size of the building or the intensity of the use, and/or changes of use.
 - o The site plan review shall include the whole site including subsequent phases of development without regard to existing or proposed lot lines as well as nearby infrastructure.
 - o A site plan review permit is separate from and does not replace other required permits such as a conditional use permit or a shoreline substantial development permit. A site plan review may be combined and reviewed concurrently with other permits and approvals, as determined by the city.
- Lighting: Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, shaded, screening, shielded and of a design that results in a light being directed onto the site (CPMC Section 14.60.080.A).

- Pavement Requirements: All off-street parking areas shall be paved with asphalt or concrete and shall manage stormwater in accordance with the provisions of the College Place engineering design standards (CPMC Section 17.60.070.B.2).
- Streets, Sidewalks, & Public Places: In accordance with CPMC Section 12.

2.2 FLOODPLAIN, CRITICAL AREAS, ETC.

Per the City of College Place Critical area Protection Maps, the subject properties are not located within the follow critical areas: Existing Riparian Areas, wetlands, critical aquifer recharge areas, or frequently flooded areas. Any development must be designed and constricted in accordance with erosion control and surface/storm water management requirements in current City regulations. There is existing riparian areas located along Doan Creek near the Martin Airfield site and along Stone Creek near the County Library site. As a result, the critical areas ordinance maps recommend a 75-ft buffer along Doan Creek and 35-ft along Stone Creek.

2.3 SUBDIVISION OPTIONS

The City of College Place allows three options for land division: subdivision, short plat and binding site plans. All three options are subject to a four-step review and approval process in accordance with the provisions of CPMC Section 14.90.050 and CPMC Section 14.30. The steps include:

1. Pre-application consultation and preparation of application materials;
2. Preliminary review and approval;
3. Civil plan review and approvals, construction, inspection, acceptance of improvements, and the execution of access and maintenance agreements; and
4. Final review and approval.

2.3.1 LONG PLAT

A long plat is a division of land into five or more lots, tracts, or parcels. This type of division of land requires a long plat review procedure that includes environmental review and a public hearing. The Hearing Examiner is authorized to make the final decision for approval, approval with conditions, or denial following an open record hearing.

2.3.2 SHORT PLAT

A short plat is a division of land into four or fewer lots, tracts, or parcels. This type of land division requires a short plat review. If critical areas are present, an environmental review will be required with a public notice of the application and the preliminary SEPA determination. If critical areas are not present, the application can be administratively approved.

2.3.3 BINDING SITE PLAN

A binding site plan is a type of division typically used for commercial and industrial sites. There is no limits to the number of lots, tracts, or parcels created in this option. In general, a binding site plan is to a scaled drawing which:

- a) Identifies and shows the areas and location of all streets, roads, improvements, utilities, open spaces, and any other matters specified by this title;
- b) Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as established by the City Council; and
- c) Contains provisions making any development be in conformity with the site plan.

2.4 SEPA PROCESS

The State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this checklist is to provide information to help the City of College Place identify impacts from the proposal and to help the agency decide whether an EIS is required. Typically, the SEPA checklist is submitted with the site plan or binding site plan for concurrent review and approval. Approvals are administrative but requires an agency review and public review and comment period.

3 ROADWAYS

3.1 W WHITMAN DR

The Martin Airfield Site is bound by W Whitman Dr to the north and Hampton Ln to the west. Whitman Dr is a Rural Minor Collector, owned and operated by the County. Hampton Ln is a private road. Whitman Dr is a 40-foot wide street with 5-foot shoulders on each side. Direct access to the site is anticipated to be via Whitman Dr. If this site is selected further analysis to determine impacts of development to Whitman Dr and the surround area is needed.



3.2 NE ROSE ST

The Gugliemelli Property is bound by NE Rose St to the north, NE Damson Ave to the west, and NE Spitzenburg St to the south. All of these streets are public roadways and maintained by the City of College Place. Rose St is a 3-lane, 40-foot wide street, with a walking path on the south side of the street, adjacent to the subject property. Spitzenburg St is a narrow 2-lane local road with no curb and gutter or sidewalks. It has been identified by the City that access to the site could be provided via Rose St and Spitzenburg St. If this site is selected, further analysis of the future improvements and widening along Spitzenburg is anticipated to conform with city standards.



3.3 S COLLEGE AVE

The County Rural Library is bound by S College Ave to the west and SE Cedar Bend Dr to the north. Both of these streets are owned and maintained by the City of College Place. College Ave is a 40-foot wide street with sidewalks on both sides. Cedar Bend Dr is a local road that serves a residential neighborhood. It is anticipated that access would need to be provided off of College Ave if this site is developed. No impacts to the roadway are anticipated at this time.



4 UTILITIES

The following is a summary of the existing utilities that serve the three sites as well as a brief description of future improvement anticipated if the development occurs on the site.

4.1 WATER

Martin Airfield – This site is located outside of the City's water service area. Water service is available along the city limits edge. It is anticipated the extension of a 12-inch water main to the site and the construction of a new well would be required for development of this site.

Gugliemelli – This proposed site is within the City's water service area. There is an existing 8-inch water line along Rose St and Damson Ave. An existing 8-inch service stub is provided near the northwest corner of the property.

County Rural Library – This site is within the City's water service area. Along the north property line on Cedar Bend Dr, there is an 8-inch water line. To the west, along S College Ave, there is a 12-inch water main available.

See [Appendix F: City of College Place Water and Sewer Map](#)

4.2 SEWER

Martin Airfield – Sewer services are not currently available to the site and would need to be extended if development occurred. Due to the location of the site, it is anticipated that a lift station and forcemain would be required to be able to provide sewer service to this site.

Gugliemelli – This proposed site is located within the City's sewer service area. There is an existing 8-inch water line along NE Spitzenburg St. No sewer lines are stubbed along Spitzenburg St.

County Rural Library – Sewer services are available on Cedar Bend Dr in an 8-inch sewer main. No sewer lines are stubbed onto the property.

See [Appendix F: City of College Place Water and Sewer Map](#)

4.3 STORMWATER

All land-disturbing activities, new development and redevelopment unless otherwise exempted in accordance with CPMC Section 13.86.030 shall be required to comply with the standards, procedures and requirements set forth by this chapter and the current:

- City of College Place Standard Plans and Specifications as adopted by council resolution; and
- Stormwater Management Manual for Eastern Washington (SWMMEW).

It is anticipated that all stormwater will be required to be retained and treated on each site. Refer to CPMC Section 13. 86 for more detail.

4.4 ELECTRICITY

Martin Airfield

- Columbia Rural Electric Association (Columbia REA) provides power to this site with underground, 3-phase available. This site is located off of an express feed on the south side of Whitman Dr that can provide ample power to future development.
- Pacific Power can be provided service with both single-phase and 3-phase.

Gugliemelli

- This site is also served by Columbia REA with underground, 3-phase power, located off of Spitzenberg St.
- Pacific Power can service this site with single-phase and 3-phase. To determine load availability, an estimator must review the site beforehand.

County Rural Library

- Columbia REA has provided underground utilities to the site with the intention to develop the County Rural Library. The Library was never built, but the utilities remain. This site has 3-phase direct feed available. The voltage available to this site are as follows: 277/480, 120/240, and 120/208.
- Pacific Power can provide service to the site. Power is available on SE Hickory Ct, behind the property.

4.5 TELEPHONE & CABLE

Century Link can provide telephone, cable, and high speed internet to all three sites. Internet speeds for each site are:

- Martin Airfield – 30M downstream / 1.5M upstream
- Gugliemelli – 1.5M downstream / 500K upstream
- County Rural Library – 80M downstream / 10M upstream

4.6 NATURAL GAS

Gas service is provided by Cascade Natural Gas Corporation (CNGC).

- Martin Airfield – Gas service is available to the airport but servicing the center of the site will be expensive (~\$100,000).
- Gugliemelli – Gas Service is available with a 4" steel gas line that runs along the entire frontage of property on NE Rose St. A 2" plastic gas stub on the southeast corner of property is also available on NE Spitzenberg St.
- County Rural Library – Gas service is available with a 2" main on S College Ave and on the entire frontage from SE Cedar Bend Dr to the High School. There is currently an abandoned gas line on the property that extends to the former house on the property. Gas service to the site is available in abundance.

5 ECONOMIC ANALYSIS

5.1 INTRODUCTION

The City of College Place is currently evaluating three parcels to construct an industrial flex building. The purpose of this Economic Analysis is to support the Site Investigation Report prepared by J-U-B Engineers, Inc. to provide insight into economic drivers that will have the greatest potential for the City.

This analysis identifies unique factors within the regional economy and defines industry clusters and supporting industries that complement each site and have a strong opportunity to promote economic diversity and drive economic prosperity. The following have been identified as key industry clusters that represent opportunities for growth and diversification for the regional economy as well as opportunities for regional businesses to diversify their market base.

- Manufacturing
- Healthcare
- Food and Beverage
- High-tech
- Warehousing and Storage

5.2 METHODOLOGY

The data contained in this report was obtained by IMPLAN—an economic input-output modeling application—and confirmed by interviews from regional experts in the applied fields; Walla Walla County Comprehensive Development Strategy; and desktop research.

The methodology to determine the industry clusters listed above was initially vetted by the current industry mix within the County and their contribution to GRP. Industries within each industry cluster were extracted and analyzed further based on supply chain needs, regional met demand and grounded on regional trade flows. Those industries spending the highest value on exported goods took precedent coupled with the most growth opportunity. Industries were further vetted by desktop research and phone interviews with regional experts. To determine whether each industry was a good fit for each site option, the industry's use was evaluated, site size, and its conformity with adjacent land uses.

TABLE 1. GLOSSARY OF TERMS

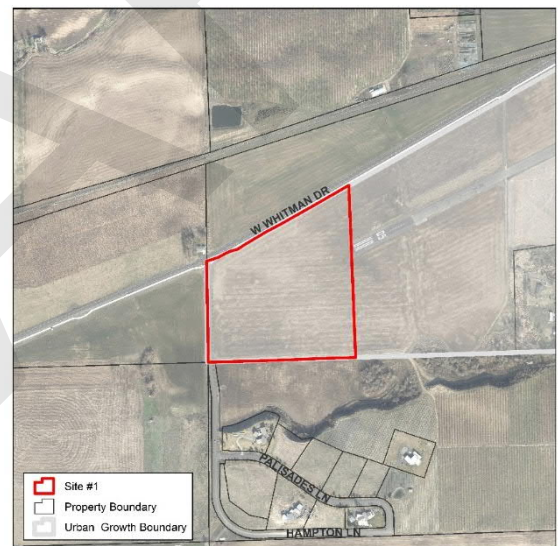
TERM	DEFINITION
Target Industry Cluster	A broadly defined industry.
Supporting Industries	Group of industries representing the entire value chain of a broadly defined industry from suppliers to end products, including supporting inventory.
Output	The value of industry production; sales. For manufacturers, sales minus inventory.
GRP	The difference between an industry's or establishment's total output and the cost of its intermediate inputs; it is a measure of the contribution of GRP, Gross Regional Product.
Purchases	The amount an industry spends for the purchase of a given commodity.

5.2.1 OPTION 1

Current zoning, adjacent uses and sizeable location make Option 1 a prime site for commercial warehousing and light industrial uses. Using the above methodology, warehousing and storage; manufacturing; food and beverage; and high-tech industry clusters are most complementary uses for this site.

The warehousing and storage industry across Walla Walla County produced \$10M in output in 2019 and contributed 0.2% to the County's GRP.

The industries that have the greatest potential to support regional needs for the warehousing and storage industry cluster are listed below. The warehousing and storage industry cluster spends the most on these industries but are largely exported because these businesses are not completely accessible in the region and, in some cases, not accessible at all as indicated by a zero.



Option 1 Site

TABLE 2. WAREHOUSING AND STORAGE TARGET INDUSTRY CLUSTER AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Warehousing and Storage	88	\$71,700	\$10,000,000	\$6,200,000	
Motor vehicle electrical and electronic equipment	0	---	\$0	\$0	\$81K
Wholesale services - professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$78K
Other motor vehicle parts	191	\$134,000	\$106,000,000	\$34,500,000	\$49K
Couriers and messenger services	57	\$34,000	\$3,000,000	\$899,000	\$49K
Wholesale trade agents and brokers (wine barrel brokers, wine brokers)	0	---	\$0	\$0	---

Manufacturing is the third largest sector in Walla Walla County's economy. The manufacturing sectors that have the greatest economic growth potential in this analysis (listed in Table 3) contribute 5.4% to the region's GRP, collectively, and produced \$673M in goods and services in 2019.

The agricultural-centric economy spans from farm to table and relies on a variety of manufacturers and distributors to make it materialize. Frozen fruit manufacturing and paperboard container manufacturing are the largest contributors in manufacturing. Frozen fruit manufacturers, alone, produced \$340M in goods and services in 2019 and contributed \$76.6M to the region's GRP, or 2.4%. While paperboard container manufacturing produced \$248M in goods and services and contributed \$69M to the region's GRP, or 2.2%. The following industries have the most potential to support existing manufacturing businesses around the region.

Machine shops are a common thread in most manufacturing facilities and supply chains. Machined products are one of the top 10 products purchased in the region; however, less than one percent of the product is produced in the region. The region is prime for machine and assemble type jobs as the workforce is established.

The food and beverage industry plays a vital role in the region's culture and economy, particularly wineries and fruit farming. Wineries contribute \$54M to the region's total GRP, or 2%, and fruit farming nearly 4%.

TABLE 3. MANUFACTURING TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Frozen fruits, juices manufacturing	734	\$59,200	\$340,700,000	\$76,600,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$33M
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$18M
Wholesale services - Wholesale electronic markets and agents and brokers	69	\$73,400	\$6,300,000	\$5,000,000	\$8.5M
Plastics packaging materials and unlaminated films and sheets	0	---	\$0	\$0	---
Farm machinery and equipment manufacturing	117	\$122,700	\$62,800,000	\$15,300,000	
Other motor vehicle parts	191	\$134,000	\$106,000,000	\$34,500,000	\$3.3M
Motor vehicle transmission and power train parts	0	---	\$0	\$0	\$2.6M
Other engine equipment	0	---	\$0	\$0	\$2.2M
Wholesale services - Motor vehicle and motor vehicle parts and supplies	7	\$82,000	\$2,900,000	\$1,400,000	\$1.8M
Tires	0	---	\$0	\$0	\$1.8M
Crowned and stamped metals	0	---	\$0	\$0	\$1.4M
Paperboard container manufacturing	458	\$111,100	\$248,000,000	\$69,000,000	
Paperboard from pulp	0	---	\$0	\$0	\$46M
Paper from pulp	0	---	\$0	\$0	\$43M
Printing inks	0	---	\$0	\$0	\$6M
Wholesale services - Professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$4M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$3.2M
Food product machinery manufacturing	135		\$37,000,000	\$13,800,000	
Custom computer programming services	111	\$70,000	\$10,500,000	\$6,100,000	\$6M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$1.7M
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$1.1M

Wholesale and truck transportation services would best serve this industry cluster. Additionally, because fruit farming is a key driver in the regional economy, fertilizer and pesticides manufacturing shows most potential to support this industry along with other ag producers in the region. Facilities such as McGregor, Wilbur-Ellis and Nutrien, located in Walla Walla, fulfill a portion of this demand, however, the data indicate more growth opportunities for existing suppliers or those outside the market area. The region currently demands roughly \$26M in fertilizer and pesticides each year—roughly \$6.6M of the total is spent in the fruit farming industry.

TABLE 4. FOOD AND BEVERAGE TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Wineries	721	\$51,100	\$210,700,000	\$54,000,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$11.2M
Wholesale services - Machinery, equipment, and supplies	107	\$74,800	\$28,500,000	\$16,000,000	\$10.7M
Packaging machinery	0	---	\$0	\$0	\$10.5M
Glass containers	0	---	\$0	\$0	\$7.6M
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$6.1M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$3M
Breweries	2	\$17,000	\$581,700	\$114,000	
Metal cans	0	---	\$0	\$0	\$75K
Glass containers	0	---	\$0	\$0	\$44K
Flour	0	---	\$0	\$0	\$26K
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$22K
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$12K
Fruit Farming	2,107	\$33,100	\$154,300,000	\$114,400,000	
Support activities for agriculture and forestry	204	\$42,800	\$9,700,000	\$8,000,000	\$18.3M
Pesticides and other agricultural chemicals	0	---	\$0	\$0	\$4.8M
Phosphatic fertilizer	0	---	\$0	\$0	\$1M
Nitrogenous fertilizer	0	---	\$0	\$0	\$800K
Wood containers and pallets	0	---	\$0	\$0	\$500K

Option 1 site has the ability to accommodate particular high-tech firms requiring larger building(s) and site. Due to its proximity to agricultural amenities, businesses that focus on R&D, biopharmaceuticals, biotechnology, automation, data warehousing, etc. are feasible. Other, smaller, type of high-tech activity would be more suitable for Options 2 and 3.

TABLE 5. HIGH-TECH TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Scientific R&D	673	\$72,600	\$129,300,000	\$56,600,000	
Management consulting services	213	\$93,700	\$17,100,000	\$5,600,000	\$5.6M
Data processing, hosting, and related services	31	\$44,500	\$11,300,000	\$1,900,000	\$490K
Other computer related services	11	\$93,100	\$1,700,000	\$568,800	\$319K
Software publishers	22	\$152,300	\$6,700,000	\$6,000,000	\$286K

5.2.2 OPTION 2 & 3

Site Options 2 and 3 are significantly smaller than Option 1 (Option 2 is ~4.5 acres and Option 3 is ~2 acres) and are currently zoned for commercial and are situated adjacent to residential uses. These limiting factors are ideal for a mix of smaller businesses. Healthcare support services, smaller high-tech firms, and wine/beer tasting rooms, or a brewery show great potential.

Following government, the healthcare industry is the second largest sector in Walla Walla County's economy. Hospitals, alone, contribute nearly \$144M to the region's GRP, 4.5%. Supporting healthcare services contribute similarly. The healthcare supply chain is diverse and provides a considerable amount of opportunity to a region. From pharmaceuticals to medical device manufacturing to cybersecurity, the industry cluster reaches all aspects of the economy. The industries listed below signify those with the greatest opportunity for growth in the region. Each industry listed are most demanded by the larger targeted industry cluster highlighted in grey, but are not satisfied in the region.



Option 2 Site



Option 3 Site

TABLE 6. HEALTHCARE TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Hospitals	1,111	\$110,100	\$242,700,000	\$143,900,000	
Wholesale services - professional and commercial equipment sales	12	\$89,000	\$3,000,000	\$1,500,000	\$3.2M
Other ambulatory healthcare services	0	---	\$0	\$0	\$2.9M
In-vitro diagnostic substances	0	---	\$0	\$0	\$2.8M
Pharmaceuticals	7	\$68,000	\$7,500,000	\$1,800,000	\$2.8M
Wholesale services - drugs and druggists sundries	0	\$68,000	\$179,000	\$50,000	\$2.3M
Offices of Physicians and Dentists	939	\$69,000	\$114,000,000	\$76,300,000	
Medical and diagnostic laboratories	20	\$56,000	\$2,600,000	\$1,600,000	\$2.1M
Wholesale services - Professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$1.2M
Pharmaceuticals	7	\$68,000	\$7,500,000	\$1,800,000	\$900K
Surgical appliance and supplies	0	---	\$0	\$0	\$472K
Healthcare Support Services					
Continuing care retirement communities and assisted living facilities for the elderly	840	\$43,000	\$66,600,000	\$37,700,000	---
Home healthcare services	172	\$34,000	\$8,600,000	\$6,400,000	---
Services for the elderly and persons with disabilities	292	\$47,000	\$20,900,000	\$13,500,000	---

The scientific research and development industry cluster employs over 670 people in Walla Walla County and accounts for nearly 2% of the region's GRP. Consulting and data processing and hosting services are of the top industries supporting the R&D space around the region. Such industries and those listed in Table 7 may prove to be a catalyst for R&D activities incubating in the region.

Initial conversations around creating space for startups or a makerspace have occurred in partnership with Walla Walla University, Port of Walla Walla, Walla Walla Chamber of Commerce and the City of College Place. An identified lead should take place in order to catapult such an initiative forward as site Options 2 and 3 are prime for such an ecosystem.

TABLE 7. HIGH-TECH TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Scientific R&D	673	\$72,600	\$129,300,000	\$56,600,000	
Management consulting services	213	\$93,700	\$17,100,000	\$5,600,000	\$5.6M
Data processing, hosting, and related services	31	\$44,500	\$11,300,000	\$1,900,000	\$490K
Other computer related services	11	\$93,100	\$1,700,000	\$568,800	\$319K
Software publishers	22	\$152,300	\$6,700,000	\$6,000,000	\$286K

As mentioned earlier, the food and beverage industry—particularly wine and fruit farming—are vital to the region. The smaller sites in Options 2 and 3 offer a different perspective. Wholesale services, such as a beer/wine store, tasting room, or equipment supplies has the potential to thrive in this space.

TABLE 8. FOOD AND BEVERAGE TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Wineries	721	\$51,100	\$210,700,000	\$54,000,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$11.2M
Wholesale services - Machinery, equipment, and supplies	107	\$74,800	\$28,500,000	\$16,000,000	\$10.7M
Breweries	2	\$17,000	\$581,700	\$114,000	
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$12K
Fruit Farming	2,107	\$33,100	\$154,300,000	\$114,400,000	
Support activities for agriculture and forestry	204	\$42,800	\$9,700,000	\$8,000,000	\$18.3M

6 SUMMARY

The above table summarizes the various site development, utility, access requirements, and targeted industry clusters for the three sites to construct an industrial flex building. The next steps include identify the property owners and the feasibility of purchase. The industrial flex building will allow for a wide range of office and warehouses uses. Although there are still a handful of uncertainties, it is anticipated that the Port of Walla Walla is interesting in working with the City to help create a quick impact and solve the immediate need for building space for existing and future businesses in the area. Future discussions with the Port is needed to help identify their interest in the project.

TABLE 9. SITE SELECTION SUMMARY

Category	Martin Airfield	Gugliemelli	County Rural Library
Jurisdiction	Requires Annexation	City	City
Size (acres)	78.06	4.52	1.89
Off Street Parking	1 space per every 500 SF	1 space per every 200 + employee parking	1 space per every 200 + employee parking
Roadway	Requires frontage improvements?	Requires frontage and ½ street improvements along Spitzenberg St ad Damson Ave.	No improvements anticipated.
Water	Currently Unavailable	8-inch main with service line existing	12-inch main nearby
Sewer	Currently Unavailable	8-inch main with service line existing	8-inch main nearby
Targeted Industry Clusters			
Warehousing and Storage	Yes	No	No
High-Tech	Yes	Yes	Yes
Healthcare	No	Yes	Yes
Manufacturing	Yes	No	No
Food & Beverage	Yes	Yes, Some Uses	Yes, Some Uses

APPENDIX A. MARTIN AIRFIELD PROPERTY SOIL MAP

Soil Map—Walla Walla County Area, Washington



Map Scale: 1:3,820 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/2/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walla Walla County Area, Washington

Survey Area Data: Version 5, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2014—Oct 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PmA	Pedigo silt loam, 0 to 3 percent slopes	1.1	2.9%
UmA	Umapine silt loam, 0 to 3 percent slopes	33.5	89.8%
UpA	Umapine silt loam, leached surface, 0 to 3 percent slopes	2.7	7.4%
Totals for Area of Interest		37.3	100.0%

APPENDIX B. GUGLIEMELLI PROPERTY SOIL MAP

Soil Map—Walla Walla County Area, Washington



Soil Map may not be valid at this scale.

Map Scale: 1:1,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/2/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walla Walla County Area, Washington

Survey Area Data: Version 5, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2014—Oct 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmA	Ahtanum silt loam, 0 to 3 percent slopes	4.8	100.0%
Totals for Area of Interest		4.8	100.0%

APPENDIX C. RURAL LIBRARY PROPERTY SOIL MAP

Soil Map—Walla Walla County Area, Washington



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:31,700.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walla Walla County Area, Washington

Survey Area Data: Version 5, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2014—Oct 27, 2016

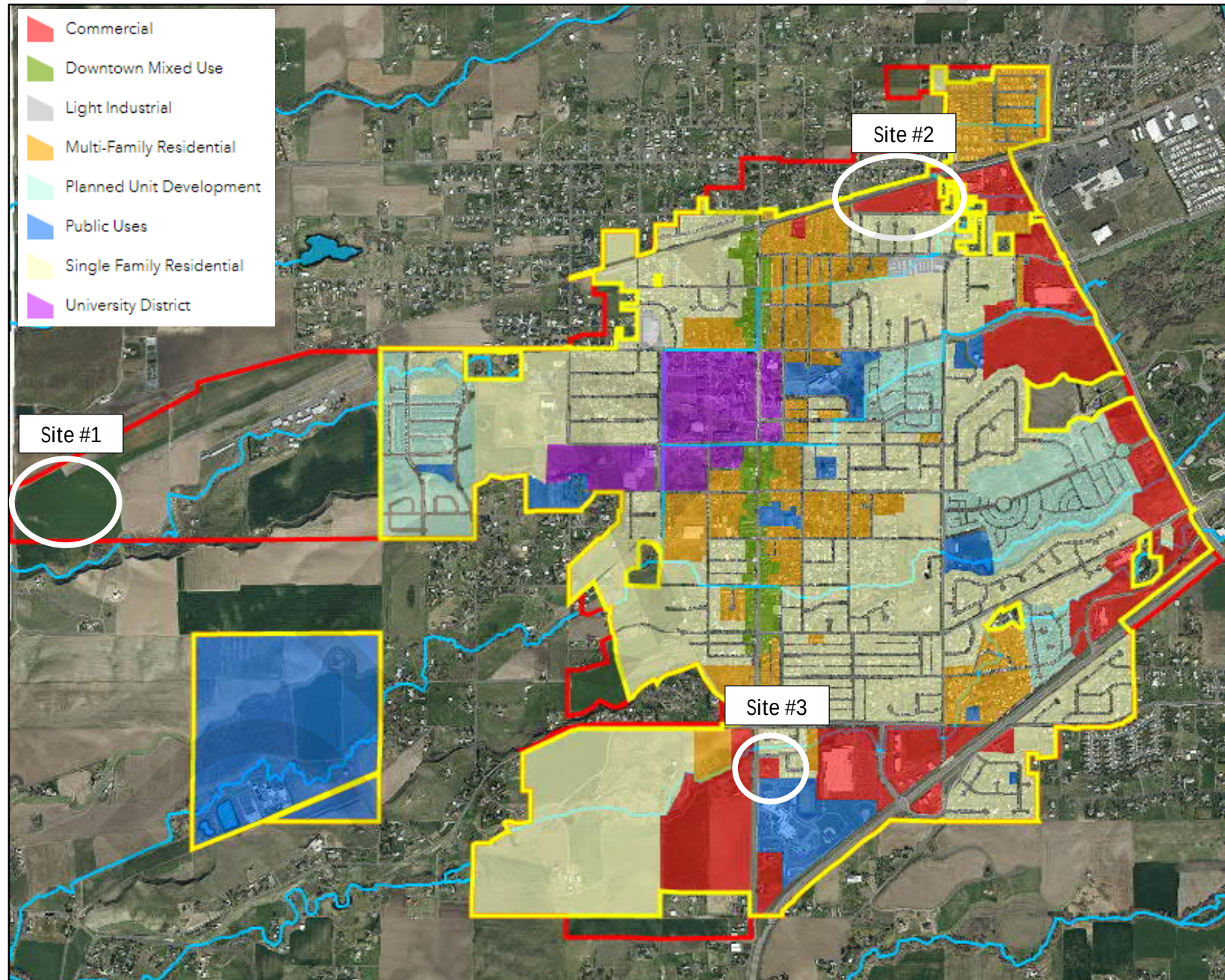
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
StA	Stanfield very fine sandy loam, 0 to 3 percent slopes	1.6	76.0%
TsA	Touchet silt loam, 0 to 3 percent slopes	0.0	1.3%
YkA	Yakima gravelly silt loam, 0 to 3 percent slopes	0.5	22.6%
Totals for Area of Interest		2.0	100.0%

APPENDIX D. CITY ZONING MAP

APPENDIX D: CITY OF COLLEGE PLACE ZONING MAP



Source: <https://cocp.maps.arcgis.com/apps/webappviewer/index.html?id=86f9039347fa48749100523105fc84bb>

APPENDIX E. CITY COMPREHENSIVE PLAN FUTURE LAND USE MAP

Future Land Use Map



**CITY OF COLLEGE PLACE
WASHINGTON**

September 2018

LEGEND

Future Land Use Designations

- College Ave District
- Commercial
- Light Industrial
- Multiple Family Residential
- Public Uses
- Single Family Residential
- Walla Walla University
- Proposed/Potential Revision

- City Limits
- Proposed UGA Boundary
- Parcel

Potential Revisions Under City Review

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

Potential Revisions Under County Review

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

Technical Adjustments

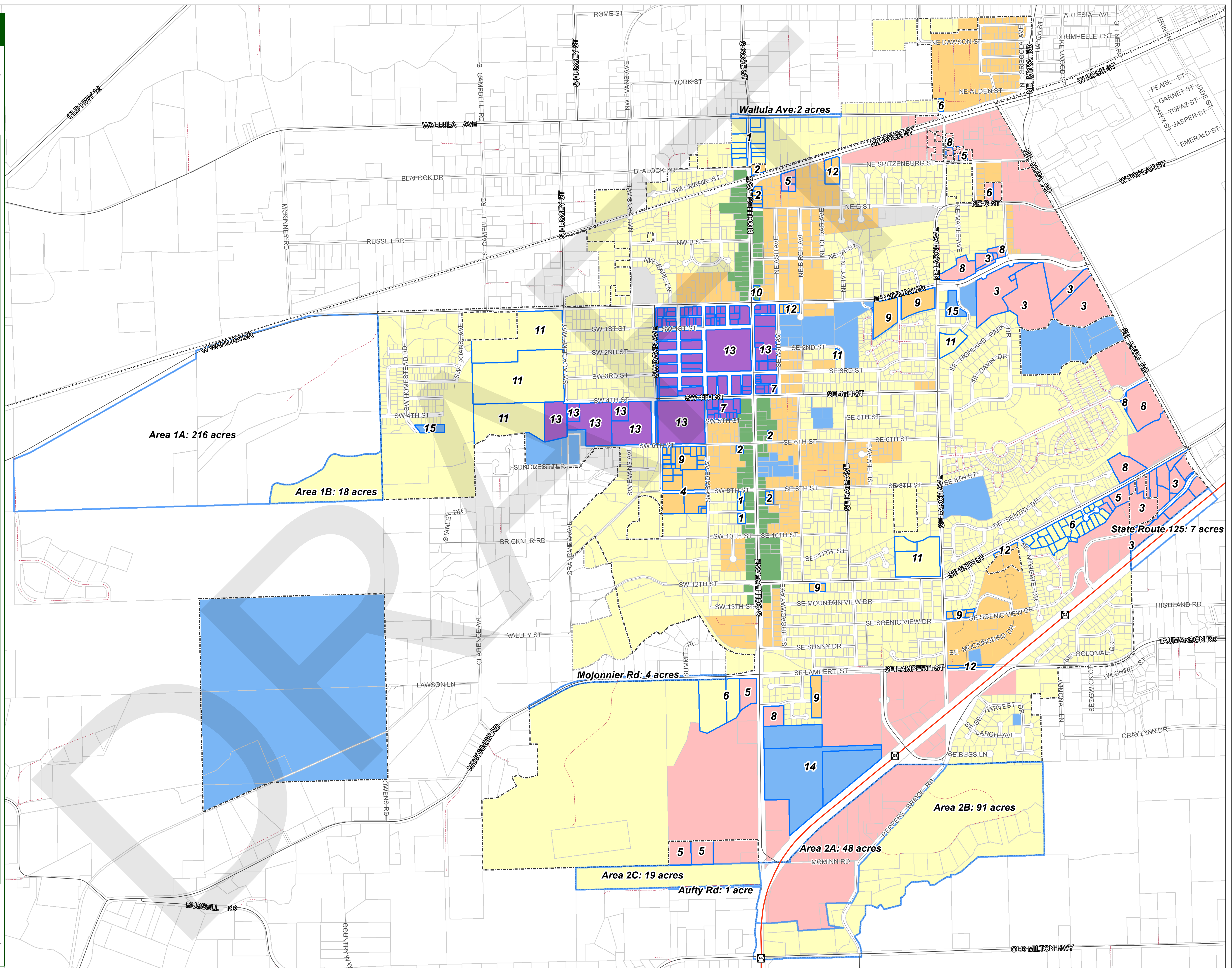
Wallula Avenue: Single Family Residential 2 acres
Mojonnier Road: Single Family Residential 4 acres
Auffy Road: Single Family Residential 1 acre
State Route 125: 7 acres



0 0.25 0.5 Miles



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



APPENDIX F. CITY WATER AND SEWER MAP

APPENDIX G. SUMMARY OF TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

APPENDIX G. SUMMARY OF TARGETED INDUSTRY CLUSTERS AND SUPPORTING INDUSTRIES

	WAREHOUSING AND STORAGE	HIGH TECH	HEALTHCARE	MANUFACTURING	FOOD AND BEVERAGE
Option 1	YES	YES	NO	YES	YES
Option 2	NO	YES	YES	NO	YES, SOME USES
Option 3	NO	YES	YES	NO	YES, SOME USES
	Warehousing and Storage	Scientific R&D	Hospitals	Frozen fruits, juices Manufacturing	Wineries
	(\$6.2M GRP / Output = \$10M)	(\$56.6M GRP / Output = \$129M)	(\$144M GRP / Output = \$243M)	(\$76.6M GRP / Output = \$341M)	(\$54M GRP / Output = \$211M)
	Motor vehicle electrical and electronic equipment	Management consulting services	Wholesale services - professional and commercial equipment sales	Wholesale services - Grocery and related product wholesalers	Wholesale services - Grocery and related product wholesalers
	Wholesale services - professional and commercial equipment and supplies	Data processing, hosting, and related services	Other ambulatory healthcare services	Truck transportation services	Wholesale services - Machinery, equipment, and supplies
	Other motor vehicle parts	Other computer related services	In-vitro diagnostic substances	Wholesale services - Wholesale electronic markets and agents and brokers	Packaging machinery
	Couriers and messenger services	Software publishers	Pharmaceuticals	Plastics packaging materials and unlaminated films and sheets	Glass containers
	Wholesale trade agents and brokers (wine barrel brokers, wine brokers)		Wholesale services - drugs and druggists sundries		Truck transportation services
					Machine shops
			Offices of Physicians and Dentists	Farm Machinery and Equipment Manufacturing	Breweries
			(\$76M GRP / Output = \$114M)	(\$15.3M GRP / Output = \$63M)	(\$114K GRP / Output = \$582k)
			Management of companies and enterprises	Other motor vehicle parts	Metal cans
			Medical and diagnostic laboratories	Motor vehicle transmission and power train parts	Glass containers
			Wholesale services - Professional and commercial equipment and supplies	Other engine equipment	Flour
			Pharmaceuticals	Wholesale services - Motor vehicle and motor vehicle parts and supplies	Truck transportation services
			Surgical appliance and supplies	Tires	Wholesale services - Other durable goods merchant wholesalers
				Crowned and stamped metals	
			Healthcare Support Services	Paperboard Container Manufacturing	Fruit Farming
			(Output = \$8.6M in home health and \$20.8M in mental health)	(\$69M GRP / Output = \$248M)	(\$114M GRP / Output = \$154M)
			Continuing care retirement communities and assisted living facilities for the elderly	Paperboard from pulp	Support activities for agriculture and forestry
			Home healthcare services	Paper from pulp	Pesticides and other agricultural chemicals
			Services for the elderly and persons with disabilities	Printing inks	Phosphatic fertilizer
				Wholesale services - Professional and commercial equipment and supplies	Nitrogenous ferticizer
				Machine shops	Wood containers and pallets
				Food Product Machinery Manufacturing	
				(\$13.8M GRP / Output = \$37M)	
				Custom computer programming services	
				Machine shops	
				Wholesale services - Other durable goods merchant wholesalers	



GOODWILL

Groundbreaking *Ceremony* You're Invited

Date: Tuesday, August 3rd, 2021 at 10:00am

Location: 1017 NE C. Street, College Place, WA

RSVP to Marcy Wasney | mwasney@goodwillotc.org

"Changing Lives Through the Power of Work"



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80 new programs entrusted to Commerce expand agency responsibilities and impact

📅 July 30, 2021

The new fiscal year is underway, and Commerce is ramping up our work strengthening communities with dozens of new programs, additional funding and partnerships entrusted to us by the Legislature.



— Much of our work over the past year and a half was dedicated to pandemic response and recovery. The tremendous efforts and successes of our Commerce team spurred more responsibilities and opportunities for us to extend that work as Washington communities continue to rebuild and retool for the future.

Our legislative and policy team is tracking more than 80 new programs across all of divisions and units. With that comes new faces and team members as we forge ahead with program development, contracting and implementation. Some highlights include:

Equity outreach. Legislators have significantly elevated expectations and support for transformational equity work across state government. Commerce will be implementing nearly 50 provisos that support specific initiatives related to economic development, community building and development, homeownership, asset building, capacity building, and workforce development.

The HEAL Act is one major initiative that Commerce and several other agencies are tasked with implementing. The Healthy Environment for All Act (HEAL Act) is a major piece of environmental justice legislation that, among other things, will elevate outreach and engagement of highly impacted and marginalized communities in projects of “significant agency actions.”

We will engage in community outreach and listening sessions to identify opportunities for opening access to state capital funding for community-centered projects. We’re aided by \$5 million in capital funding directed toward addressing barriers to access.



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and pay their rent. In addition to new rental assistance, an increase in document recording fees will dedicate sustainable revenues over time to address homelessness and create permanent supportive housing. The Housing Trust Fund will administer more than \$175 million for affordable housing, including \$120 million that will go to local governments and nonprofits to support rapid acquisition of properties for affordable housing. Other programs will help homeowners keep their homes and avoid foreclosure, provide assistance with utility bills for struggling households, and create a homeownership racial disparities work group to identify and make recommendations to remove barriers to homeownership.

Climate and environmental justice. Across Commerce, multiple teams will work to incorporate environmental justice principles in our decision-making, ranging from budget development to funding decisions. Our Energy Division helped lead the complex technical work behind the HEAL Act. Commerce will play an ongoing role in this transformative mandate, as well as the Climate Commitment Act and the Clean Fuel Standard, helping catapult Washington to the forefront of states tackling climate change. In addition, the Clean Energy Fund will continue investing to promote innovation and job creation statewide and our Growth Management Services team will develop guidance to help local governments address climate change and resiliency in their comprehensive plans.

Community services. The state stepped in to fill what is hopefully a temporary gap in federal funding for crime victims' services administered by the Office of Crime Victims Advocacy (OCVA). OCVA will also for the first time administer a grant fund for nonprofits to provide reentry services. The new Office of Firearm Safety and Violence Prevention will administer public safety grants to communities, and we will build on the pioneering work of the Childcare Collaborative Task Force with new funding for minor renovation of child-care facilities and promoting regional collaborative partnerships.

Local government infrastructure. The Public Works Board (PWB) will implement \$129 million for loans that should revolve back to the account over time, as well as an additional federal appropriation for infrastructure. The capital budget also includes deep investments in behavioral health facilities, early learning facilities, infrastructure for affordable housing and other community facilities administered by Commerce, and the operating budget sets up work to launch a new multifamily tax exemption program for cities, zone emergency shelters more easily in cities and study the racial impacts of housing.



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ingrui access to devices, subscriptions and digital skills, and we will continue to support the efforts of public utility districts and other local government entities newly empowered to provide direct retail service to their customers.

Director's update



TOP MENU

- About Us
- Contact Us
- Program Index
- Media Center
- Site Selectors/Investors Site
- Public Records Request
- Privacy Policy
- Accessibility Statement

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MAIN MENU

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- Building Infrastructure



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TRANSLATE



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ⓘ SUBSCRIPTION TYPE

⌵ Email ▾

★EMAIL ADDRESS

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SOCIAL MEDIA



Apply Now



The Small Business Flex Fund is a new resource to help you grow your business.

Supported by the **Washington State Department of Commerce**, the Fund helps small businesses and nonprofits access the financial support they need to thrive.

DREAM BIGGER

The pandemic has impacted all of our communities, but it has been especially hard on Washington's smallest businesses and nonprofits. This loan program is designed to help them access funds they need at a competitive interest rate to bounce back stronger than ever.

Apply now for:

flexible working capital loans

low interest rates

60- or 72-month repayment timelines

Small businesses and nonprofits can borrow up to \$150,000 and the money can be spent flexibly, including on payroll, utilities & rent, supplies, marketing & advertising, building improvements or repairs, and other business expenses.



01:00



Loan terms

LOW INTEREST RATES.

Borrow up to \$150,000

3% – 4.5% Interest rates

No fees & interest-only payments for the first year

60-month & 72-month loan terms

72-month loan term only available until 12/31/21

APPLYING IS SIMPLE.

Fewer than 50 employees

Annual revenues of less than \$3 million

Experienced direct economic hardship due to COVID-19

Have been in business for one year/prior to June 30th, 2020

LOAN USE IS FLEXIBLE.

Payroll

Utilities & rent

Marketing & advertising

Building improvements or repairs

Other business expenses



4-4.50%

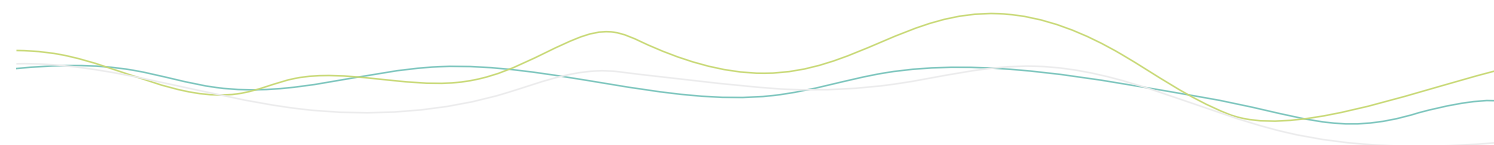
SMALL BUSINESS

3-3.50%

NON-PROFITS

60 & 72

MONTH TERMS



Benefits

How does this help small businesses and nonprofits?

Many small businesses and nonprofits in Washington state experience significant barriers to accessing the financial resources they need to develop and grow, and the COVID-19 pandemic only made things harder. This is especially true for organizations in low-income areas and those led by women and people of color.



The Small Business Flex Fund was created to provide access to growth capital for smaller, local businesses and nonprofits that need it most, ensuring a greater economic recovery for all of Washington.

HOW IS THIS PROGRAM DIFFERENT FROM PPP AND OTHER COVID-19 RECOVERY PROGRAMS?



The Small Business Flex Fund is different from other COVID-19 recovery programs because of its network of nonprofit, community-based lenders that have decades of experience helping Washington's small businesses and nonprofits thrive. Through every step of the loan process, these community lenders are there to assist with the application and can make connections to business support services in your community.

The Small Business Flex Fund is NOT a forgivable loan. This program is not associated with the federal Paycheck Protection Program (PPP) or any other SBA program. The borrower will need to pay back the full amount of the loan with interest over a 5- or 6-year term.

COMMUNITIES ARE STRONGER WHEN SMALL BUSINESSES THRIVE.

Whether childcare centers, healthcare service providers, restaurants, local farms, or community-based nonprofits, small and local organizations provide essential goods and services, while creating jobs that contribute to the health of our statewide economy.

Local, community lenders committed to your success



DO YOU NEED MORE HELP?

We have partner organizations you can contact for support—whether for application assistance, translation services or business advice.

LEARN MORE

Ready to Apply?



4.00%
SMALL BUSINESS

4.50%
SMALL BUSINESS

3.00%
NON-PROFITS
60
MONTHS

3.50%
NON-PROFITS
72
MONTHS

APPLY NOW

Due to a limited amount of funding availability and the high volume of applications expected, it is anticipated that not all applicants will be able to receive a loan. Applications will be reviewed on a rolling basis and will be managed to support the program's goals. The time it takes to process an application will depend on the volume of applications received by the matched community lender. Please note that submitting an application is not an indication of eligibility and does not mean that a loan will be approved or funded. Additional information will be requested in your application that will determine your eligibility for a loan.

We recommend applying as soon as possible.



This project was supported by a grant awarded by US Department of Treasury. Points of view in this document are those of the author and do not necessarily represent the official position or policies of the US Department of Treasury. Grant funds are administered by the Office of Economic Development & Competitiveness, Washington State Department of Commerce.

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MICRO-BUSINESS ASSISTANCE (MBA) PROGRAM

Cohort 4.0 - City of College Place 2021

April - June 2021

NARRATIVE SUMMARY

1. April 5th - April 9th: Caroline Sikes conducted enrollment/intake interviews for 14 Cohort 4.0 participants, to provide baseline qualitative data for our ongoing MEL project.
2. April 10- May 15 : Our first class- Business Foundations 1 was held in Spanish and English. We had close to 100% attendance in each class. We had eight students in our Spanish class all of which are in the MBA Program and taught by Maria Remington (same instructor as previous years). There were seven in our English class, four from the program and three referred by the instructor, Judy Jones (same instructor as last year). During this time, students were reaching out to Cinthya Montero and Caroline Sikes, with questions on their homework, business ideas and next steps.
 - a. We sent out surveys before and after the Business Foundations course to measure change in students' confidence on the topics the course covered. There was an average 24% increase in clients' knowledge after going through the course.
3. April 14: Cinthya and Caroline began to prepare for the next class: Basic Accounting. This included contacting previous instructors and scheduling.
4. April-May: The City of Walla Walla applied and hired an intern through Whitman College to assist with the MBA Program throughout the summer. Nora Rooney, bi-lingual Spanish/English, was selected as the intern.
5. May: We started to recruit for our new AmeriCorps VISTA position which will be from August 2021-August 2022. We have shared information and position descriptions through numerous organizations and partners including Whitman College.
6. May 12th - May 13th: We held two Virtual Business Showcases, one in English and one in Spanish, via Zoom. Community partners and program stakeholders were invited to watch Cohort 4.0 participants present their businesses.
7. May 22-June 26: Our second class- Basic Accounting was held in Spanish and English. We had close to 100% attendance in each class. We had eight students in our Spanish class all of which are in the MBA Program and taught by Belinda Brito and Luis Gachet (same instructors as previous years). There were four in our English class, all of which are in the MBA Program and taught by Krista Meyer, who was also the same instructor as last year.
8. May 24: Caroline sent an email to the Oversight Committee members to schedule our next meeting, through Doodle Poll, to cover updates of the program.
9. June: We received great news that we had received the Sherwood Trust grant in the amount of \$25,000. At this time, we have applied for USDA and SBA PRIME, both of which we have applied before and have received at least once. We hope to hear from them between August-September 2021.
10. June 3: Nora Rooney started her internship with the City of Walla and specifically assisting with the MBA Program and our clients. Her projects will focus on communicating with our clients to help them navigate through the next steps in our program (business plans, registering business through the Department of Revenue, Monitoring Evaluation & Learning interviews, and more).

11. June 11: After a great response from our Oversight Committee members, our meeting was held. There were 10 members present. We were able to provide an update on our program, as well as new funding opportunities.
12. June: Throughout the month, Caroline, Nora and Cinthya prepared for our yearly Master Your Credit (MYC) Seminar and recruited a paid instructor (Janet Munoz of Blue Mountain Credit Union) and two volunteer credit mentors (Yesenia Lemus and Rose Schwehr, both from Banner Bank). All three of these have worked with us on MYC in the past. The English seminar was held on June 30th, and the Spanish on July 1st. Preparation for this included credit pull meetings with each client, as well as creating action plans for each of the client's mentor meetings. Part of this also included sending out Baseline and Endline surveys to each client to monitor progress and knowledge.
13. June: Mercy Corps Northwest secured funding from the Whole Planet Foundation to offer small business loans to ITIN-borrowers (borrowers who possess an Individual Tax ID Number instead of an SSN). This will help us expand our loan offerings in Eastern Washington.
14. June: During this full month, we assisted many of our participants in registering for their business license and EIN. For clients who have a SSN we were able to apply for their EIN online through the IRS website. But for clients with an ITIN, we had to fax in a form (SS-4).
15. June: From the four College Place participants, all four are on track with the program requirements, and we will continue to provide assistance throughout the process along with reminders about upcoming deadlines and their savings accounts.

PARTICIPANTS IN MBA PROGRAM

	BUSINESS NAME	OWNER NAME	STATUS
1	Armony Fashion	Brenda Saucedo Hernandez	Current
2	Ekuarte	Eugenia Brito	Current
3		Flor Perez	Current
4	C-Della Cleaning Services	Jazmin Gaytan	Current
5	Divinity Trinity, LLC	Kayla Lewis	Current
6	Fade Factory	Leo Pedroza	Current
7	Green 5	Leoncio Espana	Current
8	Evergreen Lawncare LLC	Maria Roque	Current
9	Selfcare Studio LLC	Melany Meza	Current
10	Brothers and Sisters General Construction LLC	Miguel Avendano	Withdrew
11	Ruby Estudio Microblading	Ruby Hernandez	Current
12		Sally Dingle	Withdrew

13	YJS Services Limited Liability Company	Sam Cruz	Current
14	T Barbershop	Toby Salazar	Current

Key:

Bold: Business names in bold indicate businesses that were licensed and registered with the State of Washington prior to acceptance into the MBA Program.

Completed: Participant has completed all MBA Program requirements, and grant money has been disbursed.

Current: On track with completing requirements and meeting savings deposits deadlines as of January 29, 2020.

New: Recently added as a MBA participant

Removed: Participant was removed from the MBA Program.

Withdrew: Participant withdrew from the MBA Program due to personal reasons.

City of College Place resident

City of Walla Walla resident

CONTACT



Cinthya Montero
Walla Walla Program Manager | Mercy Corps Northwest
cmontero@mercycorps.org

About Mercy Corps

Mercy Corps is a leading global organization powered by the belief that a better world is possible. In disaster, in hardship, in more than 40 countries around the world, we partner to put bold solutions into action — helping people triumph over adversity and build stronger communities from within. Now, and for the future. mercycorpsnw.org





Deborah Bruce

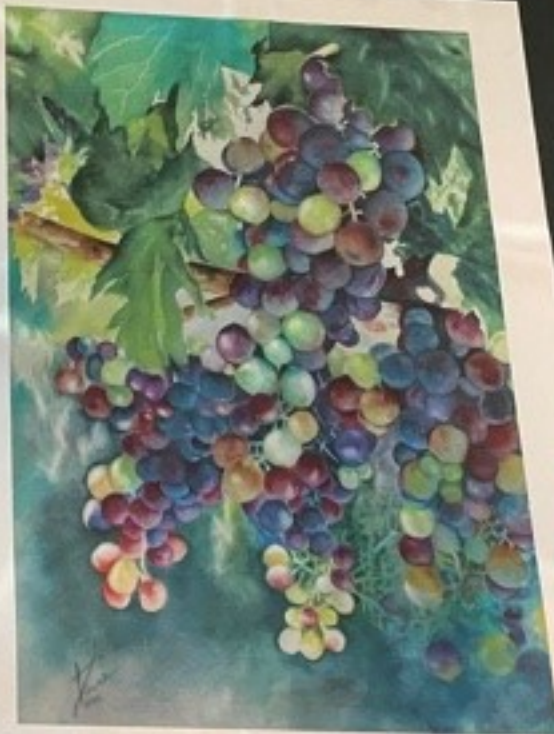
Deborah was born in Walla Walla and grew up in Tri Cities and the west side of the state near Seattle. She moved to Walla Walla in 1990 to marry her husband Jeff. Having lived in Washington all of her life she is amazed and inspired by the beauty of the Pacific Northwest with its ever changing colors and beauty that each season brings to its ocean beaches, mountains, rivers and waterfalls. She was employed as a florist for 30 years and flowers are one of her favorite subjects to paint. Recently she has done several commissions for portraits of dogs and loves capturing their wonderful personalities, being a dog lover herself.

Deborah has been painting since high school and has worked in oil and acrylics, but when she took her first watercolor class about 20 years ago, she was hooked and has worked in watercolor since. She has studied art at Eastern Washington University, Columbia Basin College, Walla Walla Community College and attended workshops with Eric Weigandt, Birgit O'Connor, Tom Lynch, Lein Quan Zhen, and Soon Wamen.

Deborah endeavors to express in her paintings the joy and wonder she finds in what she sees in the amazing creation all around us and considers it a privilege to be able to share her art with others. Her passion is to give honor to The Creator of all things and her Lord Jesus Christ for allowing her this joy.

ABUNDANCE

My painting "Abundance" was painted from a photo taken in the late summer in one of our beautiful gardens here in the valley. I loved the way the light brought out the different colors of the vibrant grapes and leaves. Through their surrounding leaves, this painting is done in the technique. I was pleased to have it awarded among 10 other paintings out of 400 entries to the Northwest Watercolor Society show "Waterworks Unlimited" held in Seattle this year.



Professional References

Denise Musack, Seviah Cellars Art Curator
denise@seviahcellars.com 509 522 2161

Karen Waite, Caru Cellars Art Curator
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Joyce Anderson Artist Art Instructor
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Patty Gardner

I grew up in Spokane where I began working in wire and graphic printing in high school. I continued to study etching and graphic design, moved to Seattle to work as a graphic designer. Six years ago, we moved back to Eastern Washington and now in the White House. I have since been active in acrylics and two years ago joined five other women to open the Cascade Arts Collective Gallery. In Seattle I attended classes and workshops in landscape painting and woodblock printing at the School of Visual Concepts. That is where I fell in love with the art of woodblock engraving and printing.

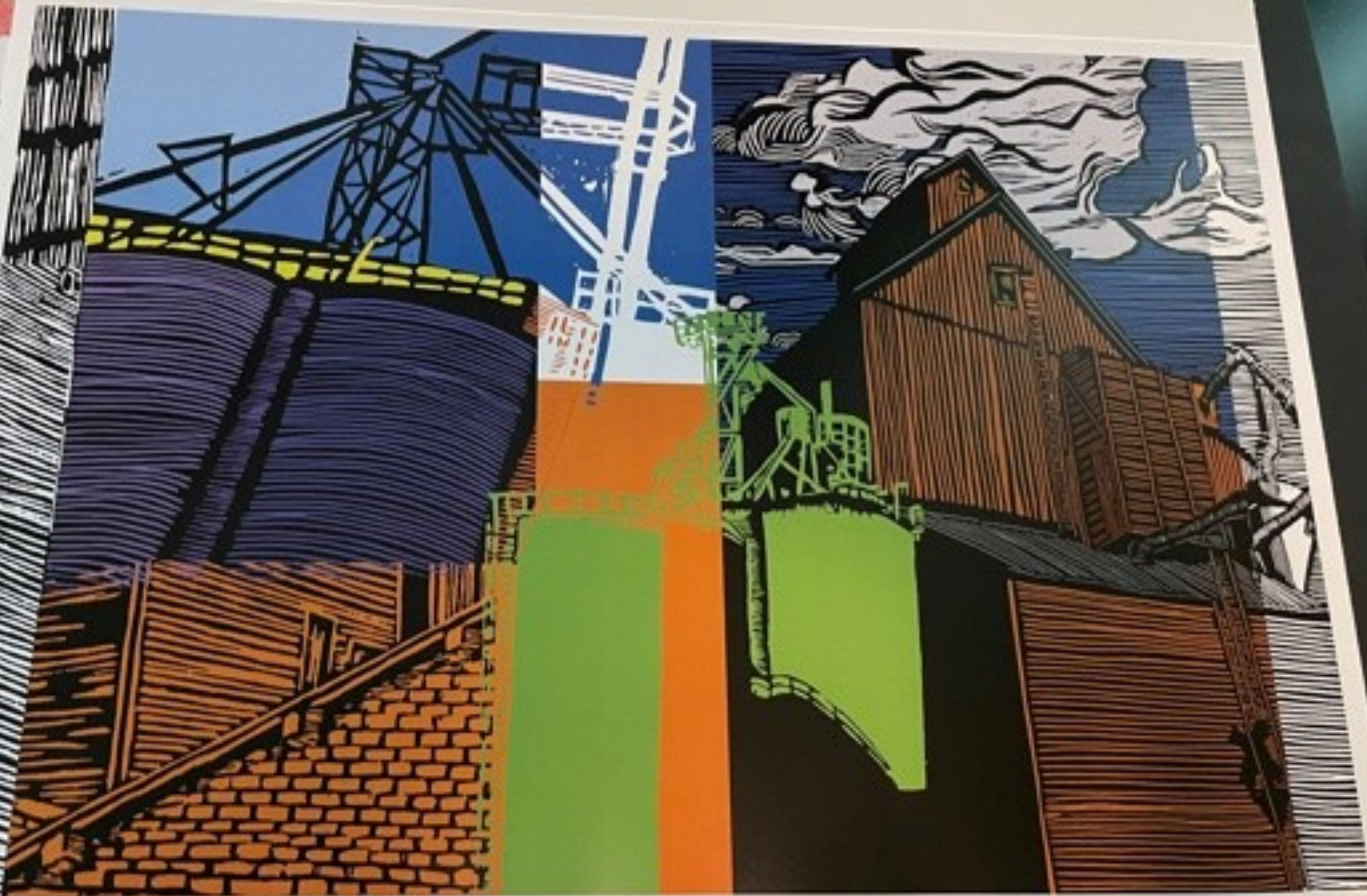


Patty Gardner

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Eastern Washington Grain Elevators

Residing in Eastern Washington, where I grew up, for me the one thing that truly defines the agricultural landscape of our region is grain elevators. They all perform the same basic function, but each exterior design is uniquely different, which describes the area that they support. They are true icons of our region.





Project Overview

I wrote this piece out of my favorite bird species that can protect itself by using its body. I was painting and I heard the quail to the quail. I was told by my friend to use both of the bird and something around it. I was hanging a sketch I wanted to write about all the parts in the quail through the sketch of the quail in using the sketch resulting in a painting that shows the nature of quail, wildlife, and you that the quail is a bird to be in all the way.

The concept for *The Gardener* came about when I was reading John 15 in the New Testament. I happened to have a seed catalog on my coffee table when I was reading about God clipping and pruning the vines to produce more fruit. It inspired me to create a collage of an old man made of root vegetables. I found a picture of Michelangelo's *Pieta* and clipped out the hand of Jesus. Adding this clipping to the right shoulder of God helps the viewer to see the concept of God as a gardener.

God, grapevines, wheat, bees, vegetables, starry nights, and the button with the word Key all relate to the beautiful Walla Walla valley.

As with many of my collage works, I take pictures of the progression. I find music that relates to the theme of the work and create short videos of how the piece was put together. You can view *The Gardener* video and others on my Kimibruzas Art Facebook Page.



The Gardener

Original Paper Collage 16" x 20"

Artist: Kimi Bruzas

Connection and Community

Connection is essential to the human well-being. Here we see a common saying for our rural community, hens and a milk cow, enjoying each other's company on what I could imagine, any given day in the Walla Walla Valley. Each member brings a different perspective to the topic at hand reflecting on our connections and community when we are at our best. I have added a wood fence boarder at the bottom of the piece and a quilt at the top to help the size of the image to not become distorted when it is enlarged. The hens and cow are mirrored as I imagined the corner of the electrical box to travel between the cows eyes so that the image can be seen from multiple directions. The piece can be repeated like this so that on the opposite side of the box the same scene is also visible. The quilt can be endlessly repeated to cover the top and bottom the box as well.



Amy Bond Acrylic and mixed media artist



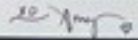
"A storyteller, a maker, a creative risk taker, an inspired, a proprietor, a persistent re-tryer" This is how Amy Bond, AKA AmyKale, AKA Mama Mosaic describes herself. Working as a dental hygienist for over 26 years, with the last 16 in the Walla Walla Valley, Amy says inspiration comes in many forms and easily through the people she has served. "Everyone has a remarkable and unique story. It's the vulnerable, vibrantly colorful, tragic and triumphant people of the Walla Walla and Grand Ronde valleys that fuel my imagination."

A mother of two grown boys Amy takes the name "Mama" and "Mosaic" comes from the many forms of art she has worked with through her life from acting and theatre to music to fine art with mixed media.



References:

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Currently, I practice dental hygiene for Blue Mtn. Dental Care in Walla Walla part time and create art part time. I have served my community as a dental hygienist for 27 years. 



Mama Mosaic

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College Place, WA 99304
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APRIL 30, 2021

City of College Place, WA Urban Forestry Management Plan



URBAN FOREST MANAGEMENT PLAN (UFMP)

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



College Place, Walla Walla County, ca. 1930

APRIL 30, 2021

ACKNOWLEDGMENTS



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TABLE OF CONTENTS

Executive Summary	7
Public Process	7
Survey Results	8
S.W.O.T. Analyses	8
Purpose of the UFMP	8
College Place Tree Inventory Summary.	8
Goals of the UFMP	9
Urban Forestry Program Actions	10
Introduction	12
Vision Statement	13
College Place Canopy Cover Goals.	13
City Plan and Policy Coordination	14
Tree Benefits	15
College Place PAR Board	20
Urban Forest Management Planning	21
Program Management Objectives	23
Ordinance Review	23
Tree Inventory.	26
Framework for the 5-year Strategic Management Plan	29
Effective Administration	30
Business Corridors and Downtown Trees	30
Tree-based Strategies to Reduce Infrastructure Damage	34
Infrastructure-based Strategies to Reduce Infrastructure Damage	34
Recycling Wood Waste and Chip Disposal	36
Inventory and Tree Maintenance Summary	38
Appraised Value	38
Ecosystems Services Benefit Summary	39
Tree Maintenance and Care	39
Mature Tree Care	41
Planned Tree Maintenance	42
Tree Condition Distribution.	43
Young Tree Pruning Program	43
Tree Maintenance Pruning Cycle	45
Tree Resource Expansion	47
Tree Planting Practices	49
Mulching	50
Diversification	50
Diameter Distribution	52

Tree Establishment Plan	.	.	.	.	.	.	.	55
Tree Risk Management	.	.	.	.	.	.	.	56
Tree Inspections	.	.	.	.	.	.	.	58
Risk Tree Abatement	.	.	.	.	.	.	.	60
Operating Plans	.	.	.	.	.	.	.	62
Operational Review	.	.	.	.	.	.	.	64
Technical and Professional Resources	.	.	.	.	.	.	.	64
Political Support	.	.	.	.	.	.	.	64
Budget	.	.	.	.	.	.	.	64
Levels of Service and Extrapolated Maintenance Costs	.	.	.	.	.	.	.	65
Staff Training	.	.	.	.	.	.	.	66
Program Funding	.	.	.	.	.	.	.	67
Program Actions	.	.	.	.	.	.	.	69
Conclusion	.	.	.	.	.	.	.	71
Appendix A – Tree Ordinance Writing Resources	.	.	.	.	.	.	.	72
Appendix B – S.W.O.T. Analyses	.	.	.	.	.	.	.	73
Appendix C – Potential Landscape Plant List	.	.	.	.	.	.	.	74
Appendix D – Tree Sidewalk Conflict Resolutions	.	.	.	.	.	.	.	85
Glossary	.	.	.	.	.	.	.	90
References	.	.	.	.	.	.	.	94

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EXECUTIVE SUMMARY

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

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

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

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

Two primary methods of community outreach were used:

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

Public Process

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

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

S.W.O.T. Analysis

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

Purpose of the UFMP

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

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

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

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

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

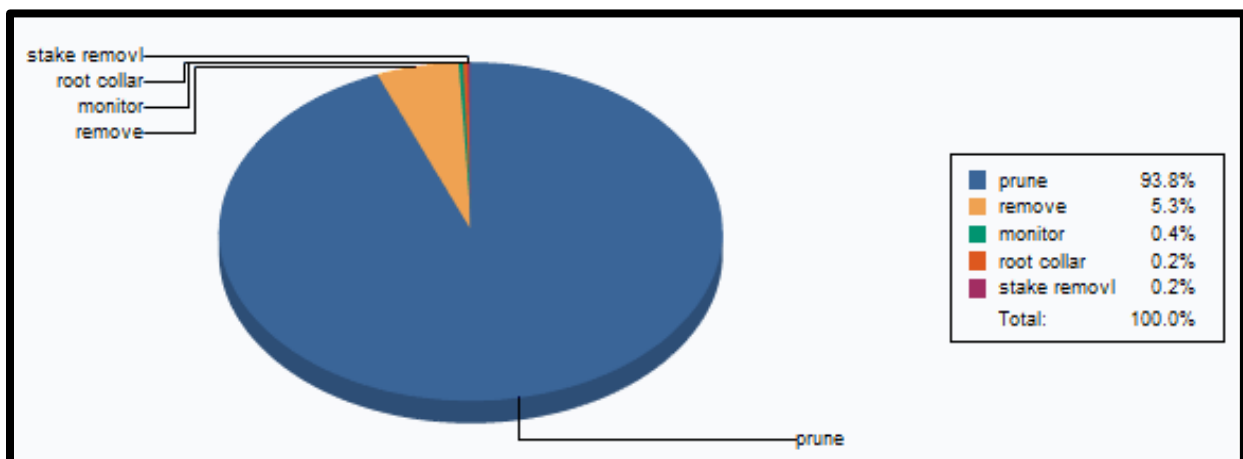
College Place Tree Inventory Summary

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

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

Data results

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



Major Issues

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

Goals of the UFMP

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

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

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

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

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

College Place Urban Forestry Management Plan goals:

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

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

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

Urban Forestry Program Actions

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

- Application of arboriculture industry standards for College Place tree care

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

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

Federally Classified Arterial Roadway Right-of-Way

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

Vision Statement

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

College Place Urban Forestry Vision Statement

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

College Place Canopy Cover Goals

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

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

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

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

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

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

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

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

Canopy Coverage Goals

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

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

City Plan and Policy Coordination

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

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

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

Tree Benefits

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

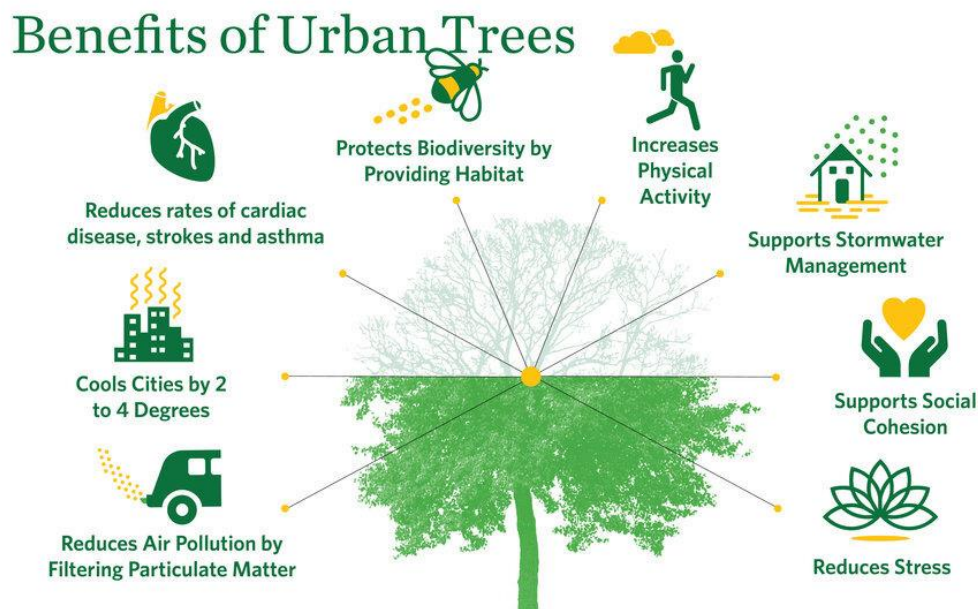


Figure 2 – Trees provide many benefits for College Place if maintained properly.

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

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

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

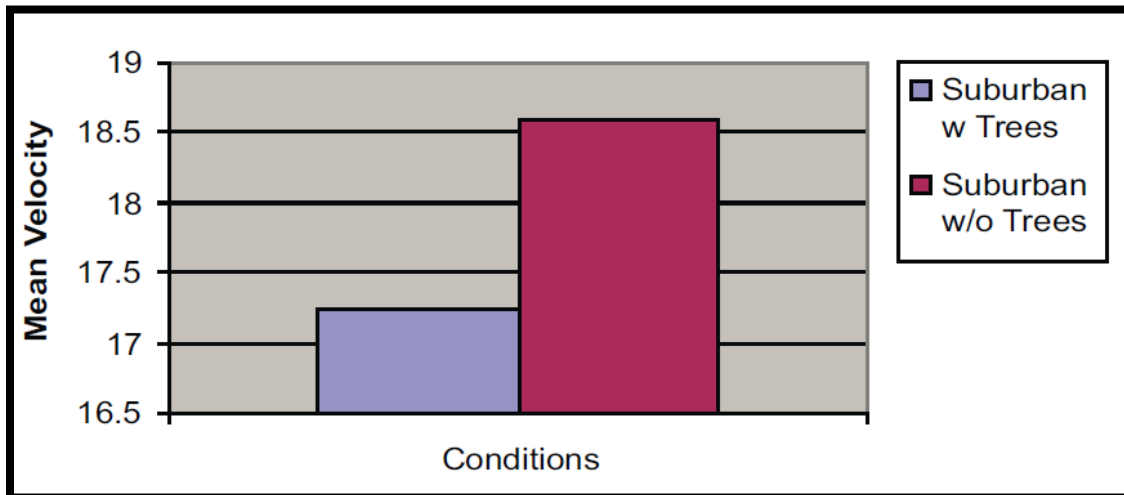


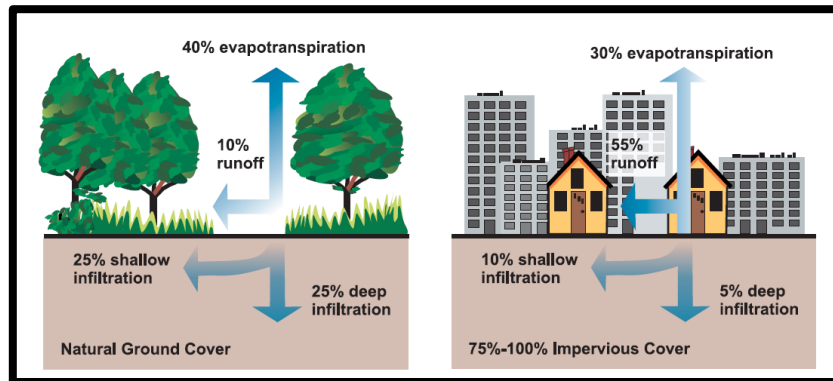
Figure 3 – Trees significantly drop cruising speed of faster and slower drivers.

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

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

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

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



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

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

Air Quality Improvements.

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



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

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

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

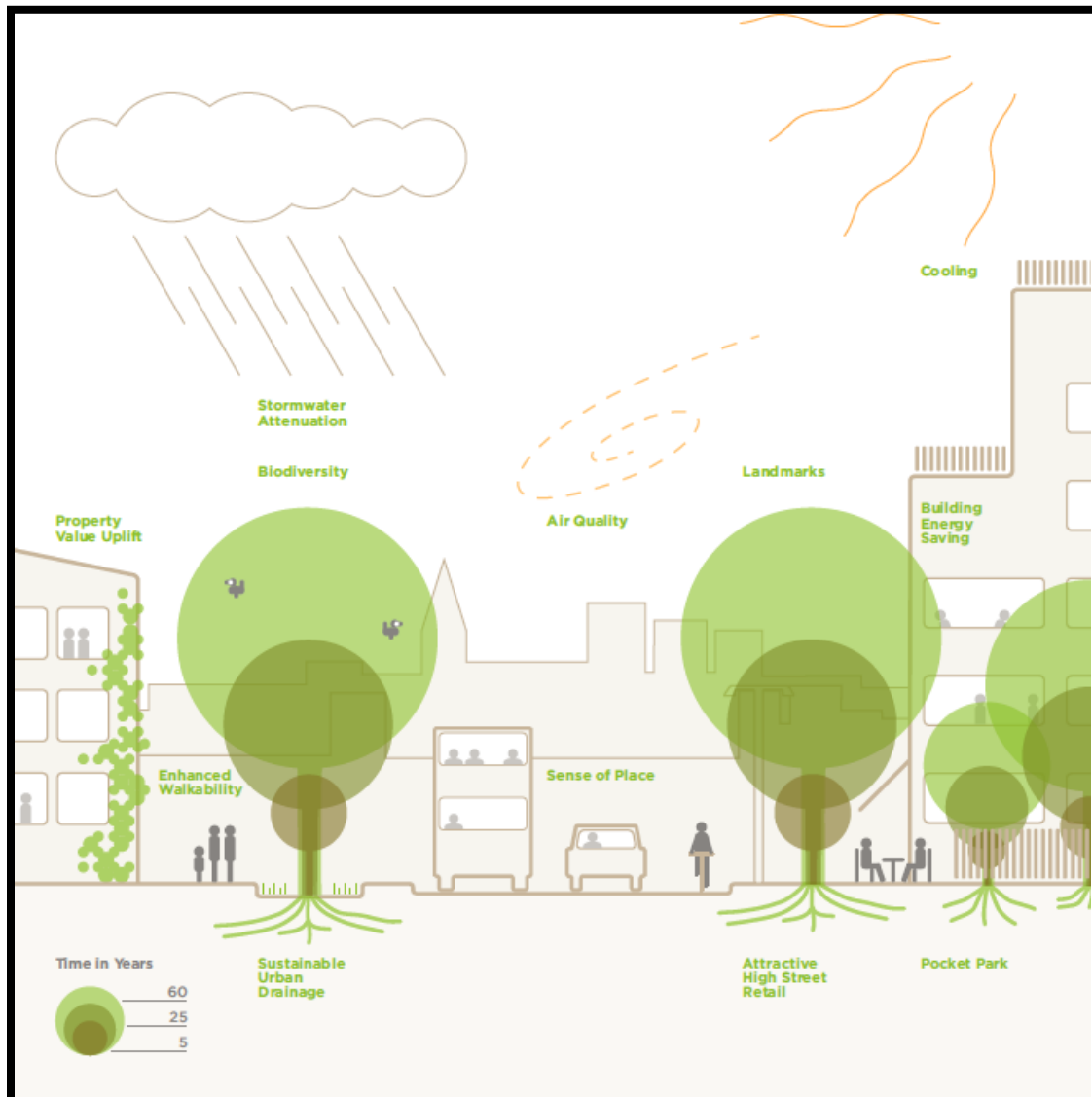
Improving aesthetics has tangible economic benefits. Networks of parks, natural areas, and trails give a community a reputation for being a good place to live and visit. Increased recreational and community activity attracts new businesses, fosters expressions of creativity, and stimulates tourism. Businesses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

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

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

increased market range & potential

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



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

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

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

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

Average annual net benefits values per tree by size

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

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

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

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

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

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

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

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

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

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

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

URBAN FOREST MANAGEMENT PLANNING

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



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

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

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

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

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

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



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

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

PROGRAM MANAGEMENT OBJECTIVES

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

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

Ordinance Review

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

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

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

The key benefits to revising the tree ordinance are:

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

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

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

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

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

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

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

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

Table 1 - COMMON ELEMENTS FOR ORDINANCE EVALUATION

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

Table 2 -COMMON ELEMENTS PRESENT IN SELECTED NORTHWEST CITY ORDINANCES

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

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

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

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

Tree Inventory

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

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

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

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

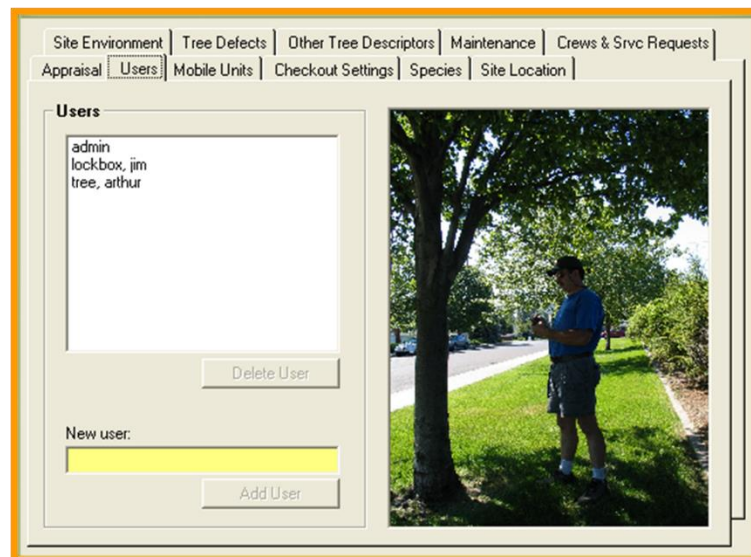


Figure 4 - Inventory data collection

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

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

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

The following objective will enhance management of the urban forestry program.

- Contract for professional data collection of remaining tree population and audit of existing tree inventory data to insure accurate, consistent data collection and correct existing gaps in the tree inventory data such as available planting sites.
- Maintain the assessment of the tree population to obtain accurate, functional data necessary to manage the urban forestry program.
- Maintain and update the tree inventory regularly as part of the urban forestry management program.

It is important that inventory data be accessible to tree managers, consistent, and accurate. All efforts should be made to ensure that the local tree inventory survey results can be used in the City of College Place Geographic Information System (GIS).

Maintaining the tree inventory and using a tree management program such as TreeWorks™ to prioritize maintenance establishes a systematic tree maintenance program which reduces costs. This is primarily because systematic maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high-risk trees. A computerized tree inventory aids in reducing the subjectivity of tree management decisions and stimulates proactive responses.

Embed tree inventory data updates into routine management procedures. Data needs to be kept up to date. Once a baseline has been created, updating can be conducted on a rolling basis, integrating as much as possible of the survey work within maintenance and other routine works conducted. Some areas experiencing strong pressures or fast changes might need to be surveyed bi-annually while others may only need to be looked at once every three years. Areas can be zoned based on level of use and development changes and surveyed accordingly.

Framework for the 5-year Strategic Management Plan (2021 – 2026)

The plan is intended primarily to provide guidance for College Place staff and the PAR Board using the tree information database and a management cycle approach to monitor short to long term trends.

Traditional forestry is the management of trees or stands of trees for timber production and other values including wildlife, water quality, and ecological health. Urban forestry is the management of trees and other forest resources in urban ecosystems for the environmental, economic, social, health, and aesthetic benefits trees provide society.

Agency tree plans provide policy and standards for implementing and managing community tree programs. A community tree plan is to guide the management and maintenance of a community tree program, including tree removal, pruning, planting, funding, and volunteer opportunities. Tree plans should be consistent with other agency planning strategies and usually include a vision statement, goals, objectives, and strategies.

In any given city nationwide, buildings and roads receive careful planning and scheduled maintenance. It is widely recognized that neglect can result in deterioration leading to numerous potential expenses and risks. Why should trees receive any less planning, attention, and care? Tree management plans help cities proactively manage their tree resources to avoid risk, reduce liability, cut maintenance costs, and increase the value of trees. A comprehensive plan helps promote the health and sustainability of the community's trees, while providing a framework to make difficult decisions about tree removal, preservation, pruning, and planting. A proactive approach to tree issues reduces costs for maintenance, removal, and liability associated with tree failures.

Community Forestry Consultants, Inc. developed this comprehensive UFMP after analyzing the tree inventory data; making field observations; and by applying national arboriculture standards and best management practices. This is a customized plan based on local conditions, resources, and priorities. The UFMP plan will help the members of the College Place staff, PAR Board, city council, and citizens understand the current condition of the community forest and shape its future.

While limited agency funds for urban forestry programs often constrain proactive tree care, management planning efforts can increase the effectiveness and reach of scarce resources and have significant impact on the landscape.

The UFMP can show College Place staff, appointed board members, and citizens how science informs tree management as well as promoting community values. It will help raise citizen awareness of the benefits of a healthy, diverse and well-managed urban forest. A strong management plan will serve as a tool to be used for garnering public support, cooperation, funds, and help the community sustain its trees for future generations.

The objectives of the College Place UFMP plan include:

- Review, update, and evaluation of operating plans.
- Annual analysis and mitigation of risk trees.
- Proper tree selection and purchase.

- Proper tree planting.
- Proper tree maintenance.
- Adequate funding and staffing.
- Staff training.
- Contractor quality control and monitoring.

Effective Administration

Like the gray infrastructure of streets and utilities, trees are an essential part of a community's green infrastructure and should be administered effectively. The responsibility for administering a community tree program must be clearly defined and carried out on a regular basis. These responsibilities often are divided among city departments, appointed board members, city officials, a tree committee, and agency employees.

The size and complexity of an agency will determine how to organize the tree program. College Place's tree population and maintenance requirements require a staff person's time is funded and allotted to manage the tree program and to coordinate work with the city tree program, agency departments, and the public. To ensure good program administration, responsibilities need to be directly assigned and procedures defined clearly.

Community tree plans provide overall guidance to the long-term administration of public trees and must then be translated into effective actions. Bi-annual work plans for tree removal, tree maintenance, tree planting, periodic inspections, task scheduling, securing funding, and public education and involvement should be used to schedule the work required to meet the plan's objectives and goals. By using a bi-annual work plan and a budget based on this plan to prioritize and schedule tasks for the upcoming years, a tree program can become more efficient and avoid crisis management.

Business Corridors and Downtown Trees

City streets are not just thoroughfares for motor vehicles. They often double as public spaces where people walk, shop, meet, and generally participate in many social and recreational activities that make urban living enjoyable. Urban foresters, designers, and planners encourage streetscape tree planting to enhance the livability of urban streets. Large, high quality trees play important roles in community improvement. Trees are as much a part of the city infrastructure as roads, buildings, and streetlights. Extensive research has documented the environmental, social, and economic benefits of large trees for communities, municipalities, and regions.

Trees in small city business districts influence retail and shopping behavior in positive ways. The results of several studies suggest that trees are good for business. Shoppers prefer trees and consider trees an important amenity. They spend more, shop longer, and are willing to pay more for goods in business districts with mature, healthy trees.

Yet, city trees are too often placed into "tree coffins", cutouts in the sidewalk with an insufficient soil volume, oxygen level and water availability for roots, where trees grow poorly, live fast, and die young (Figure 5). The sidewalk cutouts are enclosed with iron grates to create a contiguous surface for pedestrian travel. The iron grates usually girdle the trunk as the tree grows, damaging the tree they were intended to protect, and often lead to trip-and-fall hazards for people causing severe injuries.

Some common procedures exacerbate tree problems. For decades, it has been common to plant street trees in “tree pits.” But if these excavations are too small, the root system cannot support the tree for more than a few years, according to James Urban, an authority on trees in built-up areas. The lack of room for roots stunts the tree’s growth, and soon the tree begins to die, says Urban, principal of Urban Trees and Soils in Annapolis, Maryland.



Figure 5 – Trees and other infrastructure compete in business corridors and downtown areas for space.

The trees may lift adjacent sidewalks which lead to risk issues for the city. Confined to ever-smaller cutouts and planting strips, it is no wonder that roots carve out their space at the expense of sidewalks, curbs, and driveways. The typical public works response is tree removal or aggressive root pruning which often leads to a slow, agonizing tree mortality or tree failure. If the trees are removed the city is left with vacant tree pits. When this happens, trees lose and cities lose.

While some trees are associated with sidewalk damage, research in many cities has shown that trees are minor contributors to sidewalk failures. The soil type and soil’s suitability for sidewalk construction and root growth all have a bearing on tree-sidewalk conflicts.

Those trees that do survive tend to experience stunted growth, pest and disease problems, mutilation described as pruning for clearance issues, exposure to road pollution, and vandalism. The trees are stressed and often decline and die, creating a public eyesore during the process. It is not surprising that some city officials and the public have a poor opinion of trees in downtown business districts and along city streets. The trees never reach their potential to provide the benefits for city dwellers.

One of the biggest challenges for arborists, urban foresters, city planners, landscape architects, soil specialists, engineers, and public works staff is to provide sufficient soil space for root growth and tree health, in a situation where space is at a premium. The trend is to downsize the urban forest and plant smaller trees.

The College Place downtown business corridor is under constant competition for space. Many infrastructure items must share the same space and co-exist (Figure 8). The key site condition factor to consider in resolving tree-sidewalk conflicts is to integrate trees into the infrastructure design up front. The fundamental solution to most city tree problems is simple: Give each tree access to more and better soil.

The downtown business district is the heart of College Place. As might be expected in the downtown, several organizations, property owners and tenants are stakeholders in the management of trees. Many areas of the downtown are planted with trees, many are recent installations, and most are planted in tree pits. Development and redevelopment of property in the downtown can mean additional planting opportunities or it can mean facing the loss of established trees to development of buildings, parking lots and street redesign.

When development does occur where trees currently grow, great care must be taken to protect those trees that are healthy and structurally sound whether on public or private property.

An American Forests article published in the early 80's stated that an oak or maple tree is capable of living up to 400 years in the forest, up to 80 years on a college campus, up to 30 years in a heavily used park, up to 20 years along a city street and about 4 years in a downtown planting pit. Thirty years after the article was published, the same design mistakes are still being made in cities across the United States. There are several challenges when planting trees in any downtown area:

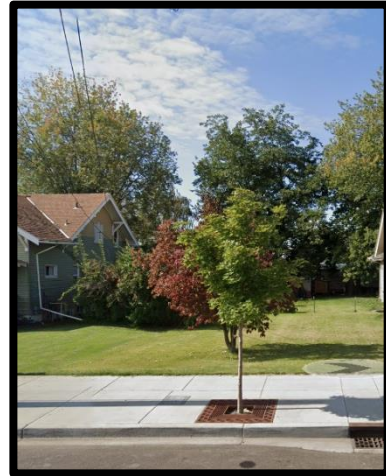


Figure 6 – Trees located in tree pits surrounded by excessive concrete.

- Limited Planting Space. This is one of the greatest challenges to maintaining a healthy urban forest in the downtown district (Figure 6, 7). These are typically concrete walls on all sides; four feet square and leave little space for root expansion necessary for vigorous tree growth.
- Availability of Irrigation. Water is vital to ensure trees thrive. Lack of water is a primary stress to the tree and often leads to poor growth, premature defoliation, and death. Installation of automated irrigation should be required on new development and new tree wells or water filtration systems that capture run off for trees before sending it down the drains.
- Difficult Growing Conditions. In any location tree growth is limited by the conditions present in its surroundings. In the downtown, limited growing space, poor soil, heat and exposure to sun and wind impose stress on trees. Incorporating new designs that find more growing space for trees and selecting trees more tolerant of harsh growing conditions will help.
- Owners and Tenants. Some business and property owners perceive trees to be an obstacle to business operations because trees create litter, block visibility of signs and displays and are difficult to maintain. The latest research indicates that trees in downtown corridors increase business, increase shopping time spent and increase the amount spent per visit (Wolf 2005). Trees and business owners in downtown corridors can co-exist and provide benefits to each other.

- Poor Maintenance. Many people do not understand how trees grow or how to best care for them. Trees in downtown areas often go without any regular care. Some trees are topped to clear signs and they become a liability to the adjoining property and the city. Education is crucial to helping owners, tenants and contractors understand proper pruning and tree care can create assets rather than liabilities.
- Tree Grates and Guards. As trees grow and mature, their trunks can come into conflict with the grates covering the planting hole. Roots from the trees often grow into the soil under the sidewalk, cracking and heaving the concrete (Figure 7). Grates can girdle trunks in a short time without maintenance. If left in place, the grates can damage the trees they were meant to protect. The grates are also trip hazards. Their use should be limited and temporary.

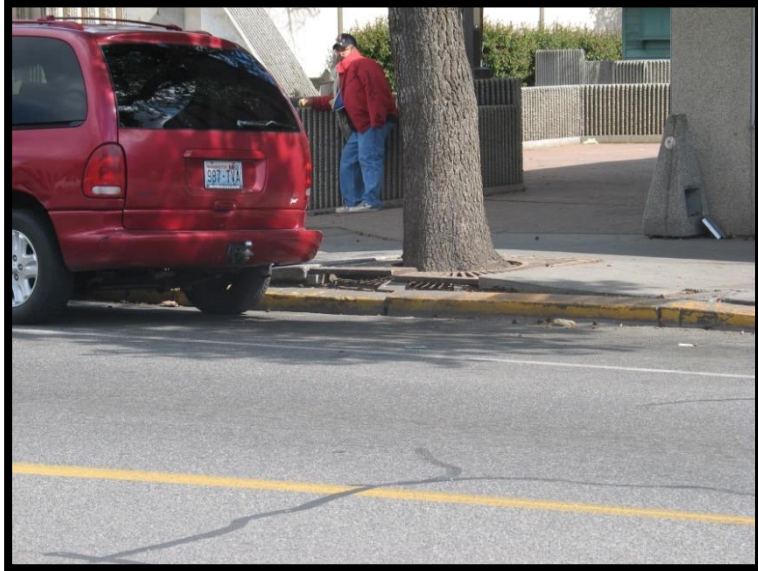


Figure 7 – As trees grow grates girdle trunks and creates trip hazards.

Often, the downtown and other business districts are selected as high priority areas to increase the beauty and attractiveness. Traditionally, downtown trees were installed according to traffic engineering design standards that did not consider the biology and culture requirements of trees. The business district of College Place is characteristic of this design concept. Unfortunately, little can be done to improve the current planting spaces without a major change to the infrastructure.

Tree plantings in the downtown business district and College Place add greatly to the economics and aesthetic appeal of the city. Tree selection for business and shopping areas must take into consideration the need for shoppers to view storefronts, as well as the need to provide enough shade for shoppers. **The branching habit must be high enough to allow pedestrians to walk comfortably beneath the trees.** Some options are tall, narrow growing (fastigate) species. These trees can provide beauty, a look of uniformity, and a formal appearance to the shopping district.

Public streets and sidewalks constitute a large percentage of the College Place's impervious surface, generating runoff and pollutants. Reducing the amount of impervious surface, implementing low-impact development (LID) stormwater techniques, and increasing vegetation planting within College Place rights-of-way can assist in creating greener business districts and neighborhoods. Techniques to accomplish this include reducing the amount of pavement, utilizing pervious pavers, installing rain gardens, and installing traffic circles and medians which can be planted with vegetation. These techniques can also help to achieve traffic calming goals and a better balance

between vehicles, pedestrians, and bicycles, and are part of a “complete streets” approach.

“Complete streets” is a term used to describe streets designed to enable safe, attractive, and comfortable access for all users. Transportation engineers define “green streets” as streets where green infrastructure practices such as reducing road widths are integrated in the design. Within green streets, LID techniques and vegetation planting will be prioritized.

Objectives of urban forestry program for the downtown business district and other commercial corridors:

- To preserve existing trees in parks and green belts on public lands in the downtown core.
- Improve appearance of downtown public spaces/sidewalks – add trees and landscaping. Improve appearance and sense of welcome in key areas of downtown. Support efforts to clean up and landscape publicly owned portions of the downtown area. This includes lawns, landscaped areas, and street trees.

Tree-based Strategies to Reduce Infrastructure Damage

Methods to reduce infrastructure damage have been varied and numerous, with both preventive and remedial strategies employed. Three groups of strategies have been used based upon their action approach: tree-based strategies; infrastructure-based; or root zone-based. Often a combination of action types is used on the same tree to mitigate infrastructure conflicts.

Species selection is an important consideration in any planting situation and particularly important in downtown business districts. Matching a suitable species with the planting space is the first step in the process. Other considerations include drought tolerance, litter, maintenance requirements, and mature size. The trend is to plant small stature trees, but studies have shown that ultimate tree stature is not a good indicator of potential for hardscape damage. It is more important to consider the mature size of the trunk flare and buttress roots of the tree when selecting species for limited spaces.

Root system characteristics or root architecture is another tree-based strategy to consider when selecting plant material. There is little scientific research available about the root architecture differences between species or the differences within a species and the influence rootstocks may have on root architecture. Yet, there is some empirical experience that can be applied. Ash trees generally have a wide, lateral root system while oak trees tend to have an oblique root system. Ash trees may not be suited for downtown corridors because of their root architecture and emerald ash borer issues. However, other factors influence plant choice such as soil type, drought tolerance, and litter. Ash would be a suitable candidate for a downtown tree if these factors were the primary criteria. The point is many factors influence species choice for downtown sites.

Infrastructure-based Strategies to Reduce Infrastructure Damage

Infrastructure damage is often caused by trees that outgrow their planting space. The objective of design strategies is to maximize the distance between trees and

infrastructure to minimize the potential for conflict (Figure 8). Infrastructure-based strategies focus on prevention of problems. For new trees, providing adequate space by using larger planting spaces, tree islands, or narrower streets are key preventive strategies. The goal is to eliminate some hard surface when possible.

For established trees, creating additional space using curving sidewalks and pop-outs, or eliminating sidewalks altogether are remedial strategies to consider. Bridges and ramps over existing root systems is an alternative but compliance with the Americans with Disabilities Act (ADA) must be considered.

Planting spaces of appropriate size for the desired species is critically important. The larger the planting space, the lower the potential for damage from trunk expansion, buttress root development, or surface root development. Various researchers have suggested planting strips be 10 feet wide and cutouts be 6.5 feet by 6.5 feet.

Although tree height provides some guidance in matching trees and planting space size, measuring the trunk diameter at ground level gives a direct assessment of the minimal planting space needed for a species. This measurement includes both the trunk flare and root buttress growth. To accommodate species with surface-rooting characteristics, additional space beyond that needed for trunk diameter at ground level will be required.

Curving sidewalks away from the tree increases the distance between the tree and the sidewalk and the damage potential decreases. Sidewalk meandering—realigning the sidewalk's direction of travel—enables the community to provide more growing space for trees in an aesthetically appealing way (Figure 9). The amount of growing space created can be substantial and, therefore, sidewalk meandering is usually the most feasible way to retain large, mature trees. Also, increased distance from sidewalk edge to lateral roots or trunk flare allows for root pruning, when necessary, to occur further from the trunk, which reduces direct contact between the sidewalk and tree roots or trunk. Sidewalk meandering often requires permission from the abutting property owner to dedicate more of their property to the public right-of-way.



Figure 8 – The additional space available should have allowed greater space between the tree and the sidewalk.



Figure 9 - Re-routing sidewalks around a large tree is a successful option.

There several remedies for solving tree sidewalk conflicts. These are discussed in detail in Appendix D.

Recycling Wood Waste and Chip Disposal

Tree removal is typically the most expensive tree maintenance operation on a per tree basis. Other costs associated with tree removal include stump removal and wood waste disposal.

Currently, most of the wood generated from park tree removals brings little economic return to tree management budgets. The growing concern about the environment and overburdened landfills, coupled with an opportunity to augment the forestry budget, should prompt College Place to the possibility of utilizing waste wood for city and community programs.

There are many opportunities today to recycle tree residue. The following options are available for agency use.

- Mulch (new tree installation, trails, landscape beds)

- Biomass fuel production
- Small scale sawmill operators (building materials)
- Secondary product production (park benches, furniture, wood sculptures)
- Woodworker associations (knotted and twisted wood pieces)
- Composting
- Firewood

Which option(s) to apply and implement will depend on city laws, agency policies and resources. An internal review and revisions of existing laws and policies governing agency wood waste utilization can improve the agency's ability to sell this material (USDA, NA-TP-02-94).

INVENTORY and TREE MAINTENANCE SUMMARY

Appraised Value

Trees in urban areas are valued differently than the timber value of their forestry counterparts or trees in undeveloped areas of the community. Appraised value of urban trees is based on the species of tree, the trunk diameter, the condition of the tree, and the location of the tree. College Place trees represent a considerable economic, social, recreational, and environmental asset to the community. **The 557 trees inventoried thus far have a total appraised value over \$1,551,000.00 (Table 1).**

The graph shows the number of trees in a range of dollar values. Most trees inventoried are in the small diameter class size. The median appraised value for College Place's trees is \$430.00 because many of College Place's trees are in small diameter classes. Higher condition ratings come with improved maintenance which increases appraisal values.

Total Appraised Value: **\$1,551,000.00**

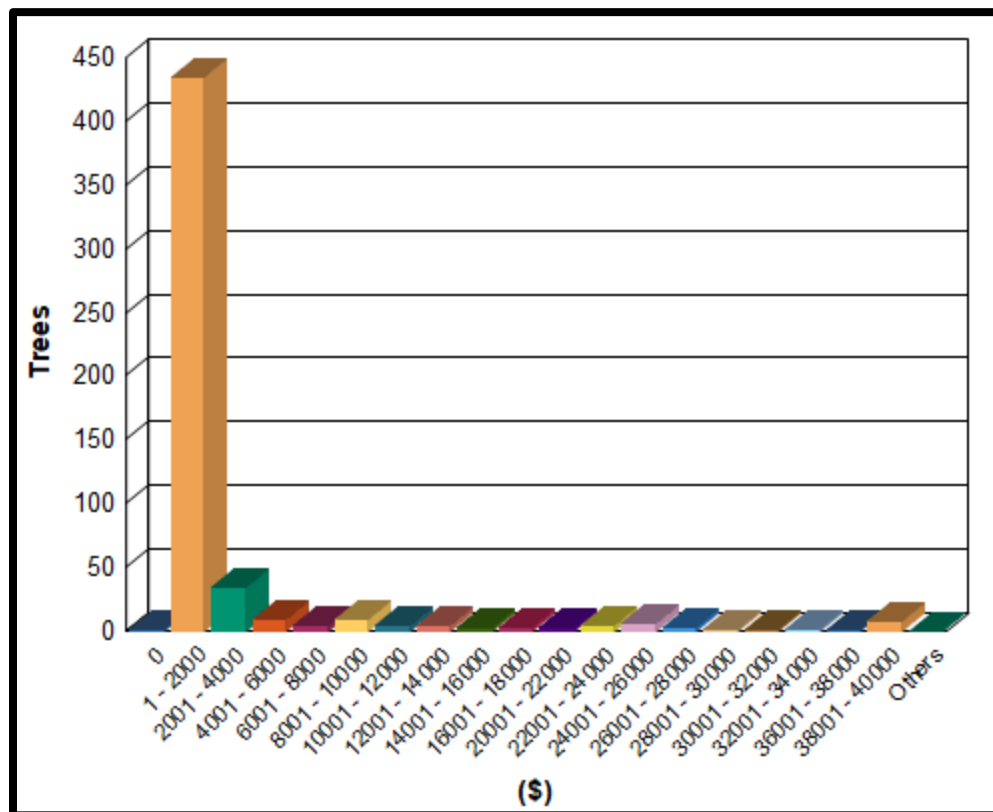


Table 1 – The appraised value of inventoried trees was determined from the Council of Tree & Landscape Appraisers Guide for Plant Appraisal, 9th Edition.

Trees are the only asset owned by the City of College Place that increases in value as they age, but only if they receive proper maintenance.

Ecosystem Services Benefits

As discussed in earlier sections of the UFMP trees provide many benefits beyond ornamental and aesthetic traits. Many of these values can be measured through use of regional computer modeling systems (I-Tree) developed by the USDA Forest Service to assist cities in assessing the value of these environmental benefits. Enumerations of the benefits College Place's public trees provide are described in this section.

Energy savings reflect cost savings in electricity and natural gas for cooling due to shading of buildings (energy units, economic value in \$ based on energy costs).

Sequestration storage (Nowak et al. 2008) of carbon from atmospheric carbon dioxide (CO₂), a greenhouse gas (mass units, economic value in \$ based on CO₂ emission control costs) is determined from allometric equations based on tree species, diameter, and crown light exposure.

Removal of air pollutants (Nowak et al. 2008) [nitrogen dioxide (NO₂), ozone (O₃), sulfur dioxide (SO₂), and particulate matter < 10 microns in diameter (PM₁₀)] (mass units, economic value in \$ based on pollution control costs), including avoided emissions due to energy savings from pollution removal by trees is based on the median externality values for the United States for each pollutant.

Stormwater runoff reduction (water volume, economic value of stormwater management infrastructure savings in \$) consider the seasonal variation in leaf area for evergreen vs. deciduous trees and calculate precipitation interception on an hourly basis from weather records.

Aesthetics as determined by annual increase in private real estate values are based on tree presence, size, and growth.

Tree Maintenance and Care

College Place staff makes decisions on tree maintenance and mitigation options and schedules the work. With populations of trees and limited funds, such as in College Place, scheduling becomes more important and requires prioritization. Pruning plans are essential, not only to ensure healthy, aesthetically pleasing trees but also to increase public safety, decrease liability, and demonstrate due diligence.

A variety of requirements can inform pruning plans, some more desirable than others. Common factors that determine pruning priorities are residential or business requests and emergency pruning. This kind of "reactive management" is most common in jurisdictions where no planning exists. Scheduling pruning based on these factors may increase liability for damages because many high and extreme risk trees remain unidentified until a failure occurs.

Healthy trees confer numerous benefits, yet poorly maintained trees can pose a considerable risk to the surrounding community. Broken branches and even entire trees can fall, especially during inclement weather. In paved areas, roots can cause cracks and buckles in pavement which may be tripping hazards. Leaves can clog gutters and fruits can rot and smell.

While the benefits of trees far outweigh the costs, careful maintenance is needed to manage risks that are often predictable, detectable, and preventable. Excluding immediate, acute problems (blow downs, pest outbreaks, and extreme vandalism) tree maintenance should be performed on mature trees following a two-to-five-year pruning cycle based on a management plan. The pruning cycle for College Place's mature trees is based on the severity of pruning that may be required due to deferring tree maintenance.

Tree health can be greatly increased by regular pruning, especially when the tree is young. Immature trees that are not pruned can develop many structural problems such as weak branch structure, crossing branches, and co-dominant leaders (ISA 2005) (Figure 10). If corrected early, the tree can develop a strong support structure with a healthy canopy. This in turn will reduce the necessity of more expensive and often intrusive corrective pruning during the normal life of the tree. If tree condition is improved at a young age and maintained during the tree's life, there will be less need for a reactive approach to pruning.

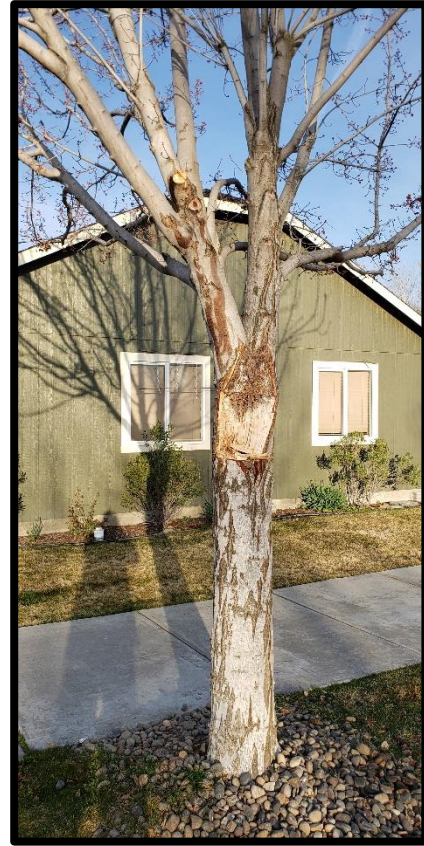


Figure 10 - Co-dominant stems are easily fixed on a young tree but often fail if not pruned correctly early in the life of a tree.

Most communities try to implement a two-to-five-year pruning cycle. The ability to implement a cyclic pruning program is limited by the staff and financial resources in College Place. Most cities and towns cannot afford to contract services for all trees. There are options available to deal with budget constraints. For example, contract pruning of large trees with significant structural defects near high use areas may be an initial management recommendation while small tree pruning is performed by College Place staff or trained volunteers. The objective is to start and maintain a cyclic pruning program within the fiscal and personnel resource constraints of College Place.

Industry standards such as ANSI 300, 133.1, or 60.1 define the standards and terms of arboriculture; specifications and best management practices determine how the agency applies the standards to manage its trees. The standards and specifications are applied universally to all public trees regardless of who is doing the work – College Place staff or contractor. The standards and specifications guarantee that, if invoked, a healthy, structural sound urban forest will be perpetuated. The standards and specifications also demonstrate College Place is implementing currently accepted practices by the urban forestry and arboriculture professions. The arboriculture specifications should, at a minimum, include specifications for removal, pruning, planting, species, tree preservation, risk rating system, and inventory methodology.

Objective for tree care maintenance that should apply to all College Place staff and contractors.

- Pruning treatments should follow the best management practices established by the ISA, ANSI Z133.1 and ANSI A300 standards and employ ISA certified arborists to perform tree maintenance. In addition to ANSI standards, the city should develop pruning specifications that serve to define treatments for different species, ages of trees, pruning techniques, and other pruning issues.

Proper pruning adds value to the landscape and is one of the few active management techniques that helps a landscape appreciate while minimizing liability concerns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic value the community forest creates for College Place.

Mature Tree Care

The benefits and values of trees are maximized when trees reach maturity. To maintain this high level of benefits for a longer period, College Place should commit to providing regularly scheduled maintenance to its mature trees and prepare for other, non-routine arboriculture treatments as needed. A comprehensive mature tree care program primarily centers on routine or preventive pruning, and the ability to fertilize, irrigate, control insects and diseases, and cable and brace trees when necessary.

If regular pruning is planned in a systematic manner, crews and equipment can work much more efficiently than if pruning is only done by request or in case of emergency. The cost difference can be dramatic. The ISA has compared efficiencies of both methods and found planned pruning to be at least twice as productive. When crews examine the urban forest regularly for possible risks and tree health problems, there is a reduction in citizen calls for emergency pruning (Luley et al. 2002). Additionally, the crews often find problems that would not have been reported by residents. Regular pruning cycles can also focus on certain species that may require more attention; this is common when a pest needs to be controlled, for example. Regular, cyclic pruning maintains a greater safety level in the urban forest and can decrease liability for the agency (McGauley et al 2000).

Over 95% of the trees inventoried in College Place require maintenance (Table 1, 2). Pruning represents more than 90% of the maintenance tasks. Regular pruning will improve the condition rating of the trees, reduce the potential for storm damage to trees, reduce the risk associated with community trees, and demonstrate proactive management of College Place's tree resources (Table 2, 3).

Planned Tree Maintenance

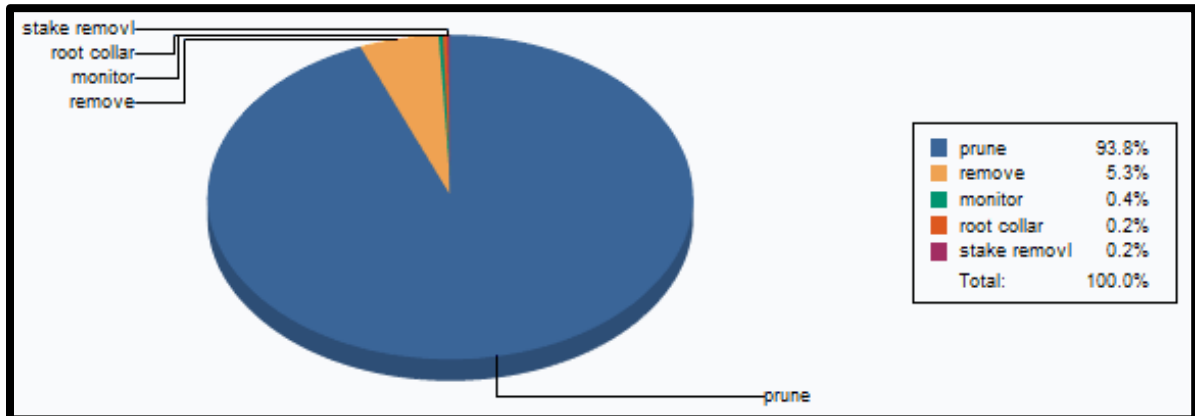


Table 1 – Planned Maintenance from Tree Inventory Data Collection

City of College Place Tree Maintenance Task Details	
Task	Tree Count
Remove – DBH* > 15 inch	2
Remove – DBH < 15 inch	23
Prune Standard – Crown clean DBH > 18 inch	51
Prune Standard – Crown clean DBH < 18 inch	73
Prune – Subordinate DBH > 18 inch	5
Prune – Subordinate DBH < 18 inch	300

* diameter breast height measured on trunk (4.5 feet above soil surface)

Table 2 – Tree maintenance tasks and tree count determined during inventory data collection.

Removal: There are 25 trees inventoried that require removal. Removals are primarily due to trees that are dead or have significant structural defects. Most of these trees are small diameter sizes.

Prune: There are 432 trees that require some type of pruning treatment. The common defects are co-dominant stems on younger trees which can be corrected by subordination pruning treatments and dead branches in older trees.

Tree Condition Distribution

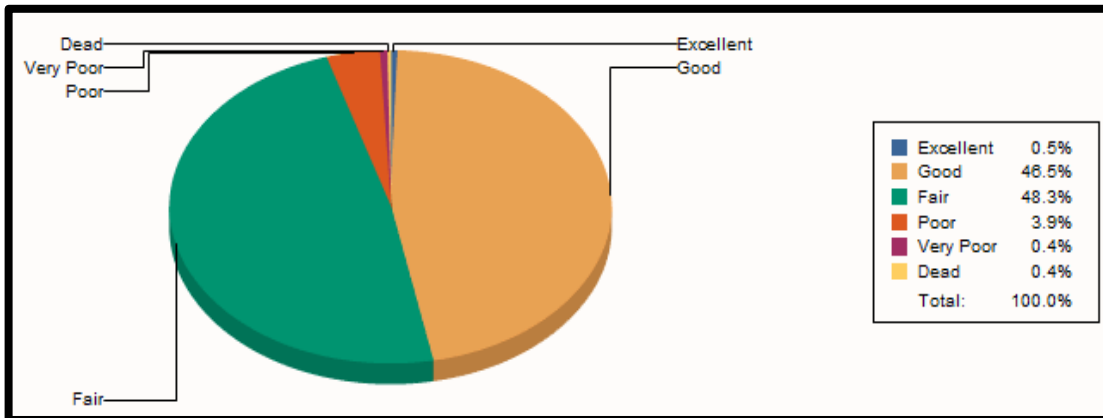


Table 3 – Condition ratings of inventoried trees.

Condition	Percent	Count
Excellent (90 - 100%)	0.5%	3
Good (80 - 90%)	46.5%	259
Fair (70 - 80%)	48.3%	269
Poor (50 - 70%)	3.9%	24
Very Poor (50 - 1%)	0.4%	2
Dead (0%)	0.4%	2
Total		557

Young Tree Pruning Program

There are many newly planted or young trees in College Place. More new trees will be added as trees are removed, development changes, and to diversify the existing tree population. It is critical to understand the proper maintenance techniques required to ensure the longest and safest service life of these trees. The major components of a young tree care program are pruning, mulching, and watering.

Pruning young trees to obtain good structure requires an understanding of the growth-habits of the various species being planted and of tree biology, anatomy, and physiology. Training pruning is used to develop a strong structural architecture of branches so that future growth will lead to a dominant central leader, strong branch attachment and proper branch spacing along the trunk.

Many young trees may have branch structure that can lead to potential problems as they grow, such as codominant stems, many limbs attaching at the same point on the trunk, or crossing/interfering limbs (Figure 11). When trees are small, these problems can be remedied easily and inexpensively.

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APRIL 30, 2021

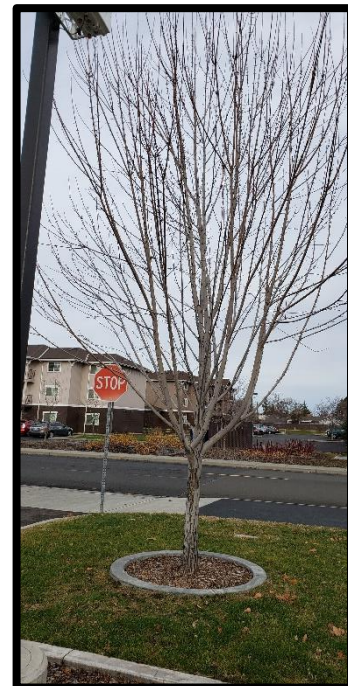


Figure 11 – Young tree in Kiwanis Park with codominant stems.

URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

If structural problems are not corrected while trees are young, they can become safety risks as they grow larger and create potential liability.

All newly planted trees should receive their first training pruning the third year following planting. Training pruning should not be done when a tree is planted, because it is already under stress from transplanting and needs as much of its leaf canopy as possible to manufacture food and increase root growth for proper establishment in its new site. Only dead or broken branches should be removed at the time of planting, and in the next two years.

The training pruning program would also be accomplished on a cyclical basis, but the work would be scheduled during a three-year cycle rather than the two-to-five-year cycle for the routine pruning of larger established trees. As mentioned above, newly planted trees should receive their first training pruning three years after planting. This work can be accomplished throughout the year (Figure 12).

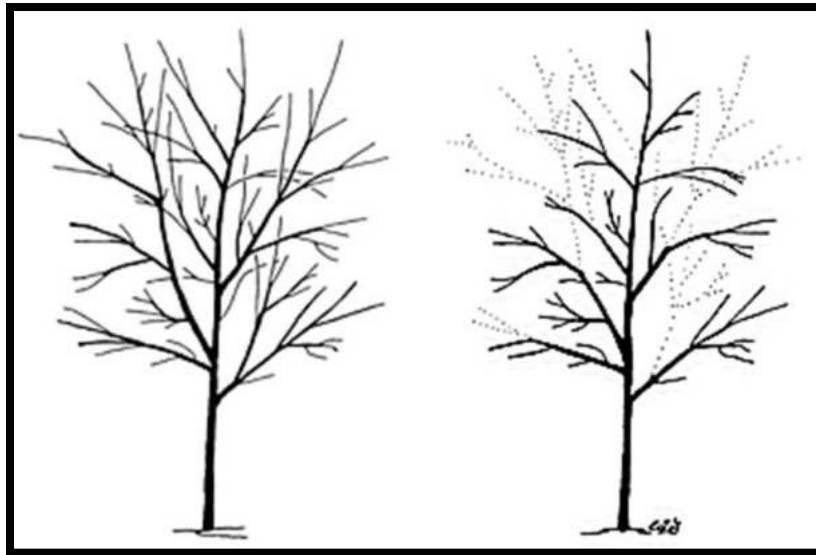


Figure 12 – Tree structure in young trees.

An optimum time to perform this pruning is late winter–early spring prior to bud break. The leaves are gone allowing clear visibility of the branches and trees will react positively to pruning at this time of year. Also, it is usually a time of the year when city staff workloads are less demanding. Training pruning can be accomplished from the ground with a minimum amount of equipment. College Place should develop an organized, documented approach to cyclical tree maintenance that can be easily managed by staff.

Objectives that promote stewardship, longevity, structural integrity, and health of the community forest.

- Educate mower and weed eater operators about equipment operation around tree trunks.
- Maintain the GIS-based inventory to manage the composition, character, and distribution of the urban forest.
- Establish a long-term tree care and management program for public trees to enhance urban forest and ecosystem health and function, that includes structural pruning of young trees, cyclical pruning and crown cleaning of older trees, line-of-sight and height clearance pruning of street trees, removal and replanting efforts, risk identification for street and park trees.

- Coordinate city departments to identify and address serious and persistent tree-related infrastructure conflicts, to include street, sidewalk and utility impacts along with maintenance and installation impacts within utility easements.
- Maintain industry-appropriate storm and risk tree response protocols.
- Maintain, promote, and apply industry-appropriate pruning and planting standards through staff training and hiring of ISA certified arborists.
- Monitor tree population for insect pests and diseases, particularly invasive.
- Review operating plans on a bi-annual basis.
- Review and update the Urban Forestry Management Plan on a 5-year cycle, or as needed, to adjust to changing circumstances.

Tree Maintenance Pruning Cycle

- I. **Pruning Schedule:** The maintenance pruning schedule shall be dictated by tree species, age, function, and placement.
 - Trees less than 7 years old should receive structural pruning on 3-year cycle.
 - Trees 7-20 years old should receive structural pruning every two to five years.
 - Trees 20 years old and older receive maintenance pruning every five to seven years to clean dead, diseased, dying, and defective branches from the crown.
 - Trees adjacent to roadways, walkways, signs, and street lights are annually inspected for safety and clearance issues and maintenance pruned as necessary.
- II. **Pruning Practices:** To encourage the development of a strong, healthy tree, the following guidelines shall be followed when pruning. General pruning shall not be conducted without a clear objective or outcome. Prune first for safety, next for structure, and finally for tree health. When removing branches, the pruning cut shall not damage the branch bark ridge and branch collar.

******Structural pruning and subordination should be the first pruning treatments applied to any tree regardless of size******

Structural Pruning: Pruning to influence the orientation, spacing, growth rate, strength of attachment, and ultimate size of branches and stems resulting in a strong tree.

Subordination: Pruning to remove the terminal, typically upright or end portion of apparent branch or stem to slow growth rate so other portions of the tree grow faster.

Crown Cleaning: Crown cleaning shall be performed to remove dead, diseased, dying, and defective branches, which reduces branch failures and hangers, promotes, health, and improves appearance. Large branches should be removed

with the aid of ropes and rigging equipment to minimize the risk of tree injury from falling debris.

Crown Thinning: Pruning treatment used to remove lateral branches. It should be conducted from the outer edge of the canopy. It should be used judiciously.

Crown Raising: Raising shall be performed to provide vertical clearance from thoroughfares, signs, streetlights, and structures. Always maintain live branches on at least two-thirds of a tree's total height. Removing too many lower branches will hinder the development of a strong main stem.

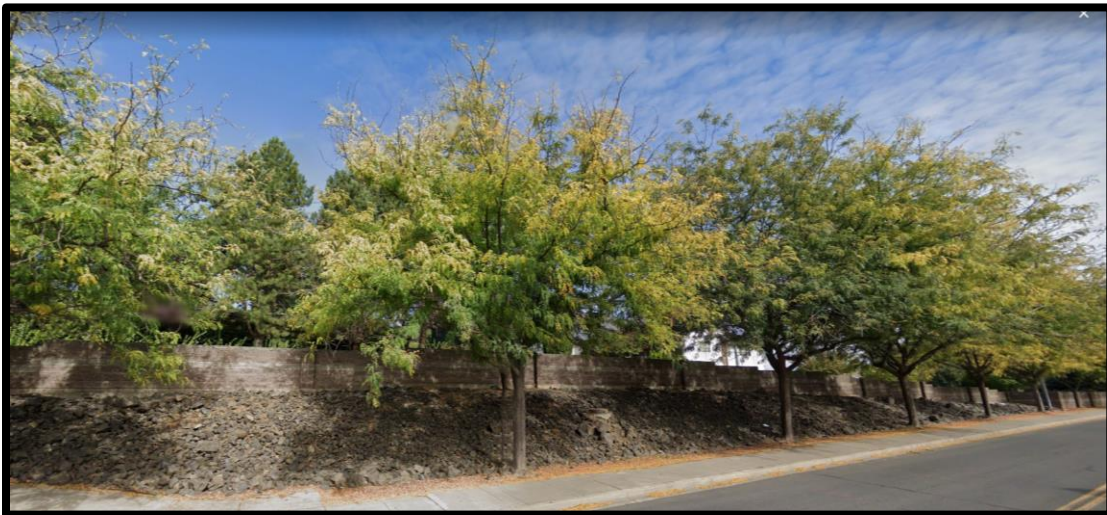


Figure 13 – Many trees along streets have been pruned for clearance but no structural pruning occurred to create proper branch architecture.

All recently planted trees like the red maple in front of the municipal offices require subordination pruning to establish a strong central leader and proper branch architecture to avoid development of codominant stems (Figure 13, 14). This is easily accomplished without power tools or large equipment. The pruning should be performed by a skilled arborist.

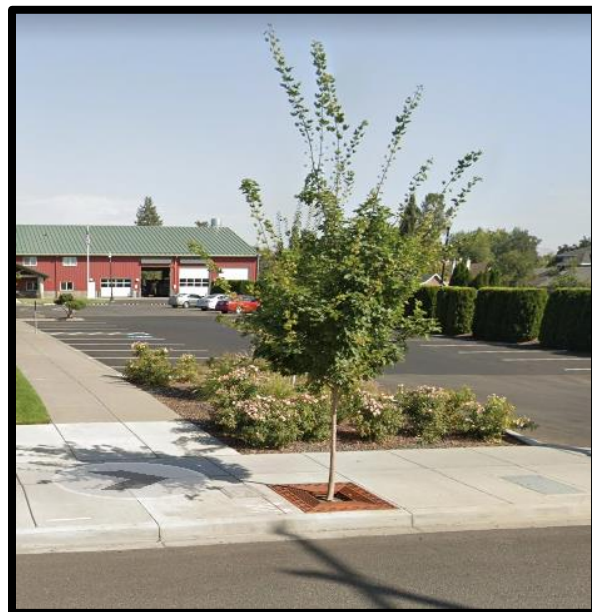


Figure 14 – Red maple planted recently that should receive a subordination pruning treatment.

TREE RESOURCE EXPANSION

Tree Resource Expansion

There is a clear need for a tree planting plan to guide the arboriculture future of College Place's community trees. Such plans will minimize the unintended but gradual degradation of the urban forest over time, as well as maximize the potential for a sustainable and diversified tree canopy and the associated benefits. The trees in College Place—a relatively even-aged, limited, and undiversified population—are not only significant design elements but also represent the canopy cover at this stage.

A challenge for College Place is to plant enough new and replacement trees each year to increase the canopy cover, maintain newly planted trees, and ensure the trees thrive. Removals without replacement and planting small trees in large spaces lead to net canopy loss. Without a clear plan to guide tree plantings, the City of College Place may plant trees but not achieve a net increase in tree canopy.

Tree planting plans include input from local citizens, city staff, state agencies, organizations, businesses, planners, developers, city staff, affiliated green industry professionals, and elected officials. They are integrated with other comprehensive agency and city plans to create a blueprint for administration and management of the College Place planting program.

The goal is to provide specific guidelines on locating, planting, and caring for trees. Removing, pruning, planting, and preserving trees; educating stakeholders; and improving coordination and communication among citizens, city staff, and elected officials are critical components in the development of the tree planting plan. A tree planting plan will help College Place tree managers quickly determine how best to apply funding that often becomes available in small and unpredictable amounts. A plan should not only specify what (species) and where (location) but when (timeframe) and why (underlying goals).

The community tree plan should address some important questions about landscape design, development impacts, including the kinds of neighborhood and other landscapes that are present, their function, and their attractiveness; how the landscapes should look and function in the future; and how the landscapes should be protected or modified to reflect community goals.

Design objectives can include the following:

- Plant only the quantity of trees that can be maintained properly. If there is only funding to maintain 50 newly planted trees do not plant 100.
- Increase tree planting on College Place owned property, including parks, public buildings, ball fields, and other developed sites.
- Promote additional street tree plantings while considering infrastructure (e.g., utility) limitations.
- Review new site development proposals to maximize tree planting and preservation opportunities.
- Encourage tree planting and preservation on private property.

- Develop guidelines for reviewing tree selection and/or location regarding the aesthetics of specific architectural and development projects in the community core.
- Consider the development of a College Place Master Street Tree Plan to express unified visions and themes for street trees across the community.
- Important landscapes, such as main entrances and exits, will be identified, and considered in tree and flower planting. An overall image of College Place will be developed through the coherent planting of trees along streets and parks.
- The final selection of trees and their placement for a landscape shall be made in the field while considering the many elements of that landscape.
- The tree species chosen for planting, besides meeting design criteria, must be biologically adapted to site conditions and well suited for the level of care they will receive.

Implementing a tree planting plan and using inventory data to prioritize planting and maintenance establishes a systematic program which reduces costs (Figure 15). This is primarily because systematic, planned maintenance in general leads to healthier trees that require less expensive maintenance over the long run than unhealthy, high risk trees. Maintenance practices and standards for new tree plantings should be a component of the tree landscaping plan as well as strategies for funding maintenance programs. Developers should be encouraged and expected to use creative design strategies to achieve the intent of the tree planting plan.

Tree planting in College Place can significantly impact that community's landscape for years to come. Yet planting decisions, including the selection of species and location, are often made without the benefit of a long-term strategy or plan. Tree planting might occur as part of a larger capital construction project or be driven by a donor request or the need for a volunteer project.



Figure 15 - For every dollar spent on tree planting and establishment, a 250% return on investment is provided to the city in terms of the total services provided at tree maturity.

As the inventory of existing trees continues, places where trees could be planted should also be noted. Knowing the number of available planting sites can help when the community is budgeting for and ordering new trees.

There are many available new planting spaces College Place. It is a common activity promoted by cities, local and national trade, and professional and citizen organizations. These new trees are the future environmental, economic, and social fabric for the City of College Place. Many more exist in College Place, but parameters will need to be

established by site in conjunction with field evaluations to determine available planting spaces (Figure 16).

The key to maintaining a healthy, sustainable community forest is the implementation of regular, bi-annual tree plantings, regardless of grant money or catastrophic events. Many trees do not need be planted, but a consistent bi-annual addition of trees to the community forest is critical to maintain a perpetual canopy.

Objective to guide the College Place tree planting program.

- The bi-annual quantity of trees to plant is directly dependent on the quantity of trees College Place staff and resources can maintain.

Tree Planting Practices

Across the country we are striving to restore our community forests but the road from nursery to working forest is arduous. The sight of new trees struggling rather than thriving in the landscape is common whether the site is residential or commercial, public, or private.

As in most cities, trees planted in the past were planted too deeply. Root collars were buried and trees in this situation fail to thrive. Installation practices need to ensure the root collar is at grade level and the root system is free of defects (Figure 17).

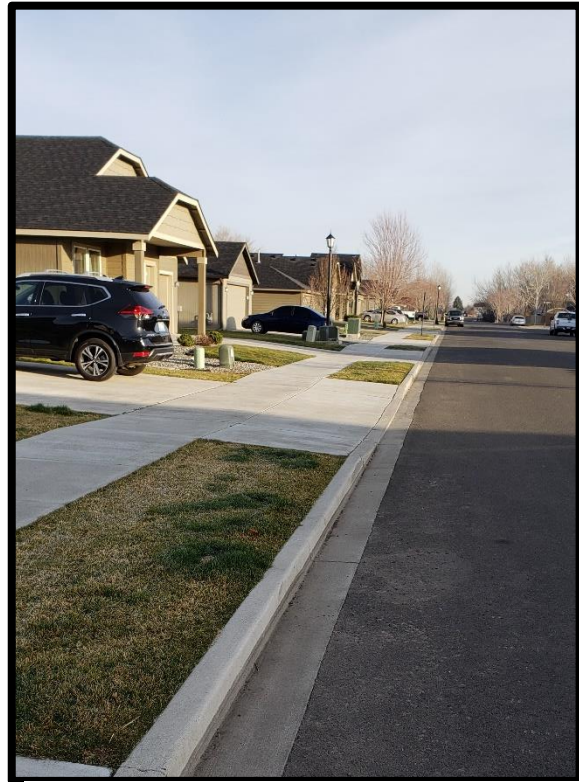


Figure 16 – There are many opportunities to plant new along city streets.



Figure 17 - Maple tree planted too deeply.

In general, the tree-planting holes should be relatively shallow (typically slightly less deep than the measurement between the root collar and the bottom of the root plate) and quite wide (three to five times the diameter of the root system). Care should be taken so that the root collars of the new trees are at the same level or slightly higher than the surrounding soil grade (Figure 18).

In most situations, it is not recommended to add soil amendments to the planting holes, as this can lead to differences between texture and structure of soils inside the planting holes and the surrounding soil. Such differences can lead to either water being wicked away from or accumulating in the planting holes.

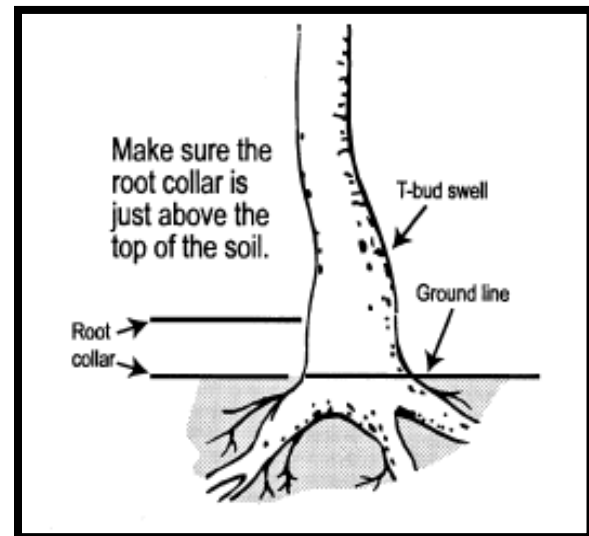


Figure 18 – Root collar at grade level

Tree staking or guying should be the exception and not the rule. Tree staking hardware should only be installed when necessary, to keep trees from leaning (e.g., windy sites) or to prevent damage from pedestrians and/or vandals. Stakes should only be attached to trees with a loose, flexible material, and all staking material must be removed as soon as the root system anchors the tree.

Mulching

Mulch should be applied to the surface of the soil around each newly planted tree. Mulch should never be piled up around the trunk (creating mulch volcanoes), but rather should be pulled away from the root collar (Figure 19). Mulch that buries the root collar provides shelter for insects, fungi, and mammals that could damage the tree. Mulch should be applied to an area three times the diameter of the root system to a depth of two to four inches. Mulch not only suppresses competition from grass and weeds, but also provides a zone where turf maintenance is not needed, thereby keeping lawn mowers and string trimmers safely away and thus preventing mechanical damage. Mulch also helps to hold moisture in the surface of the soil where most of the feeder roots are to be established.



Figure 19 - Incorrect mulch applications can degrade trunk tissue causing tree mortality.

Diversification

The current tree inventory data base includes more than 550 trees. There are more than 30 different species found in College Place's tree population (Table 4). This appears to be a diverse population, but distribution figures indicate the population is dominated by a

one genus. Ninety percent of the trees are represented by five genera. The five genera are maple (Acer), honeylocust (Gleditsia), flowering pear (Pyrus), cottonwood (Populus), and ash (Fraxinus). Maples comprise more than 60% of the population.

Species diversity in new plantings throughout the city should be a primary concern. The dangers (e.g., disease and insects) of planting monocultures have proven to be devastating throughout the United States. An older, common industry guideline for maintaining species diversity in urban settings is the 10-20-30 rule. That is, no single species should make up more than 10 percent of the trees in a population, no more than 20 percent of any one genus, and no more than 30 percent of one family in the total tree population (Santamour, 1990). **Current industry standards recommend that no more than 10% of the tree population is comprised of any one genus as a guiding principle.**

Diversity is an important measure of a forest's resilience. A more diverse forest, both in total number of species represented and in their relative abundance, is better able to adapt to environmental changes as well as disease and insect infestations, particularly foreign invasive plants, pests, and diseases. When just a few species dominate the composition of a tree population, these changes or infestations will significantly impact the entire population.

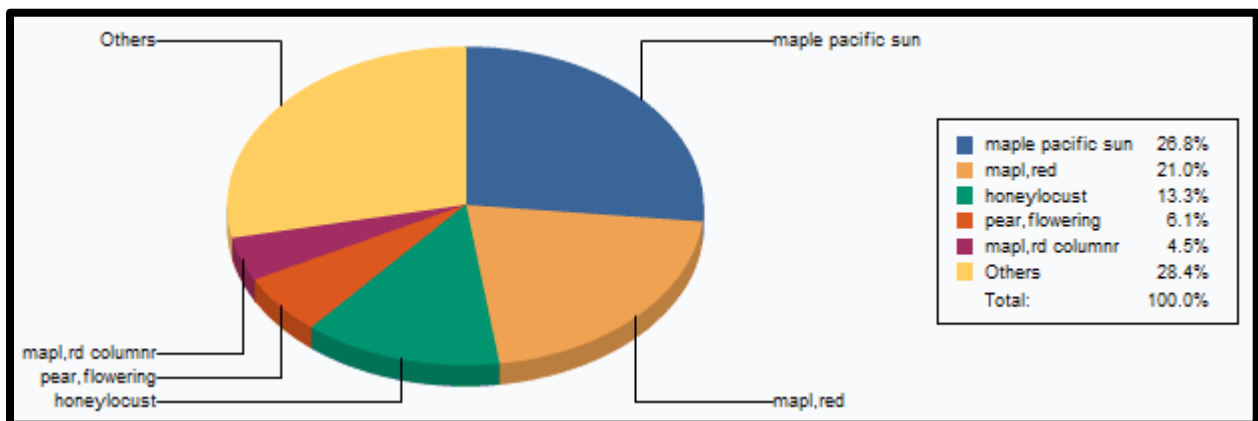


Table 4– Species distribution. The top five species are shown.

Over 60% of the public tree population is represented by seven genera.

Genus	Count	Percent
Maple	355	63.7%
Honeylocust	74	13.2%
Flowering pear	34	6.1%
Poplars	25	4.5%
Ash	14	2.5%
Others	55	10.0%
Total	557	100%

Objectives to increase species diversity.

- College Place should adopt a tree planting diversity guide that states that no more than 10% of the tree population is comprised of any one genus as a

guiding principle. **The city should enact a moratorium on planting any maple species in the public sectors.**

- College Place should emphasize a diversity of species in the planting program. Avoid species that have high maintenance costs, invasive characteristics, high storm damage potential or a history of failure such as Siberian elm, cottonwood, and willow. See appendix C for potential trees to plant.

Diameter Distribution

A well distributed age-class helps maintain a stable canopy cover. If all the trees within a particular area or neighborhood are approximately the same age they will mature and decline at the same time, leaving that area with a deficient urban forest canopy plus expense of replanting. In many parts of College Place, young trees of similar age class dominate the landscape. To mitigate the impacts of an even age canopy maturing at the same time, College Place should take steps to increase the age class and species distribution where possible (Miller, et. Al., 2015; Vargas, et. Al. 2007).

For example, western cities established the following standard for desired age structure:

- 40% young (< 6-inch DBH)
- 30% maturing (6 – 12-inch DBH)
- 20% mature (12 – 24-inch DBH)
- 10% old (> 24-inch DBH)

College Place's tree population ranges for the same categories of desired age structure:

- 57% young (< 6-inch DBH)
- 25% maturing (6 – 12-inch DBH)
- 10% mature (12 – 24-inch DBH)
- 8% old (> 24-inch DBH)

The graph (Table 5) below depicts the (DBH) diameter distribution for the trees inventoried. A population exhibiting the diameter distribution characteristics indicates College Place has planted many trees recently. This graph is one that mimics the ideal population, that is, a population that peaks in the smallest diameter class and gradually decreases as diameters increase. It represents a population that will perpetuate itself for some time in the future, since there is many trees in the lower diameter classes to replace trees that are over mature.

The optimum diameter distribution has the largest number of trees in the smallest diameter classes. As each group of trees within a specific diameter class matures, the numbers within the group diminish through attrition. To perpetuate a specific species, the largest representation must be in the smaller diameter classes. As a rule of thumb for any given species, twice as many trees need to be planted as are removed as in any one year to maintain the exponential shape of this graph. Management activities should strive to improve College Place's population distribution to reflect current industry standards and plant species that will become large trees.

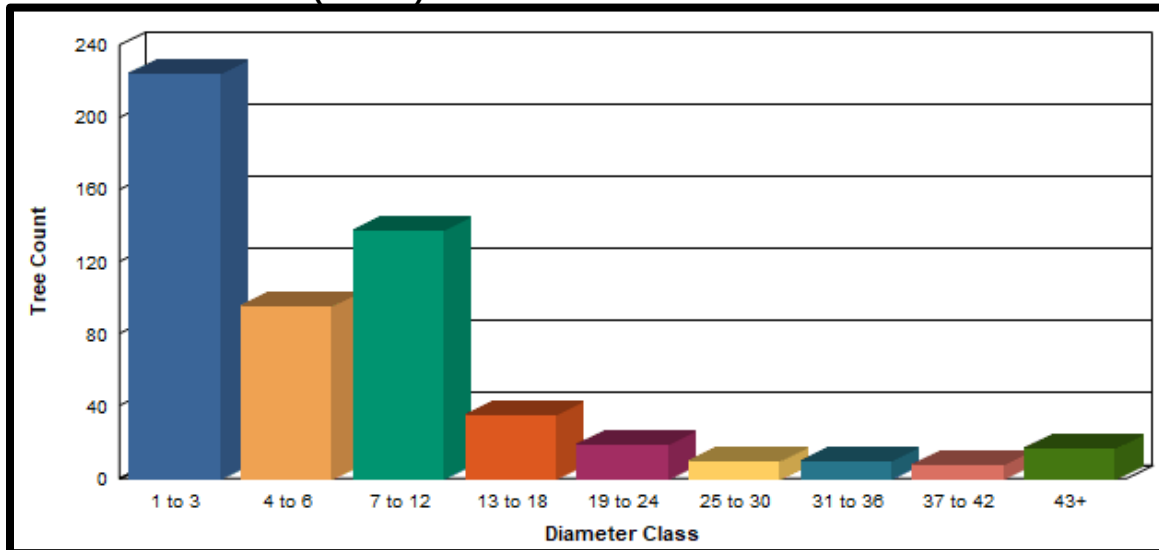
Diameter Distribution (inches)

Table 5 – Diameter distribution of inventoried trees (Diameter breast height – 54 inches above grade level).

Diameter Class	Percent	Count
1 to 3	40.2%	224
4 to 6	17.2%	96
7 to 12	24.8%	138
13 to 18	6.3%	35
19 to 24	3.4%	19
25 to 30	1.8%	10
31 to 36	1.8%	10
37 to 42	1.4%	8
43 +	3.1%	17
Total	100%	557

The graph (Table 6) simulates a situation in which plantings of one species have tapered off in the recent past (10 – 30 years). The population peak is centered on the larger diameter class. This species will have peaks that continue moving up the scale over time as the few smaller diameter trees move into larger diameter classes. Silver maple is an example of this diameter distribution in College Place.

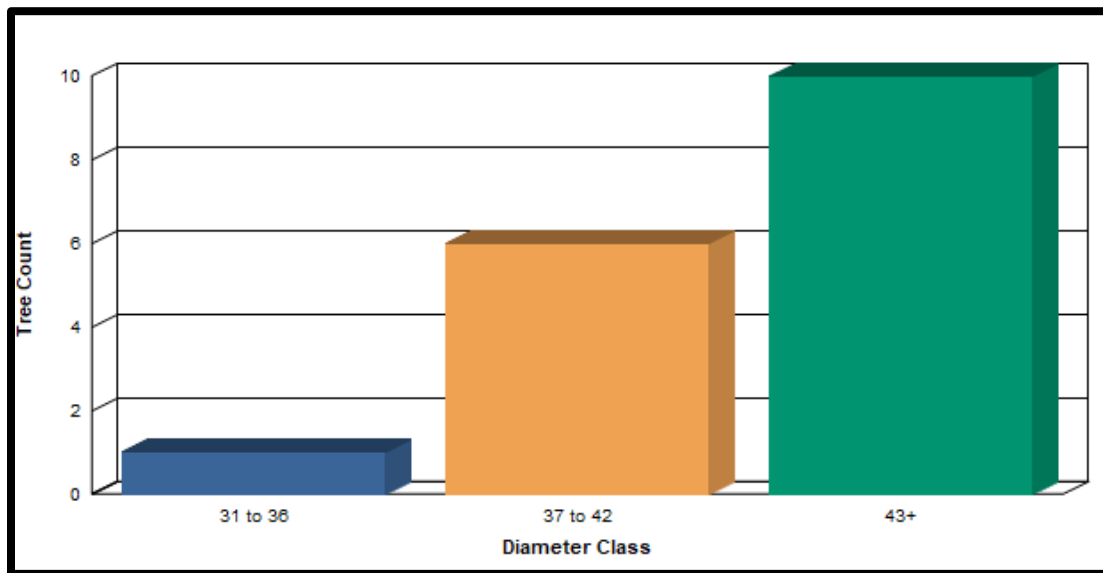


Table 6 – Diameter distribution showing population curve of silver maple where planting decreased in the last 40 years.

As species age the population curve is centered on the larger diameter classes. These species will soon be missing from College Place's landscape. This trend is good for some species that College Place may want to eliminate such as silver maple, boxelder, Russian olive, or Siberian elm. However, if the bur oak shows this trend, it means an important species is dwindling from the landscape.

Objectives to reach industry tree population ranges.

- College Place should reduce tree planting and increase maintenance of existing trees until tree population ranges reflect industry recommendations listed above.

Tree Establishment Plan

Mortality of landscape trees can reach 70% in the first year after planting. There are fundamental factors and procedures critical to tree establishment. If these are fully considered and acted upon, significant reductions in transplant losses can be expected. The principal elements essential for successful tree establishment have been identified as tree physiology; root quality; plant quality; correct planting depth; and post planting maintenance.

Tree physiology considers the genetic potential of trees to establish in each environment and species characteristics which may reduce the impact of a particular stress. High plant quality is an essential foundation for any planting project, particularly root quality. Planting and post-planting practices are fundamental to establishment success. The rooting environment is critical in ensuring future resource availability and College Place. Failure to consider fully any one of these factors increases the likelihood of a high mortality rate in a tree planting scheme.

While it is appreciated by professionals involved in urban tree management that trees are planted into suboptimal conditions for growth, the extent and diversity of stresses urban environments impose is frequently under-estimated. In view of the resource life-history an amenity tree has in terms of irrigation, fertilizers (if applied), transport costs, planting materials, labor, etc., in addition to the actual loss of the tree, the persistence of these failure rates can no longer be accepted.

The average historical cost to plant and water a new 2-inch caliper tree for the City of College Place is \$400.00 per tree. **CFC recommends that 5% of tree management funds be dedicated to new tree planting in the initial operating plan.** This figure would include trees planted in new available planting spaces and tree planting connected to a tree removal. This percentage of a tree budget dedicated to tree planting reflects average municipal tree program budgets ((Hauer R. J. and Peterson W. D. 2016). This figure allows College Place to maintain industry target goals for tree population ranges and is a quantity College Place staff can maintain.

TREE RISK MANAGEMENT

Tree Risk Management

The forest is an integral part of a community's infrastructure, and trees often dominate the landscape. Trees are a very desirable landscape component of the urban and urban/rural interface. Trees provide numerous benefits to those living and working in College Place. These benefits increase as the age and size of the trees increase if the trees are maintained properly. All trees germinate, grow, mature, decline, and eventually die. Along the way, trees may undergo all sorts of physical alterations naturally or aided by poor maintenance practices, such as limb loss, onset of decay, structural changes or other conditions that can predispose a tree to fail. All trees have a varying level of risk for failure. In assessing and managing trees, we should strive to strike a balance between the risk that a tree poses and the benefits that College Place derives from trees.

Tree risk management is the application of policies, procedures, and practices to identify, evaluate, mitigate, monitor, and communicate risk. It is impossible to maintain trees free of risk; some level of risk must be accepted to experience the benefits that trees provide. These statements provide a foundation for balancing tree risk and the benefits that trees provide:

- Trees provide a wide variety of benefits to society.
- Trees are living organisms and naturally lose branches or fail.
- The risk to human safety is extremely low.
- The City of College Place has a legal duty of care.
- The City of College Place should take a balanced and proportionate approach to tree risk management.

Fortunately, tree failure is an infrequent occurrence. Serious damage, injury, or death from tree failure is rare. Tree failures during normal weather conditions are often predictable and preventable. However, any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree or its parts.

The trees inventoried in College Place are small stature (80% of the population inventoried) or have not reached their mature size yet and pose little liability concerns currently. It is important to manage risk trees despite the small number of risk trees in College Place. The tree inventory identified 25 trees for removal. All the trees are low risk removals. Ultimately College Place has the responsibility for maintaining a safe environment.

These responsibilities include high risk trees or limbs that could damage property and cause injuries or even death, trees that block required traffic sight lines and signs, or tree roots that raise sidewalks, invade segmented pipes, or disrupt activities. The human and financial impact of these problems can far outweigh the costs that an agency would have incurred in providing proper, proactive care.

No agency can budget for all removals at once so a priority of work must be established and implemented to demonstrate due diligence of care. For College Place tree removals this process begins by removing trees larger than 19-inch DBH designated for removal during tree inventory data collection. **There are two trees, one in Lions Park and one in Kiwanis Park, that are larger than 19-inch DBH designated for removal.**

College Place Tree Risk Policy Statement: College Place shall have an active policy to maintain the safety of people and property on roadways, parks, and other public property from potentially hazardous trees. The City of College Place will strive to mitigate, in a reasonable time, trees deemed high-risk. When available fiscal and human resources limit the ability of College Place staff to mitigate high-risk trees, priority shall be placed on trees deemed to carry the highest risk.

The standard of care for evaluating tree risk will incorporate the following International Society of Arboriculture (ISA) Guidelines: 1) ANSI A300 Pruning Standard, 2) ANSI A300 Tree Risk Assessment; 3) the International Society of Arboriculture's (ISA) Tree Risk Assessment-Best Management Practices (ISA-TRA-BMP); 4) ISA TRAQ tree risk rating system; and 5) College Place protocol described in this document.

Goals: Tree risk assessment has two primary goals. The first is to ensure the safety of people and property that may be in the range of one or more trees with a high potential of failure by identifying and mitigating the situation before damage is caused. The second is to promote tree health and structural integrity by practicing proper tree maintenance to reduce future hazardous trees by developing a tree risk management program that takes action to reduce risk to an acceptable level. This is accomplished by taking all reasonable steps to ensure the safety of people and/or property before accidents occur. The goal is not to strive for zero risk since this is unattainable. Rather, the goal is to identify the trees that pose risk beyond an acceptable level to public.

The City of College Place, or staff acting on their behalf, has a duty of care to ensure that the trees in their care do not create an unreasonable risk. The liability associated with trees can best be avoided by clearly assigning the responsibilities for tree inspection and care and then documenting that this responsibility is met. Cities and other property owners are expected to conduct bi-annual work, including yearly tree inspections, removal, pruning, and other maintenance. The goal of tree risk management is to provide a systematic and defensible approach by which those risks can be assessed and managed to a reasonable level.

Objectives for the tree risk management plan that reduce exposure to liability:

- A tree inventory will be completed and maintained. Dates of inspection, condition of inventoried trees, and pruning and other maintenance needs will be recorded.
- Bi-annual inspections of community trees should be completed, and accurate inspection records should be kept.
- High and extreme risk trees and tree branches should be removed as they become known.
- Only trained, ISA qualified tree risk assessors, and insured tree care professionals who follow arboriculture industry practices should be hired for any tree maintenance work on public trees.
- College Place park staff and other city staff as needed will participate in training on tree risk awareness and management, safe arboriculture procedures, first aid, safe equipment use, and tree risk incident procedures to develop basic surveillance skills for visually scanning trees to detect and report potentially high risk/ hazardous trees.

- Visual clearance for intersections, traffic signs, and signals shall be maintained.
- Requests by city departments, property owners, and others should be responded to promptly.
- Implement a risk tree mitigation action plan based on levels of risk.
- Implement a cyclic pruning program.

Tree risk assessment can also be used as an educational tool to demonstrate the necessity for urban forest planning. Proper planting and aftercare combined with regular pruning and periodic inspections, reduces the likelihood that weaknesses or defects will become hazardous. Proper management will lead to permanent reductions in liability.

Public safety is the major concern for urban forest managers. College Place has a legal duty to exercise reasonable care to protect residents and the public from foreseeable risks. College Place managers, administrators, staff, and elected officials must demonstrate reasonable care to minimize the risk associated with trees in public areas (Figure 20). It is imperative for all College Place city departments to follow established risk management policies.



Figure 20 – Norway spruce in Kiwanis Park with codominant stems.

Tree Inspections

College Place has a legal responsibility to exercise due diligence that trees in parks and streets adjacent to city properties are reasonably safe.

The standard of care or due diligence is the action a reasonably prudent person should exercise in same or similar circumstances. College Place's UFMP defines the agency's standard of care for tree risk management and assessment. College Place shall meet or exceed all arboriculture industry standards in its tree risk management program through the following actions:

- Establish, adopt, and implement UFMP and policy.
- Ensure that all tree inspectors are trained and qualified to exercise due diligence while conducting tree risk assessments for College Place.
- Undertake systematic inspections of trees on a schedule as described in the UFMP.
- Document the inspections and communicate the results to the appropriate person as defined in the UFMP.
- Undertake/recommend appropriate risk management action according to guidelines in the UFMP to reduce tree failures in the management program.
- Adhere to industry standards for general tree care activities.

Tree risk assessment is the systematic process to identify, analyze, and evaluate tree risk (Figure 21). It requires assessing the tree or tree parts for the likelihood of failure

impacting a target and the consequences of failure impacting a target. Inspections are the first line of defense in proactive risk management and maintenance programs.

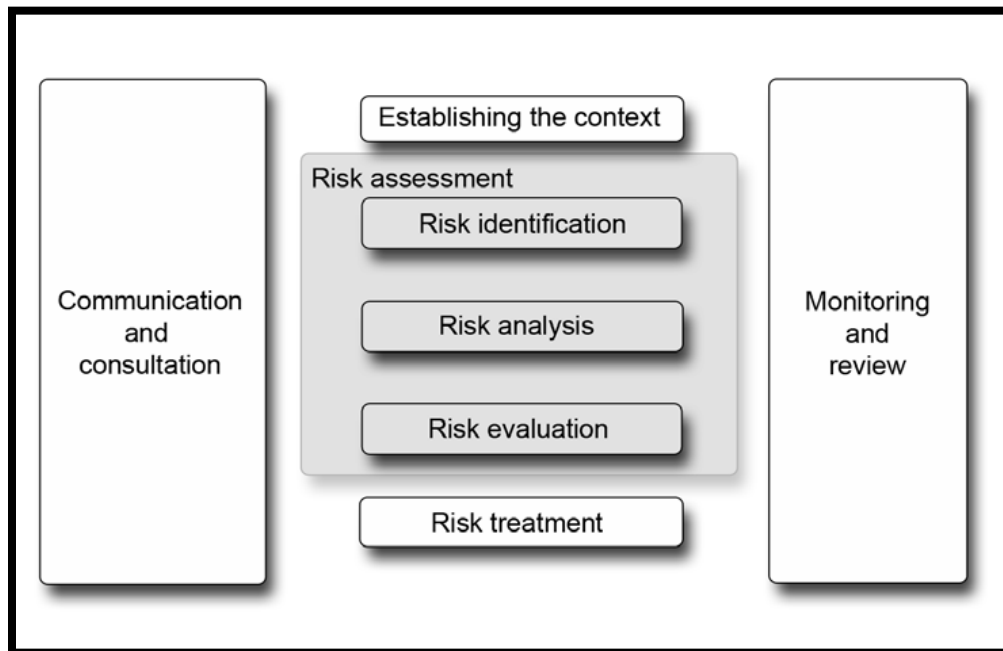


Figure 21 – Contribution of risk assessment (highlighted) to the risk management process (ISA Best Management Practices)

Major Defects and Conditions that Increase Potential for Tree Failure

- Dead parts (dead branches greater than 1-inch in diameter)
- Large broken and/or hanging branches greater than 2-inch diameter
- Cracks, splits, and cavities
- Codominant stems with weak branch attachments (included bark)
- Decayed wood or missing wood
- Unusual tree architecture – recent leans, topped trees, lack of trunk taper, asymmetric structure, excessive branch end weight
- Root loss – construction damage, under mining, decay
- Root defects – stem girdling roots, decay

Conditions affecting trees change constantly; none of us will ever be able to predict every tree failure. Conducting a tree risk assessment neither assures nor requires perfection. Risk assessment should, however, ensure that all reasonable efforts have been made to identify extremely and potentially high-risk trees present at the time of assessment.

College Place tree maintenance contracts shall include a qualified tree-care contractor with all necessary training, equipment, and qualified employees to evaluate tree risk. A list of qualified tree and available tree contractors shall be established that are available to assist in the case of natural events that create a high-risk tree situation if the primary contractor cannot handle the work within the allotted time frame.

Tree Risk Assessor Qualifications

Each assessor shall have a current certification as an ISA Certified Arborist and qualification as an ISA Tree Risk Assessor with a minimum of two years' experience in the field conducting tree risk assessments.

Risk Awareness Personnel and Qualifications

College Place staff, landscape and tree maintenance personnel, both contractors and College Place employees not meeting assessor qualifications shall attend an initial class on tree risk awareness, pruning maintenance, and tree risk incident procedures to develop basic surveillance skills for visually scanning the right-of-way plantings to detect and report potentially high risk/ hazardous trees.

A staff training log record verifies that College Place staff and subcontractors are receiving ongoing and pertinent continuing education. It serves as documentation if litigation occurs and demonstrates the agency is taking a proactive rather than a reactive tree risk management program.

Inspection Cycle: The evaluation cycle or inspection interval may range between one and five years, depending on the age of the tree, level of risk, specific conditions, College Place goals and resources, or regulations. The inspection may occur prior to normal storm seasons for the area. Mature trees and species with known failure histories may need to be inspected more frequently. Occurrence of tree or branch failures between inspections will indicate the adequacy of the interval between inspections. Additional inspections should be made following storm events. Intervals of 18 months between inspections alternate between leaf on and leaf off and provide opportunities for assessment during different growing seasons. An advantage to risk assessment during leaf off allows for a clear view of tree structure.

Risk Tree Abatement

Agencies, utilities, and property managers may have laws, ordinances, or risk management plans that define the level of acceptable risk. Safety is the priority but may not be the only basis used by the risk manager to establish acceptable levels of risk; budget, a tree's historical or environmental significance, public perception, and other factors may come into the decision-making process.

Mitigation and Action Strategy

The risk manager assisted by a qualified tree risk assessor/forestry staff organizes a tree risk team of employees and writes a Bi-annual Work Plan (BAWP). The goals, objectives, and activities are prioritized for the year based on funding, priorities, capabilities, assessment intervals, recent tree inventories, and previous year's failure logs.

Implementation of the BAWP includes:

- Pending mitigation actions from previous year.
- Identify trees and regions that need to be assessed or re-assessed based on assessment intervals.
- Assess the tree population by risk rating and condition classes. Trees with highest risk rating, in the poorest condition class, and with multiple targets

occupying the target zone are the most problematic in the short term for College Place.

- Document removals, prunes, and other mitigation requirements.
- Assignment and schedule of College Place staff and/or contractors to implement mitigation actions.
- Monitor and document work results.
- Report results of BAWP and review risk management actions.

Considerations to use in setting priorities are outlined in this plan. The risk manager/city forester takes action to reduce risk to acceptable levels by implementing correction measures based on thresholds from the tree risk rating system. Remedial actions are taken dependent on what part of the tree might fail; the likelihood of failure; the potential targets; and potential damage to the target. Extreme trees shall be removed, high-risk trees may be mitigated, while moderate risk trees may be mitigated/monitored/inspected and stabilized as appropriate. Trees that are retained should be inspected on a scheduled basis. The determination of which trees to inspect and how often should be part of a tree risk program. Tree risk inspections should be performed by an ISA TRAQ qualified tree risk assessor.

With the initiation of a cyclic pruning program, at a minimum, each tree will be re-inspected once every cycle. Pruning crews will systematically work through the community and when they are assessing pruning needs, they can also evaluate risks. Any new risks can be added to the database and then further inspections can be requested if required. Simple risk abatement through pruning can be addressed as part of the cyclic pruning program.

OPERATING PLANS

Bi-Annual operating plans will direct the day-to-day operations and can be used to project budget requirements for all aspects of urban forest maintenance. The bi-annual plan will include contract inspection, contract monitoring, planting, pruning, removals, tree risk inspections, plant health care, and maintenance of the inventory. Initially, the bi-annual plan will need to address priorities derived from the inventory, but eventually will be focused on proactive management objectives. Preparation and review of the bi-annual plan is the responsibility of College Place staff. An example is provided in Table 8.

The preparation of operating plans for this management plan is based on information provided by College Place staff, College Place historical expenditures on tree maintenance, inventory data, and regional industry standards. Operational costs also consider industry estimates for community population size, annual tree care funding, tree management policy and planning, contract tree services, tree populations, tree operations, and staffing profiles. Industry costs in part are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Operational costs are based on College Place historical maintenance costs, and the tree inventory population of 550, and maintenance needs found during inventory data collection. Costs per tree are derived from the *Municipal Tree Care and Management in the United States: A 2014 Urban & community Forestry Census of Tree Activities* (Hauer R. J. and Peterson W. D. 2016).

Removal costs vary depending on tree size and location. Small tree removal cost is about \$200.00/tree. Large tree removal costs can range from \$1,500.00 to \$3,000.00/tree. There are 23 small tree and two large trees designated for removal.

Tree pruning costs are variable depending on tree size and structural issues. Small tree (< 6-inch DBH) pruning costs should average \$300.00/ tree. Large tree (> 6-inch DBH) can range from \$800.00 to \$1,500.00/tree. There are 439 trees that require some form of pruning.

PROGRAM ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
PLANNING												
Work priorities												
Organize activities												
Modification												
TREE REMOVALS												
Review inventories												
Field inspections/Risk assessments												
Announce/hold public hearings												
Schedule tree crews - Conduct removals												
Stump grinding/reseeding												
Inspections												
TREE PRUNING												
Review inventories												
Field inspections/risk assessment												
Schedule crew - Conduct tree pruning												
Inspections												
TREE PLANTING												
Review inventories/survey potential planting sites												
Survey neighborhoods; notify adjacent property owners												
Purchase trees												
Install trees												
Water trees												
Inspections												
COMMUNITY EDUCATION AND OUTREACH												
Education programs												
Report to Park Board of Commissioners												
Arbor Day Recognition												
Neighborhood Tree Committee												
STAFF TRAINING												
Professional development												
Safety training												

Table 8 – Example of a Bi-annual Work Plan

OPERATIONAL REVIEW

Operational reviews may evaluate many components of an organization's forestry program. Reviews provide summaries of existing conditions, identify short-comings, and ultimately suggest goals, guidelines, and rationale that, once adopted will serve as a gauge for the standardization and optimization of program resources.

College Place's goal is to have a larger, healthy, diverse, functional, and structurally sound urban forest and thriving residential and business communities. The dynamics of balancing urban forest management and other city infrastructure needs, responsibilities, and assets are diverse and complex and suggest a dedicated, interdisciplinary, flexible approach and organization. However, the current constraints for comprehensive and effective urban forest management in College Place can be considered formidable.

Technical and Professional Resources

An adequate complement of professionals who, individually or collectively, understand the technical, operational, and administrative factors in urban forest management is needed to prescribe and monitor College Place's urban forestry activities, enforce policies and regulations, apply technical standards and practices, and review plans that affect the forest resource. Without this professional component in sufficient numbers, urban forest management decisions and actions often default to inadequately prepared decision-makers, which can have long-term, negative consequences for the forest resource.

Political Support

Support from elected officials and the citizens are critical to implement and maintain an effective comprehensive urban forest management program. The citizens own both the public and private urban forests, and without greater political support and increased citizen understanding and commitment, urban forest management in College Place may not reach its full potential.

Budget

The consulting team reiterates that to implement this UFMP and to realize the benefits of a healthy urban forest all aspects of this UFMP must be adequately supported with human and financial resources. Traditional funding comes from the city's tree assessment. An average of approximately 4/10 of one percent of municipal budgets across the western US go to urban forestry programs. This source of funding is in competition with all other city services and often urban forestry is considered an amenity rather than a necessity.

Urban forestry must generate enough interest in the stakeholders to position the program for recognition and sufficient funding. The program must change how stakeholders think about urban forestry and alter their beliefs about urban forestry. The role of urban forestry staff is not to move trees up the city list of importance. It is more critical to demonstrate how trees can help each city function whether it is police, fire, storm water management, water quality, or air quality. Urban forestry must be thought of as a solution to community problems and an economic engine worthy of city funding. Urban forestry provides essential benefits, opportunities for investment, solutions to city

problems, and connections to people. Many of the objectives and recommendations of the UFMP will assist in generating these outcomes.

Levels of Service (LOS) and Extrapolated Maintenance Costs

Levels of service are quantifiable measures of capacity, such as acres of park land per capita, labor hours per tree pruning based on DBH or visitor use per day. A budget plan is a function of the agency's priorities and preferred level of service toward achieving urban forestry objectives in the UFMP. The City of College Place must decide on an operating level of service it wishes to provide and accept the level of risk associated with the decision.

Typical tree budget allocations found in urban forestry programs across the United States allocate funding in these areas (Figure 23). College Place's current forestry budget allocations do not follow industry standards (Figure 24). These are approximations but provide an accurate representation of fund allocations. The priority should be to take care of what you have before substantially adding to the street tree population.

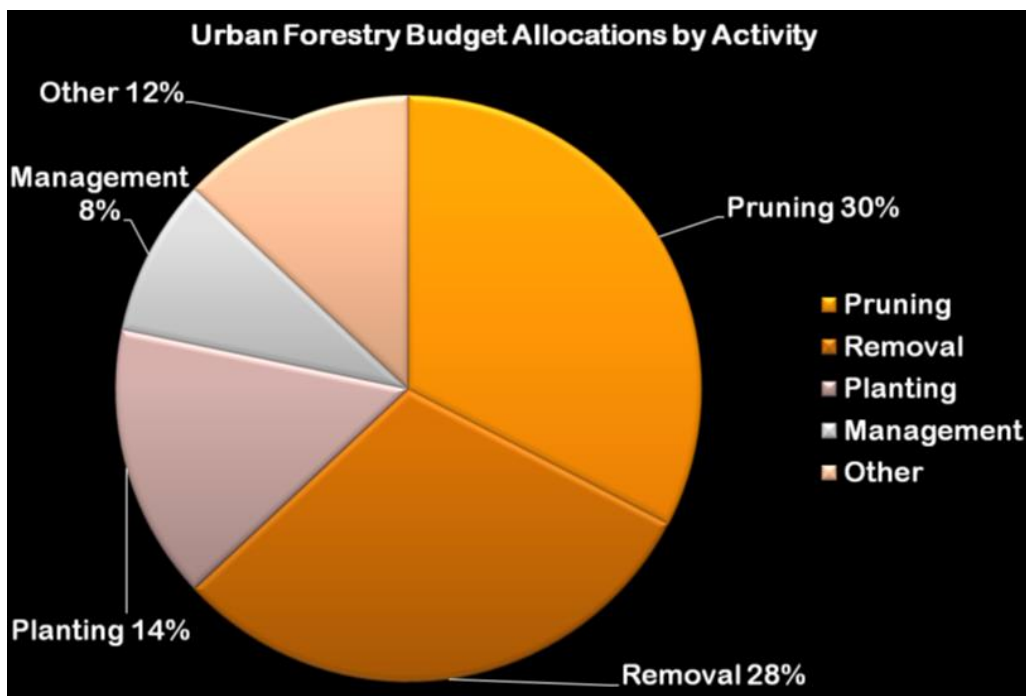


Figure 23 – Typical fund use in urban forestry tree budget allocations. College Place should adjust these figures to current conditions as outlined in the Extrapolated Maintenance Budget Table (Figure 22).

Operating budget estimates are based on 2019 city budget (\$52,000,000.000) and industry guidelines of approximately 4/10 of one percent of municipal budgets (Figure 22). They provide an indication of where the urban forestry budget in College Place is and how it compares to industry guidelines in the cities of similar size in the Northwest.

Figure 22 – Extrapolated Maintenance Budget

College Place	Two Year Average (2019 – 2020)	Industry Guidelines
Program Areas	Operating Budget	Operating Budget
Removal Tree Abatement	\$2,000.00	\$20,000.00
Tree Pruning	\$15,000.00	\$135,000.00
Annual Tree Maintenance	\$17,000.00	\$155,000.00
Planting	\$4,500.00	\$35,000.00
Management	\$13,000.00	\$20,000.00
Totals	\$51,500.00	\$210,000.00
***Residential Property Assessment (estimate 6,500 homeowners)	\$7.92 annually	\$32.31 annually

*****An example of an urban forestry assessment based on property ownership to consider as a funding mechanism.**

Current College Place resources are not sufficient to address tree issues in a reasonable, timely and safe environment if the maintenance requirements and if tree conditions found in the sample inventory were extrapolated to the entire community tree population the gap in funding would be wider.

The personnel, equipment resources, and budgets of the urban forestry operations are not sufficient to meet the tree management and maintenance needs of the street, park, trail, and community forest system. A review of tree maintenance needs, maintenance schedules, crew configurations, personnel, equipment, and training required to manage and maintain trees in the city finds city insufficient. Current resource levels puts the city in a reactive management position that increases the liability of the agency and exposes the community to an increased risk.

Many cities operate under a mode of crisis management when it comes to tree care maintenance and correcting/removing high risk trees. Information from many U.S. cities shows that the cost per unit of maintenance is generally twice as high with crisis management that it is when maintenance is performed on scheduled or programmed basis (World Forestry Center 1993). In addition to higher maintenance costs, relying on crisis management may lead to injuries or deaths to park users and hazardous work environments for crews that eventually remove high risk trees.

Staff Training

The City of College Place staff and residents recognize the importance of trees to their community. Proper tree maintenance is critical to public safety, tree value, and realizing the benefits of trees. It is important that staff be professionally trained in tree maintenance to perform duties that are assigned. Proper tree maintenance by city staff illustrates city leadership and reinforces the objectives of the urban forestry program.

Arboriculture and tree care maintenance and operations are very specialized fields of work. Many years of education and training are required to perform competently and safely in the field and without harm to the trees. Tree care performed by city staff or contractors to College Place's public trees should be accomplished by ISA certified arborists or certified tree workers.

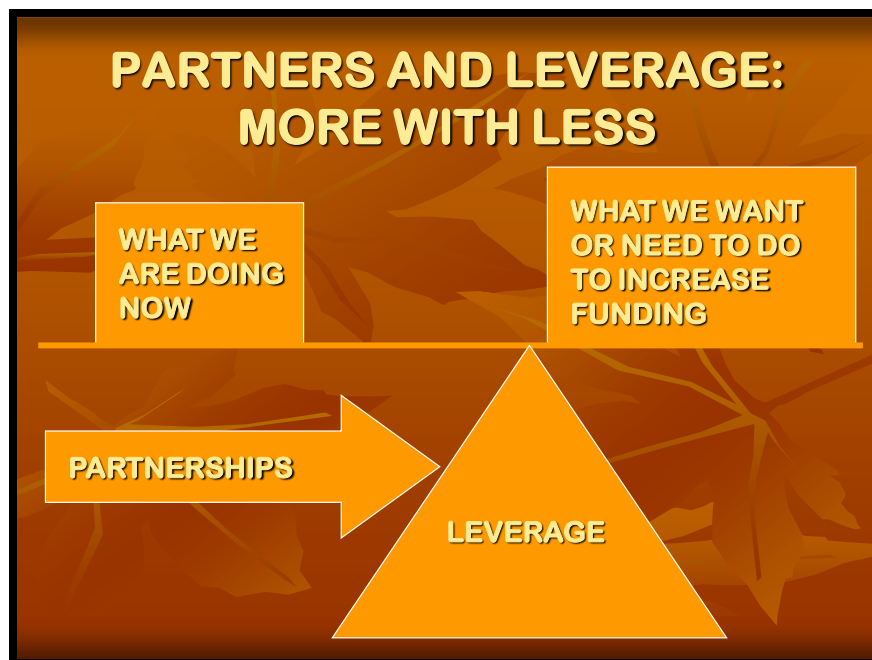
Annual training is a mandatory element in keeping staff updated on the current tree maintenance practices, risk assessment, and safety methods and practices in the arboriculture industry. Staff training is essential for working safe, efficient, following the best management practices of the arboriculture industry, and for advancing College Place's urban forestry program into the future. **The following objectives should be incorporated into College Place's urban forestry program.**

- Annual training for urban forestry staff.

Program Funding

College Place is aptly named, since the story of the city is dominated by the story of the college it hosts. Until the founding of Walla Walla College in 1892, the land that is now known as College Place was sagebrush-covered land three miles west of the city of Walla Walla. The university has a large impact on the community but also represents 15% of the city land mass in non-taxable status.

Alternative funding sources for community forestry programs are about associative re-positioning or changing who you partner with to leverage resources. In the graphic below 'What we are doing represents' tax dollars supporting our programs. These are dwindling and sporadic from year to year. By developing partnerships with various groups, we can leverage their resources to get 'What we want or need to do to increase funding'. Examples of partnerships and alternative fund sources are listed below the graphic.



Examples of alternative funding sources:

- Grants
 - Government
 - Private
- Inter-governmental charges: Maintenance fee recovery for road bond projects or right-of-way projects.
- ***Urban Forestry Assessments
- Capital Improvement Funds: Trees as infrastructure cited in ordinances (Austin and Houston, Texas)
- Direct Charges
- Mitigation Payments: You damage or destroy trees, you pay for it. Use ISA appraisal formulae to recover costs of damage or destruction of public property (trees).
- Special Events
 - Festivals
 - Tree Run/Walk
 - Christmas Tree Recycling
 - Business Grand Openings and Building Dedications
 - Birthday Milestones: First, 40th, 50th, etc.
 - Arboretum Plantings and Dedications
 - Community Entrance Tree Planting
 - Church Planting Projects
 - Civic Group Planting Projects
- Sales, Merchandising & Promotions
 - Historical Tree Merchandise
 - Trail of Trees/Tree Books
 - Tree Give-A-Ways
 - Firewood/Lumber/Nuts/Fruits and Other Tree Products
 - Memorial, Anniversary, and Tribute Trees
 - Sweepstakes/Contests
- Donations
 - Individuals
 - Utility Bill Donations
 - Donation Cans at Events
 - Trust In Agency Funds
 - Tourism Industry
 - Business Sponsorships
 - Event Sponsors
 - Carbon Credits
 - In-Kind by Citizens (NeighborWoods programs)

The City of College Place has taken proactive steps in conducting a partial inventory and developing a management plan. To accomplish the mission and to achieve and sustain the community forestry goals, College Place should strive to attain all aspects of this strategic management plan. The costs associated with the implementation of the management plan must be developed within the context of the overall financial structure and administration of the City of College Place. On adoption of this strategic

management plan, it is imperative that the City of College Place and PAR Board develop long-range budget forecasts for its implementation.

PROGRAM ACTIONS

There are five program management elements that must be addressed on a bi-annual basis: Community Forestry Management Plan Adoption and Implementation, Tree Inventory, Proper Tree Maintenance, Tree Planting, and Risk Mitigation Program. Although each is essential to the maintenance of the community forest, a bi-annual operating plan should be established to determine where budget dollars will be spent. College Place staff has established public safety, responsible management of existing trees, and tree planting as high priorities.

Priority: Urban Forestry Management Plan Adoption and Implementation.

The UFMP is straightforward and comprehensive and contains appropriate goals and activities for College Place. The objectives of the UFMP are clear and far-sighted. The goal is to change the forest as it is today into one that reflects the goals of the management plan. The 5-year plan should be reviewed bi-annually to determine progress, review the activities accomplished, aid in the development of bi-annual operating plans, and plan for future activities to complete the UFMP recommendations. This ensures important components of the UFMP are accomplished and progress is made towards achieving a sustainable tree program. Long-range planning time horizons can be several years or a decade, but five years is most used and is a realistic time frame for implementation of the goals and recommendations of the UFMP.

Priority: Tree Inventory Maintenance

A significant component of an urban forest program is a professional analysis of the tree population. Using an ArcGIS tree management software such as TreeWorks™, the inventory of all public trees should be maintained to provide an accurate accounting of public trees. Using accurate, consistent inventory data and professional interpretation and planning, leads to healthier, safer, trees with lower maintenance costs and increased benefits to the community provided by public trees.

Priority: Proper Tree Maintenance

After planting an appropriate species at a site that can support adequate growth, maintenance practices such as mulching, watering, and pruning should be employed for three to five years. If trees are pruned properly three or four times during the first twenty years, they will need less frequent and less costly pruning in later years. Pruning promotes sound structural development of a tree's trunk and branches. The most important period for pruning occurs when the tree is young. Pruning large trees is costly and usually consumes a large part of any tree program's budget. By prioritizing the proper planting and pruning of young trees, a substantial savings can be realized by the entire tree program.

Early pruning performed properly will lead to long-lived healthy and safe mature trees. Pruning young trees properly produces substantial cost savings for the city. Training young trees can provide a strong branching structure that requires less frequent pruning

as the tree matures. Improved stewardship to increase the health and survival of recently planted trees is one strategy for increasing cost-effectiveness.

Additional training in young tree structural pruning and education regarding the growth habits of the various species being planted, as well as tree biology, anatomy, and physiology would be beneficial for College Place staff responsible for this task. This training can be received through several sources, including urban forestry consultants, the state's Community Forestry Program, and the Pacific-Northwest Chapter of the International Society of Arboriculture. The tremendous aesthetic and financial benefits to be gained in the years to come from proper pruning of young trees are a strong incentive for educating personnel about proper pruning techniques. The added knowledge gained by the individuals could augment the sense of professionalism in their jobs.

Large trees are a significant component of College Place's landscape. They form a canopy over streets, parks, and private properties. A mature tree is a costly management element, but it is an important element because of safety and tree health issues. The consequences of lack of care for large trees are the creation of more risk trees and poor tree health.

Enforcing standards for pruning and other tree care is crucial in providing correct and consistent plant health care. The International Society of Arboriculture has developed pruning standards for trees. In conjunction with industry standards specifications for pruning or any other tree maintenance are required.

Crown restoration, pruning for views, and other pruning are considered specialty pruning. Other helpful sets of standards to consider and include are the ANSI Standards for Arboricultural Operations—Pruning, Trimming, Repairing, Maintaining, and Cutting Brush—Safety Requirements (ANSI Z133.1) and the ANSI Standards for Tree Care Operations—Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices, Pruning (ANSI A300 (Part 1), Pruning). These safety and pruning standards are designed specifically for tree care operations and should be incorporated into KUF standards for tree care.

The primary structural defects in trees in College Place are codominant stems and dead branches. These are defects that caused many of the previous failure events and have the potential to cause many future failures if not dealt with in a timely manner.

Priority: Risk Management and Mitigation Program

Risk management is the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk. Risk mitigation is the process of reducing risk using an established hierarchy based on risk ratings, budget, resources, and policies. A tree risk management program provides information to develop a systematic approach to accurately identify the high to severe risk trees and initiate the timely removal or mitigation treatment to reduce the risk to an acceptable level.

Priority: Tree Planting

New tree planting is an essential part of College Place tree management. The health and stability of the College Place urban forest depends in large part on judicious tree

selection, location, and tree planting today, as well as regular maintenance of young trees.

The key for successful tree planting is to plant quantities College Place can maintain. Increase new plantings each year, but in quantities that match the maintenance abilities of College Place staff and resources.

To ensure that newly planted trees thrive and are healthy provide planting standards and specifications. These can best be expressed as general guidelines with references to technical publications. A great deal of information about the size of planting pits, staking, and other planting practices has been developed by International Society of Arboriculture. The City of College Place and the Washington DNRC Community Forestry Program can provide other resources and training programs to ensure successful tree planting programs.

The primary issue in tree planting is improper installation causing the root collar to be buried. This is a significant problem on trees planted recently in College Place. Many of these trees can be replanted since they were planted recently. Root collar depth issues often cause premature death and decline in young trees. In older trees it can be a source of stem girdling roots which may lead to whole tree failure.

CONCLUSION

Community Forestry Consultants, Inc. has completed its assignment of evaluating and making recommendations regarding the community forest of College Place. This management plan provides College Place with the framework to implement the best management practices for the community forest. The management and maintenance needs for a successful urban forestry program have been developed from the best management practices available in the urban forestry and arboriculture industry.

The urban forest management plan should be considered a “living,” working document. The work objectives recommended in it should be reviewed bi-annually and adjustments made appropriately for the following year. The entire document should be revised on a five- or ten-year basis to determine if management and urban forest conditions have changed significantly.

Timely action needs to be taken to prevent tree failures, preserve tree resources, and maintain the trees of College Place. Trees are valuable assets to College Place. The healthier the trees are the more College Place’s vision and livability for their community is achieved. To realize these benefits, tree planting, pruning, and removing; increased education, preservation and funding, and management is needed. The focus goes beyond the individual tree to trees throughout city.....to the working community forest.

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

APPENDIX A – Tree Ordinance Writing Resources

Guidelines for Developing and Evaluating Tree Ordinances

Bernhardt, E.A. and Swiecki, T.J.

California Dept. of Forestry and Fire Protection

https://www.isa-arbor.com/education/resources/educ_TreeOrdinanceGuidelines.pdf

American Society of Consulting Arborists

A list with links for cities is available to help develop ordinances that will ensure the future of their community forests.

<https://www.asca-consultants.org/page/TreeOrdinances>

Tree Ordinance Development Guidebook

Georgia Forestry Commission

http://www.actrees.org/files/Newsroom/georgia_tree_ordinance.pdf

U.S. Landscape Ordinances: An Annotated Reference Handbook

by Buck Abbey, D. Gail Abbey

This comprehensive reference brings together and explains the planning ordinances which govern the landscapes of 300 U.S. cities. In it, the author demystifies the complex planning laws that regulate such areas as the design of parking lots, vehicular use areas, landscape buffers, and tree plantings.

Tree Ordinances by State

Presented by the Friends of the Urban Forest. Summary – Tree Planting, Preservation, and protection ordinances.

<https://friends.urbanforests.org/tree-ordinances-in-other-states/>

Tree City USA Bulletin #9 How to Write a Municipal Tree Ordinance

National Arbor Day Foundation

<https://www.arboday.org/trees/bulletins/documents/009-summary.pdf>

Tree City USA Bulletin # 31 Tree Protection Ordinances

National Arbor Day Foundation

<https://www.arboday.org/trees/bulletins/documents/031-summary.pdf>

Guidelines for developing urban forest practice ordinances Bell, P.C., Plamondon, S., and Rupp, M. Oregon Department of Forestry, Forest Practices Program, Urban and Community Forestry Program. This guide is designed to assist cities and counties in the development of urban forest practice regulations.

<https://oregonexplorer.info/content/guidelines-developing-urban-forest-practice-ordinances?topic&ptopic>

A Guide to Community and Urban Forestry Programming – Washington

https://www.dnr.wa.gov/publications/rp_urban_guide_to_urban_forestry_programming.pdf?7c5u5

A Guide to Developing A Community Tree Preservation Ordinance. Hoefer, P.J., Himelick, E.B., and DeVoto, D.F., Urbana, IL, International Society of Arboriculture. 42 pp. Prepared in cooperation with the Municipal Arborists and Urban Foresters Society.

COMMUNITY FORESTRY CONSULTANTS, INC.
APRIL 30, 2021

URBAN FORESTRY MANAGEMENT PLAN
CITY OF COLLEGE PLACE, WASHINGTON

The purpose of this manual is to be a guide for preparing new, or revising old, municipal tree ordinances.

<http://www.mnstac.org/treeordinances.html>

General Code Publishers

<https://www.generalcode.com/>

LexisNexis Municipal Codes

<https://www.lexisnexis.com/municipalcodes/>

APPENDIX B – S.W.O.T. Analyses

College Place Parks Advisory Committee 2/19/21

Attendees: Randy Grant; Tito Espinoza; James Frey; Carolyn Holm; Michael Rizzitiello

Strengths

Initial framework developed with assistance from WallaWalla parks director
Community care for trees – receptive to trees
Four distinct seasons – allows for a variety of trees
Biodiversity in the area
People involvement
Park and Recreation plan; Comprehensive Plan; Development code; Stormwater master plan incorporate trees
Approved tree list
Partnership with Lions Club tree planting
Arbor Day celebration

Weaknesses

Playing catch up, behind in park tree management
Budget constraints, funding
Staffing – no arborist on staff
Arterial streets – few or no trees along these streets
15% of land mass in city in non-taxable
Limited maintenance

Opportunities

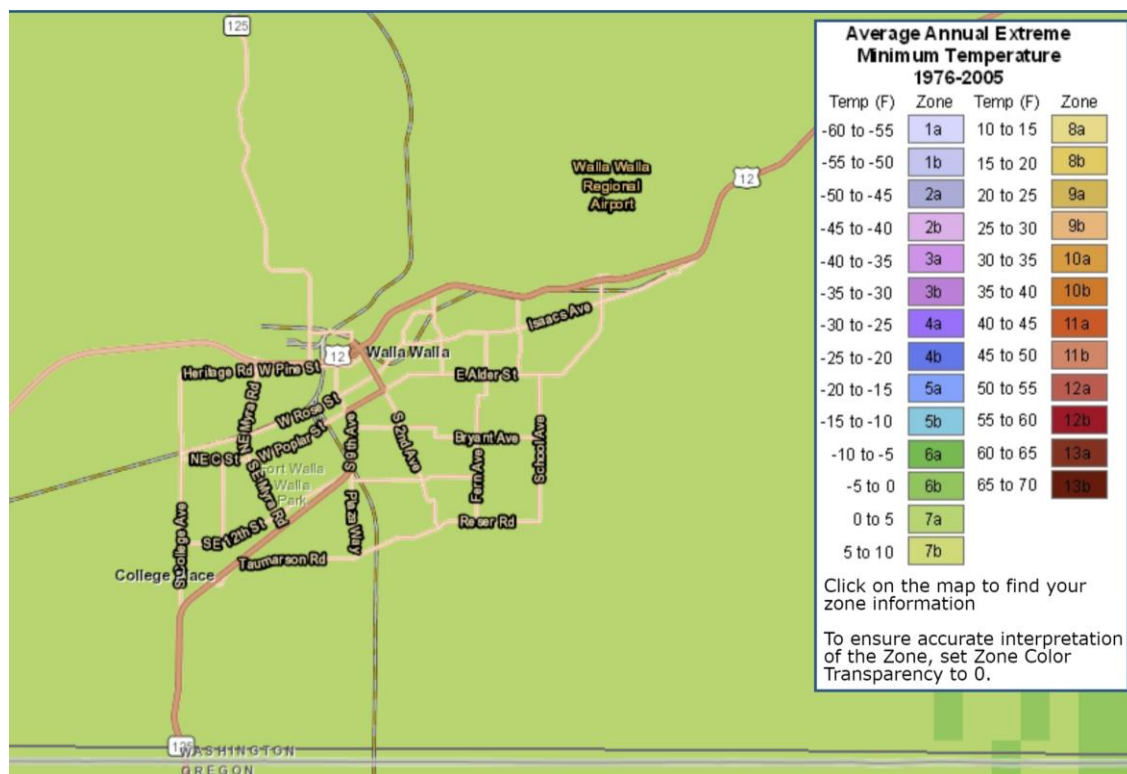
Increasing community engagement – citizens groups
Continued community growth
Increasing species diversity – optimize planting
Partnering with other cities, towns, agencies
Arterial tree planting
Planting new trees

Threats

Diseases
Limited diversity
City growth and development – infrastructure conflicts
Behind in program development
Roads – older development left little to no space for trees
Types of trees planted
Weather events

APPENDIX C – Potential Landscape Plant List

College Place is in USDA hardiness zone 7a. Minimum temperatures average minus five to minus ten. Average number of days above 86 degrees is forty-five to sixty according to American Horticultural Society plant heat-zone map. In College Place, the climate is warm and temperate. The winters are rainier than the summers. College Place summers are hot, dry, and mostly clear and the winters have moderate temperatures, mostly cloudy and changeable rainy weather. In a year, the rainfall is 15.6 inch, most occurring during the winter. Over the course of the year, the temperature typically varies from 31°F to 93°F and is rarely below 17°F or above 102°F.



The plant list provides options to try. It is not finite and merely represents some potential choices to increase diversity in College Place. The plant list below is composed of many species not in the tree population of College Place or in limited quantities. These trees may be hardy to College Place and are not natives but will adapt to the area. Diversification and willingness to try new species are the keys to a successful planting program.

CLASS I TREES

Red Buckeye

Aesculus pavia

Height: 20'

Spread: 20'

Hardiness: -20

A small tree with a rounded or shrubby habit. Lustrous dark green palmate leaves accent the red flowers in April and May. No appreciable fall colors. Some tolerance for shade, drought and poor soils.

Autumn Brilliance

Serviceberry

Amelanchier x grandiflora

'Autumn Brilliance'

(treeform)

Height: 20'

Spread: 15'

Hardiness: -30

Tree form of serviceberry with an upright spreading crown, white flowers and a reliable, bright red fall color. The fruit is edible. Tolerates some drought.

Cumulus Allegheny

Serviceberry

Amelanchier laevis

'Cumulus' (treeform)

Height: 25'

Spread: 20'

Hardiness: -30

A serviceberry with a distinct upright and oval tree habit, fleecy white flowers in spring and a yellowish to orange-scarlet fall color. Smooth gray bark.

American Hornbeam

Carpinus caroliniana

Height: 25'

Spread: 25'

Hardiness: -40

A small tree with an irregular spreading habit, with a rounded outline. Dark green leaves change to yellow, orange and scarlet in the fall. Smooth, gray, irregular twisting bark adds interest in winter. Will grow in heavy shade and wet soils.

Pagoda Dogwood

Cornus alternifolia

Height: 25'

Spread: 20'

Hardiness: -30

This small tree has a distinctive horizontal branching habit and will develop a flat-topped crown. Masses of creamy white flowers are produced in early summer. Blue/black clusters of fruit in late summer. Fall foliage is a mix of yellow, to red/purple.

Kousa Dogwood

Cornus kousa

Height: 25'

Spread: 20'

Hardiness: -20

A small tree, vase shaped in youth, forming a rounded habit with distinct horizontal layering of the branches and exfoliating bark with age. Creamy, white bracts, resembling flowers, in spring, dark green leaves that change to reddish purple in the fall.

C. 'Satomi'

Pink flowered selection. Very ornate with layered branches.

Golden Glory Dogwood

Cornus mas 'Golden Glory'

Height: 20 - 25'

Spread: 15'

Hardiness: -15

More upright and free flowering than species (Corneliancherry Dogwood). The tree takes on a mounded shape, like an inverted pear. Great show of yellow flowers in spring and later bright red fruit. Foliage is dark green and turns purple in fall. Excellent tree for contrast.

Lavalle Hawthorn

Crataegus x lavalleyi

Height: 25'

Spread: 20'

Hardiness: -40

A small, dense oval canopy tree with shiny dark green foliage turning to bronzy copper-red in the fall. Usually thornless or with small one-inch thorns. Quite free of rust and very adaptable.

Thicket Hawthorn

'Ohio Pioneer'

Crataegus punctata

var. *inermis*

Height: 20 - 30'

Spread: 25 - 35'

Hardiness: -20

Broad-rounded tree, low branching usually becoming wider than tall at maturity. Thornless variety with excellent vigor. Foliage is gray green, contrasted by abundant white flowers in spring and dark red fruits in September and October. Fruits are usually persistent adding interest in winter.

Winterberry Euonymus

Euonymus bungeanus

Height: 20'

Spread: 20'

Hardiness: -20

A small, rounded, or shrubby tree with pendulous branches.

Leaves are light green and flowers are yellow. A beautiful tree in fruit.

European Euonymus

Euonymus europaeus

Height: 15-30'

Spread: 10-20'

Hardiness: -30

A narrowly upright tree in youth broadening as it ages with a rounded outline when mature. Early leaf out with a flat dark green color turning from yellow to reddish purple in fall. Fruits ripen pink to red in September and are quite attractive.

Korean Evodia

Evodia daniellii

Height: 25 - 30'

Spread: 25 - 30'

Hardiness: -20

Interesting small tree with a rounded shape. Lustrous dark green foliage complemented by profuse white flowers borne on stalks in June and July. No major insect or disease problems. Great mix of structure and ornamental display for urban area.

Golden Desert Ash

***Fraxinus excelsior* 'Aureafolia'**

Height: 20'

Spread: 18'

Hardiness: -15

Small, rounded tree with bright yellow twigs and golden stems. Foliage emerges yellow and greens slowly through the spring and early summer turning back to gold in late summer. Beautiful specimen, great contrasting tree and attractive in winter.

Amur Maackia

Maackia amurensis

Height: 25'

Spread: 25'

Hardiness: -25

A small round headed tree. Leaves emerge a silvery gray and gradually become dark green. Fragrant pale white flowers light the tree in July and August. Bark peels with maturity exposing a shiny amber to brown color, becoming curly in texture. Prefers moist, well-drained soil, but is quite adaptable to environmental conditions.

Merril Loebner Magnolia

***Magnolia x loebneri* 'Merrill'**

Height: 30'

Spread: 30'

Hardiness: -30

An upright habit becoming round with age. Leaves are thick and rigid, dark green and turn yellow in fall. Flowering peaks in April, where the tree resembles a white cloud covered with fragrant snowy blossoms. A vigorous grower and cherished landscape tree.

Yulan Magnolia

Magnolia denudata

Height: 35'

Spread: 30'

Hardiness: -30

Tree with spreading branches somewhat irregular, producing an informal outline. Leaves are thick and resilient turning yellow in fall. Flowers are fragrant, white and 4-6 inches wide, blooming in spring.

Elizabeth Magnolia

Magnolia x 'Elizabeth'

Height: 30-40'

Spread: 20'

Hardiness: -30

Compact oval tree, tall for a magnolia. Glossy green tough leaves and yellow flower (unique for magnolias), 6 inches wide and fragrant, bloom in spring before the leaves break.

Galaxy Magnolia

Magnolia x 'Galaxy'

Height: 20 - 25'

Spread: 15'

Hardiness: -20

A tree form magnolia with a strong central leader and pyramidal to oval shape. The foliage is lustrous green and flowers are large, 8 to 10 inches wide, blooming in spring on bare stems, pink outside and white inside. Good selection for a landscape or street where space is limited or confined.

Royal Star Magnolia

***Magnolia stellata* 'Royal Star'**

Height: 20'

Spread: 15'

Hardiness: -30

A hardy, compact, rounded tree with deep green foliage and yellow fall color. The large fragrant flowers bloom in early spring, before the leaves break. An excellent ornamental tree for small sites in urban landscapes.

Flowering Crabapples

***Malus* sp. (Red Flowers)**

Hardiness: -20 (-30)

Malus 'Adams'

Height: 20'

Spread: 20'

Dense and rounded symmetrical habit. Pink flowers, red persistent fruit. American Masterpiece *Malus* 'Amazam'

Height: 25'

Spread: 18 - 20'

Pyramidal habit. Bright red leaves emerge and mature to dark maroon. Brilliant red flowers change to unique pumpkin orange fruits in fall that persist through winter. Klehm's Improved Crabapple
Malus 'Bechtel'
Height: 15 - 20'
Spread: 15 - 20'
Rounded form, dense dark green foliage, turning orange to orange red in fall. Large double pink flowers cover the tree in spring. Improved strain for disease resistance. Seldom fruits, very tidy tree.

Centurion Crabapple
Malus 'Centzam'
Height: 20'
Spread: 15'
Narrow upright habit, spreading slightly with maturity. Purple emerging leaves changing to bronze green. Rose-red flowers ripen to bright red fruits persisting through the winter.

Prairifire Crabapple
Malus 'Prairifire'
Height: 20'
Spread: 20'
Upright spreading habit becoming rounded. Reddish stems with foliage changing from purple to red hued green. Excellent color change from crimson buds to dark pink flowers to deep red fruits which persist through winter.

Flowering Crabapples *Malus* sp. (White Flowers)

Hardiness: -20 (-30)
Malus 'Adirondack'
Height: 18'
Spread: 10'
Densely upright inverted cone shape. The cut of this cultivar combined with an overabundant white flower in spring makes this a "standard"

to which other flowering crabs are compared. Bright red fruits carry interest through winter.

Harvest Gold Crab
Malus 'Hargozam'
Height: 25'
Spread: 15'
Upright, moderately columnar habit. White flowers in spring are but a precursor to the golden fruits which adorn this tree through winter making it a showstopper in the landscape.
Malus 'Professor Sprenger'
Height: 20'
Spread: 20'

Stark upright habit makes for a larger statelier looking tree than other crabs. Red buds bloom white with pink tones ripening to orange-red fruits and endure on the noble frame through winter.

Malus 'Sentinel'
Height: 20'
Spread: 12'
Vase shaped, an unusual form for a crab makes its mark as an excellent street tree under power lines. Flowers are white with a touch of pink, fragrant, with bright red fruits that carry through the winter.

Malus 'Spring Snow'
Height: 25'
Spread: 20'
Dense and oval shaped, quite large for a flowering crab. Flowers are white and sterile; the tree is without fruit and is an excellent addition to the landscape where dropping fruits would be objectionable.

Sugar Tyme Crabapple
Malus 'Sutyzam'
Height: 18'
Spread: 15'
Upright spreading with a somewhat irregular oval outline. Great informal character, smothered in sweet white flowers in spring. Fruits

are wine red and persist through winter.

Golden Raindrops Crabapple
Malus transitoria 'Schmidtleaf'
Height: 20'
Spread: 15'
Hardiness: -20
Upright vase shaped habit. Very unusual cherry, with a delicate appearance, slender branches are draped in uniquely cut glossy green leaves. An abundance of small white flowers ripen to tiny bright yellow fruits which hang like drops of rain from this elegant tree.

Persian Parrotia *Parrotia persica*

Height: 20 - 30'
Spread: 15 - 25'
Hardiness: -20
Small single stemmed tree with upright to wide spreading branches, oval outline. Pink to purple emerging leaves blend to glossy green and turn a beautiful succession of yellow to orange to red in fall. An excellent selection for streets and landscapes, given size, color display and remarkable resistance to pests and disease.

Cascade Snow Cherry *Prunus* 'Berry'

Height: 25'
Spread: 20'
Hardiness: -20
Upright spreading vase form. Large pure white flowers cover this tree in spring followed by glossy dark green foliage which turns yellowish to bronze-orange in fall. This cultivar has shown an increased resistance to diseases that affect other ornamental cherries.

Prairie Gem Pear***Pyrus ussuriensis* 'Mordak'**

Height: 25'

Spread: 20'

Hardiness: -30

Densely branched and compact tree with a round canopy.

Leaves are bright green, thick and leathery turning golden yellow in fall. White flowers blanket the tree in early spring. Excellent pear for urban plantings.

Ivory Silk Lilac***Syringa reticulata* 'Ivory Silk'**

Height: 25'

Spread: 15'

Hardiness: -20

Tree form lilac, oval and compact with upward curving branches. Foliage is dark green, flowering when young.

Displays large white flower clusters in early July. Excellent choice for beauty and adds variety to urban landscapes.

CLASS II TREES

Italian Alder***Alnus cordata***

Height: 30 - 45'

Spread: 25 - 35'

Hardiness: -15

A pyramidal to rounded tree with a rather dense canopy for alders. Leaves are spade shaped and finely toothed, dark green and lighter underneath. Trees are compared in outline to Little Leaf Lindens and Common Pear in appearance. Will tolerate poor soil conditions and does best near water. Little used, but highly recommended for urban landscapes.

Black Alder***Alnus glutinosa***

Height: 40 - 50'

Spread: 30 - 35'

Hardiness: -30

Fast growing tree with a broadly pyramidal habit, somewhat irregular. Dark green leaves change to yellow in the fall. These trees thrive near water and perform well in poor soils. Good tree for an alternative to willows and other poplars. The 'Pyramidalis' cultivar has an excellent narrow form and recommended for confined space areas.

European Hornbeam***Carpinus betulus***

Height: 25 - 40'

Spread: 25 - 35'

Hardiness: -20

Pyramidal shape, quite dense with dark green leaves. Fall color is usually yellow but during cold winters can turn dark red. Heat and drought resistant.

F. 'Fastigiata', a columnar cultivar, is taller, and in youth spreads 15', but tree will eventually become wide. Branching must begin at 5' or above if planted as a street tree.

Katsuratree***Cercidiphyllum japonicum***

Height: 40 - 50'

Spread: 40

Hardiness: -20

In youth pyramidal and maturing to a variety of pyramidal rounding forms. Leaves are heart shaped and emerge red-purple and change gradually to bluish green with great fall colors, yellow to apricot and sometimes crimson. Performs better if shaded from afternoon sun.

American Yellowwood***Cladrastis lutea***

Height: 30 - 50'

Spread: 40 - 55'

Hardiness: -20

Round tree, often wider than tall. Leaves are bright green,

resembling those of English Walnut and turn brilliant to golden yellow in Fall. The bark is smooth and gray much like a Beech. The name derived from the color of the heartwood. Terrific displays of white flowers with a sweet fragrance in May and June.

Turkish Filbert or Hazel***Corylus colurna***

Height: 50'

Spread: 30'

Hardiness: -20

Broadly pyramidal, somewhat compact. Dark green foliage with exfoliating bark when mature. Fall color of little significance. Tolerates environmental extremes and conditions exhibiting stress in other trees. No serious pest or disease problems. Stately and formal character, excellent for urban plantings.

Hardy Rubber Tree***Eucommia ulmoides***

Height: 45'

Spread: 45'

Hardiness: -20

Tree with a rounded outline and ascending branches. Foliage is spectacular, glossy dark green and pest free. The bark of mature specimens adds to the trees interest. Fall color is minimal. Tolerates a variety of soil conditions. Unique tree species for cold climates.

European Beech***Fagus sylvatica***

Height: 40 - 50'

Spread: 15 - 40'

Hardiness: -20

Stately tree, narrowly compact to densely pyramidal to broadly oval, branching close to the ground. Leaf color varies dramatically between cultivars. It is said that the right cultivar of this tree can enhance any landscape. Care should be used with planting lower branching

trees to avoid creating a traffic nuisance.

F. 'Fastigiata' Fastigate Beech
Trees deep green, tight form makes it one of the most striking columnar trees.

F. 'Riversii' Rivers Purple Beech
Broadly oval habit, foliage has striking purple shades, spring through summer.

F. 'Zlatia' Golden Beech
Upright pyramidal habit, young leaves are yellow maturing to golden green.

Maidenhair Tree

Ginkgo Biloba

Height: 40 - 55'

Spread: 15 - 35'

Hardiness: -25

Young trees are irregularly shaped but finish broadly symmetrical. Usually all marketed trees are male due to the offensive smell of the female trees in fruit. The leaves are uniquely lobed and bright green on both sides, changing to bright to golden yellow in fall. Having outlived most of its enemies Ginkgo is a fine specimen for urban planting. (Female trees produce fragrant fruit that some find offensive.)

G. 'Autumn Gold'

Very uniform and balanced pyramidal tree. Spreading at maturity.

G. 'Magyar'

Narrow pyramidal form with a strong central leader. Well-spaced branches.

G. 'Princeton Sentry'

Narrow tapering growth almost columnar. Tallest of the three.

Carolina Silverbell

Halesia Carolina

Height: 30' - 40'

Spread: 20' - 35'

Hardiness: -30

White, hanging, bell-shaped flowers are produced in May and give way to four-winged, brownish, fruit that is persistent through winter.

Foliage on this broad, rounded tree will turn yellow in autumn.

Korean Mountain Ash

Sorbus alnifolia

Height: 40-50'

Spread: 30'

Hardiness: -20

Hardiness: -30

Full -Part Sun

Glossy dark green, simple leaves. The tree has an oval to rounded form. Clusters of white flower umbels develop in late spring. Orange/red berries are produced in late summer and fall. Robins and cedar waxwings love the berries when they return in late winter. Bark is gray with white markings. Leaves turn gold to orange in autumn. (Fruit set is not as abundant as the European Mountain Ash.)
S. 'Redbird' produces red fruit and has a more columnar habit.

Tupelo

Nyssa sylvatica

Height: 30 - 40'

Spread: 20 - 35'

Hardiness: -20

Also known as Black Gum, Sour Gum and Pepperidge. In youth the tree is pyramidal but becomes rounded or oval as it ages. Leaves are glossy green and fall color is excellent, turning bright yellow, orange coppery red, or purple. Tolerates poor drainage and some drought. Makes a great park or street tree for residential areas.

American Hophornbeam

Ostrya virginiana

Height: 30 - 45'

Spread: 25'

Hardiness: -30

Rounded oval shape made up of slender branches, sometimes arching up or down. Leaves are bright green turning yellow to brown in fall often persisting adding winter

interest along with the hop like fruits. Tolerates dry conditions and free of major disease and insect problems.

Amur Cork Tree

Phellodendron amurense

'His Majesty'

Height: 40'

Spread: 35'

Hardiness: -30

This is a seedless selection of a fast growing broadly vase-shaped tree. It has a good branch-ing habit with interesting cork-like bark. Yellow fall color.

Sawtooth Oak

Quercus acutissima

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -20

Tree typically develops a widely spreading and dense canopy that is rounded at maturity. May need protection in youth, but once established the trees handle harsh winters well. Emerging leaves are brilliant yellow and fall color is bronze. Deeply ridged and furrowed bark adds winter interest. Lacks pest and disease problems. The only detractor for street tree use is acorn debris. (There will be fruit drop in the fall and could be hazardous under foot.)

Chinkapin Oak

Quercus muehlenbergii

Height: 40 - 50'

Spread: 50 - 60'

Hardiness: -15

In youth the tree is rounded and somewhat irregular, but gains stature and elegance with maturity. The leaves are indented to slightly lobed, lustrous yellow green turning to various shades of yellow to orangish brown in fall. Somewhat difficult to transplant and dislikes alkali soils, but once established it

performs well. (There will be fruit drop in the fall and could be hazardous under foot.)

Sassafras

Sassafras albidum

Height: 30 - 60'

Spread: 25 - 40'

Hardiness: -20

Pyramidal shape in youth changing to an irregular flat top with an oblong outline. Bright green leaves offset yellow, often, red stems which enhance an excellent fall display with shades of yellow and orange to scarlet and purple. The mahogany bark of mature trees and fragrance are additional interests.

American Linden

Tilia americana

Height: 35 - 50'

Spread: 20 - 35'

Hardiness: -40

Tall stately trees, cultivars generally smaller in size especially when used in urban areas. Leaves are generally 4 to 8 inches long and about as wide in a range of green shades. Bark is gray to brown with narrow lateral furrows. The wood is soft and easily pruned but is elastic enough to handle most weather extremes. These trees will entirely block the sun in their shadow so place them appropriately.

T. 'Boulevard'

Dense, narrow pyramidal habit with ascending branches.

Yellow in fall.

T. 'Legend'

Rounded pyramidal habit, yellow fall color.

T. 'Lincoln'

Slender, upright and compact form with light green leaves, 25' by 15' in 25 years.

T. 'Redmond'

Full pyramidal form, uniform with large leaves and red branches, winter interest.

Littleleaf Linden

Tilia cordata

Height: 40 - 45'

Spread: 45'

Hardiness: -30

Trees are pyramidal, rounding with maturity. Leaves are generally smaller, 2 to 3 inches long and wide, (except Glenleven) finely serrated and turn yellow in fall. Trunks are usually straight and bark smooth. Likes well drained alkali soils, but pH adaptable and tolerates pollution well. Makes an excellent selection for any urban planting.

T. 'Chancellor'

Fastigate in youth, becoming pyramidal with age. Good branch development.

T. 'Corzam' Corinthian Linden

Narrowly pyramidal, 15' spread. Yellow in fall. Excellent tree for limited space.

T. 'Glenleven' Glenleven Linden

Fast growing with a straight trunk, leaves twice the size of 'Greenspire'

T. 'Greenspire'

Single straight leader, good branch angle. Tolerates difficult conditions.

T. 'Olympic'

Very symmetrical pyramid form, better branch-ing than some other cultivars.

Sterling Silver Linden

***Tilia tomentosa* 'Sterling'**

Height: 45'

Spread: 35'

Hardiness: -20

Upright pyramidal form with a superior branching frame, smooth bark and straight trunk makes it a very appealing tree for all seasons. Furry green leaves, silvery white underside, turn yellow in fall. Shows distinction from *Tilia cordata* cultivars and is an excellent addition to the Linden family.

Japanese Pagoda Tree

Sophora japonica

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -20

Broad crown. Creamy-white to yellowish-green large inflorescences blanket the tree anytime from early August to early September, with about a three-week bloom period. Thick green pods mature to yellow-green fruits, with the large beans appearing as knobs within the otherwise thin pods. Very urban tolerant (especially to heat, drought, pollution, compacted soils, and poor soils)

CLASS III TREES

Bitternut Hickory

Carya cordiformis

Height: 50 - 75'

Spread: 35 - 50'

Hardiness: -20

Usually, a slender tree with an irregular oval crown, often widest at the top. The foliage is light green turning yellow to bronze in fall. This hickory is free of most major pest and disease problems and seems to do better than most in restricted sites. Recommended for Park and Boulevard use because of fruit drop and can be hazardous underfoot.

Fagus sylvatica

European Beech

Height: 50' - 60'

Spread: 50'

Hardiness: -30

Broad pyramidal tree with wavy, shiny, dark green leaves. Foliage turns reddish/bronze in fall. Leaves persist through winter. Smooth, gray, wrinkled bark. Tree can grow very wide and branches will often touch the ground.

Kentucky Coffeetree
Gymnocladus dioica

Height: 50 - 65'

Spread: 40 - 50'

Hardiness: -30

Sharply ascending branches, rising to form a narrow oval crown. The bark is unique, developing on young stems. Spring leaves are late to emerge, their pinks and purples are a nice contrast to greening trees. Seldom bothered by pests or disease, pollution tolerant and strong, upright growth make this an excellent street tree.

Butternut
Juglans cinerea

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -30

Round topped tree with wide spreading crown of large horizontal branches and stout laterals. Leaves are dark green and woolly, white ridges and gray furrows make up the mature bark. Fruit debris may be a nuisance. Performs well in the rocky, dry and limestone-based soils, a prevalent soil type in Spokane. Usable as Boulevard and Park tree.

Swamp White Oak
Quercus bicolor

Height: 50 - 60'

Spread: 40 - 50'

Hardiness: -25

A broad openly branching tree with rounded crown on a short trunk. Leaves are smoothly lobed, leathery and dark green, changing to orange and yellow brown in fall. Better transplant success than White Oak and does well in wet sites. Useful as a Park or Boulevard tree, acorns can be a nuisance.

Shingle Oak
Quercus imbricaria

Height: 50'

Spread: 40'

Hardiness: -20

Pyramidal form when young, maturing to a rounded habit. Leaves lacking lobes, wavy, bright glossy green changing from yellowish to rusty red in fall. Tolerates dry conditions and has small acorns making it an excellent tree for streets and other urban sites.

Chestnut Oak
Quercus prinus

Height: 50 - 60'

Spread: 50 - 60'

Hardiness: -20

Rounded and dense irregular spreading canopy. Leaves are bluntly and shallowly toothed, dark yellow green turning orange yellow to yellow-brown in fall. Performs well in dry, rocky and lime-based soils, a prevalent soil type in Spokane. Great informal character, good for Parks and Boulevards where acorn debris can be managed.

English Oak
Quercus robur

Height: 50'

Spread: 40'

Hardiness: -20

Short and stout tree with a large, rounded crown of open thick branches, somewhat irregular. Leaves are variably lobed, dark green upper and pale green lower surfaces. Adapts to soils and climate types well. Acorn debris may create a walking hazard. Q. 'Fastigiata' Skyrocket Oak Narrow oval form, uniform and stately, excellent for confined sites.

Q. 'Michround'

The Westminster Globe Oak is very uniform and symmetrical tree.

Red Oak
Quercus rubra

Height: 50 - 60'

Spread: 45 - 50'

Hardiness: -30

Broad headed tree with a rounded crown. Leaves are sharply toothed dark green and turning brilliant to deep red in fall. Rapidly growing and readily transplanted giving it advantages over other Oaks for use in urban landscapes. Acorn debris may create a walking hazard.

Shumard Oak
Quercus shumardii

Height: 40 - 60'

Spread: 40 - 60'

Hardiness: -15

Pyramidal form, becoming upright spreading and broadly oval. Sharply cut dark green foliage with reliable red fall color. Adapts to soil conditions and is drought tolerant. One of the better transplanting oaks. Acorn debris may create a walking hazard.

Japanese Zelkova
Zelkova serrata

Height: 40 - 60'

Spread: 30 - 50'

Hardiness: -20

Vase habit rounding with maturity. Leaves toothed like elm (same family), usually dark green with a choice of fall color, depending on the cultivar. Bark color and texture is of interest from youth to maturity. All cultivars are resistant to Dutch Elm Disease. Beetle damage also appears to be less problematic. Handsome

trees, excellent for urban landscapes and streets.

Z. 'Green Vase'

Fast growing, graceful vase form, dapple shade tree.

Orange in fall.

Z. 'Halka'

Widening vase, with large feathery branches. Yellow in fall.

Z. 'Village Green'

Broad vase to rounded form, very vigorous. Rust red in fall.

Pioneer Elm

Ulmus x 'Pioneer'

Height: 50'

Spread: 50'

A Dutch Elm resistant cultivar that vigorously forms a rounded, spreading crown. The dark green foliage turns to yellow in autumn.

CLASS IV TREES

Shagbark Hickory

Carya ovata

Height: 100'-125'

Spread: 25'

Hardiness: -20

On mature trees the gray bark separates into interesting, wide plates that curve outward from the trunk giving it a shaggy appearance. The tree adapts well to dry or wet soil but prefers well-drained sites. The fruit is edible and gathered in the fall. It is a long-lived tree. Fruit debris may create a walking hazard.

Tulip Tree

Liriodendron tulipifera

Height: 70 - 90'

Spread: 35 - 50'

Hardiness: -20

Tree develops quickly with a tall straight trunk; several large

sinuous branches develop a narrow oval frame. The leaves actually appear tulip like medium green changing to yellow and golden in autumn.

Cucumbertree Magnolia

Magnolia acuminata

Height: 50 - 80'

Spread: 40 - 80'

Hardiness: -25

Pyramidal growth habit when young aging to a broad-rounded outline with massive spreading branches often arching towards the ground. Foliage is dark green, flowers are smaller than some magnolias, but in abundance. Makes a great tree for parks, golf courses and other open areas, where it can have room to spread.

Black Walnut

Juglans nigra

Height: 50 - 75' (100')

Spread: 50 - 75'

Hardiness: -20

Develops a rounded well-formed crown that is devoid of branches a third to two thirds the way up the tree. It will become wide spreading. Leaves are finer than Bitternut and less furry. Bark is brown to grayish black and roughly diamond shaped. May inhibit the growth of other plants near the site. Tolerates dry conditions and can be used for streets where ground clearance is needed, but performs best when used for Parks and Boulevards, due to dropping fruit.

Dawn Redwood

Metasequoia glyptostroboides

Height: 60 - 100'

Spread: 25 - 40'

Hardiness: -20

Deciduous conifer, with a tall pyramidal or conical form. Large basal spread. Bright green foliage renewed every year. Grows rapidly and tolerate wet sites if drainage is not restricted. In winter the skeletal frame of larger trees is starkly majestic. Definitely a tree for large areas so select sites appropriately.

Bloodgood London

Planetree

Platanus x acerifolia

'Bloodgood'

Height: 50 - 80'

Spread: 40 - 60'

Hardiness: -15

Broadly pyramidal, rounding with thick spreading branches at maturity. Large basal spread. Large maple like leaves turn yellow in fall. Bark is peeling creating a brown/cream mottling with year-round interest. Better resistance to anthracnose disease than other sycamores but still can be a problem if trees are overused.

White Oak

Quercus alba

Height: 60 - 80'

Spread: 50 - 70'

Hardiness: -30

Juvenile shape is pyramidal maturing with a broad, wide spreading and majestic crown. Leaves are bluntly lobed, dark green to blue green. Autumn color varies from brown to red. A challenge to transplant and establish, but worth the effort. The tree is best when used in Parks and Boulevards, due to dropping fruit.

Bur Oak

Quercus macrocarpa

Height: 55 - 80'

Spread: 50 - 70'

Hardiness: -40

Weakly pyramidal or oval to start, developing into a large broad, rounded wide spreading tree with a massive trunk.

Foliage is partially lobed, dark green above and grayish below, turning yellow brown to

purplish in fall. Corky bark on smaller branches adds interest. Adapts to a wide range of soil types, drought and pollution tolerant, makes an excellent tree for urban areas where acorn debris can be managed.

Accolade Elm

Ulmus japonica x wilsoniana

'Morton'

Height: 70'

Spread: 60'

Hardiness: -30

A graceful, vase shaped tree with arching branches. It is resistant to the elm leaf beetle and so is a great substitute for the American Elm. Foliage turns to yellow in the fall.

Appendix D – Tree Sidewalk Conflict Resolution Options

There are several other options to address tree sidewalk conflicts in addition to those mentioned in the body of the management plan. These are discussed and illustrated below.

Pop-outs or bulbs are like curving sidewalks. Space can be increased for newly planted or existing trees by removing a section of curb and extending the planting space into the street. Sidewalk cutouts or "borrowing" space from the adjacent sidewalk creates sidewalk cutouts. This alternative minimizes the sidewalk width for a limited distance adjacent to the tree. The cutout provides a larger grow space for trees and reduces the size of the pruned roots and their proximity to the root flare. Borrowing has limitations, as the room for tree expansion before infringing on the free passage of pedestrians is minimal. Furthermore, the ADA imposes strict regulations as to the amount of free space provided.



The sidewalk cutout option can be used in some scenarios on downtown streets. The trees are shown before mulch was applied.

Sidewalk ramping allows existing roots to remain intact by re-pouring concrete over the roots to create a gradually sloped ramp. It is used when removal of roots would compromise the stability of a high-quality tree. Damaged sidewalk slabs are removed, and 4-6 inches of topsoil is placed on top of the existing grade. A sand or foam backer is placed adjacent or around the subject roots. A new sidewalk is then installed on top of this new base material. This option enables the sidewalk to be replaced in its original position. Sidewalk ramping does not prevent future damage but can delay it by five years or more.

Concrete slabs of nonstandard size or shape can increase the space available for established trees. This technique serves as a design alternative to the curving sidewalk but produces a similar result.



Sidewalk ramping raises the sidewalk over the root system.

Infrastructure-based strategies can also include the use of certain materials that provide a larger, uncompacted soil volume, such as pervious concrete, asphalt, decomposed basalt, stone dust, pavers, or rubber sidewalks, instead of concrete.

Flexible paving comes in many forms, which include:

- Interlocking pavers
- Common brick and pavers
- Rubber bricks

Flexible paving is used in conjunction with root pruning when retaining original grade is required and when the level of the paving surface is ramped above or lowered below existing grade. The selected flexible paving material is installed over a compacted sand base. Cities have utilized rubberized, reusable brick in different dimensions that is bonded together with specialized glue. Some of the newer rubberized pavers do not require glue to bind them, but instead use specially designed dowels, which hold the pavers together. Although the use of flexible paving does not prevent future damage, it does provide more time between repairs making repairs easier and less costly. These materials may be used as alternative cover treatments when removing tree grates.



Rubber sidewalk installation.

Concrete modifications usually involve expansion joint materials such as dowels, rebar and sleeves, and articulating sidewalk joints. Sidewalk grinding can be employed as temporary measure that restores the offset or heaved portion of a sidewalk to original grade.

Root-based Strategies to Reduce Infrastructure Damage

Root-zone based strategies often use root guidance systems or soil replacement, modification, and management techniques. They include continuous trenches, engineered or structural soils, root channels or paths, steel plates, Silva cells, and root barriers.

Root pruning may be considered an option, but it is a serious wound to the tree and may affect the stability of the tree. Age, tree condition, species, root size and location, and proximity to the trunk should be considered before using root pruning as a treatment.



Root pruning should be limited or not used.

There are limitations and constraints associated with each strategy. Typically, the solution to avoiding infrastructure conflicts in downtown areas involves a combination of techniques. Trees, in light of our ecological problems, are now being recognized as significant solutions to some of our urban problems. Trees are a necessary component of urban corridors, not just street side ornaments. Too often trees are not integrated into the infrastructure design up front. Consequently, a large amount of money is spent on mitigating root-hardscape conflicts.



Silva cells utilize a modular framework of interlocking cells. An underground planter is constructed which is backfilled with a large volume of high quality, uncompacted soil. The cells meet load bearing standards and can also help manage storm water on site.

Several new practices are being used in conjunction with the extensive construction and renovation occurring in the downtown (E.g. Silva cells, large raised planters, and moveable planters for trees in places they can't be planted). Tree grates are beginning to be removed, trees in pits are being raised to grade level, mulch installation, and planting a greater variety of species is happening in the downtown currently. In each of these scenarios it is critical to start with quality nursery stock and plant the tree correctly. Without these first steps an accurate assessment of these practices cannot be made. It is important to assess each of these tree planting treatments under conditions that have followed the best management practices of the arboriculture industry consistently. It provides College Place information about which treatments or combination of treatments succeeds in the downtown corridor.

GLOSSARY

Acceptable risk: degree of risk that is within the tolerance or threshold of the owner, manager, or controlling authority.

Advanced assessment: an assessment performed to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

Aerial inspection: inspection of parts of a tree not visible from the ground, including the trunk, stems and branches: aerial inspections may include evaluation of internal decay.

ANSI A300 standards: in the United States, industry-developed, national consensus standards of practice for tree care.

ANSI Z133.1 standards: in the United States, industry-developed, national consensus safety standards of practice for tree care.

Arborist: professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of tree and other woody plants in residential, commercial, and public landscapes.

Best management practices (BMP): best available, industry-recognized courses of action, in consideration of the benefits and limitations, based on scientific research and current knowledge.

Boundary tree: a tree with the property line going through any part of the trunk.

Border tree: a tree located near a property line but has roots, branches, and leaves that extend over the property line.

Branch architecture: the normal structure of the scaffolding branches of a particular tree species compared to the tree you are assessing of the same species.

Canopy: refers to the upper layer or habitat zone, formed by mature tree crowns and including other biological organisms (epiphytes, lianas, arboreal animals, etc.).

Cavity: open or closed hollow within a tree stem, usually associated with decay.

Certified Tree Risk Assessor: An ISA Certified Arborist who has completed the Pacific Northwest (PNW) tree risk assessment course and/or ISA Tree Risk Assessment Qualification course.

Codominant stems: forked trunks, branches, or stems nearly the same in diameter, arising from a common junction and lacking a branch bark ridge.

Crown: Leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

DBH: diameter breast height measured on trunk (4.5 feet above soil surface)

Decay: process of degradation by micro-organisms.

Defect: an imperfection, weakness, or lack of something necessary. In trees, defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Excellent condition: No apparent problems or maintenance required.

Exposed roots: roots growing on the surface, usually a species characteristic of compacted soil. Care not to damage exposed roots should be taken.

Fair condition: Trees in fair condition have well defined issues (dead branches; co-dominant stems) that warrant some corrective pruning or maintenance within the next pruning cycle.

Failure (tree failure): breakage of stem, branch, roots, or loss of mechanical support in the root system.

Failure potential: in tree risk assessment, the professional assessment of the likelihood for a tree to fail within a defined period of time.

Girdling roots: root that encircles all or part of the trunk of a tree, or other roots, that constricts the vascular tissue and inhibits secondary growth and the movement of water and photosynthesis.

Good condition: Trees in good condition have minor issues or defects that do not require immediate attention and maintenance could occur later in the city pruning cycle.

Harm: personal injury or death, property damage, or disruption of activities.

Hazard: situation or condition that has exceeded an acceptable threshold of risk and is likely to lead to a loss, personal injury, property damage, or disruption of activities; a likely source of harm. In relation to trees, a *hazard* is the tree part(s) identified as a likely source of harm.

Hazard tree (synonym hazardous tree): a tree identified as a likely source of harm.

High risk tree: The tree or part of it has reached a stage where it could fail at any time.

Impact (verb): striking a target causing a disruption that affects activities.

Included bark: bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Inspection frequency: the number of inspections per given unit of time (for example, once every three years).

Inspection interval: time between inspections.

Owner/manager: the person or entity responsible for tree management, or the controlling authority that regulates tree management.

Poor condition: Trees in poor condition have irreversible problems.

Qualitative risk assessment: a process using ratings of consequences and likelihood to determine risk significance levels (that is, “extreme”, “high”, “medium”, or “low”) and to evaluate the level of risk against qualitative criteria.

Quantitative risk assessment: a process to estimate numerical probability values for consequences and to calculate numeric values for risk.

Residual risk: risk remaining after mitigation.

Risk: the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring and affecting a target, and the severity of the associated consequences—personal injury, property damage, or disruption of activities.

Risk aggregation: the consideration of risks in combination.

Risk analysis: the systematic use of information to identify sources and to estimate the risk.

Risk evaluation: the process of risk identification, analysis, and evaluation.

Risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Risk matrix: a tool for ranking and displaying risks by assigning ratings for consequences and likelihood.

Shall: A word that designates a mandatory requirement within the ANSI standards or contract documents. Compare to should.

Should: word that designates an advisory recommendation in the ANSI standards or contract documents; compare to shall.

Standard of care: degree of care that a reasonable person should exercise in performing duty of care; a measurement used to assess whether an individual acted in a reasonable manner.

Stocking level: A proportion of existing street trees to the total number of potential street trees (number of trees plus the number of available planting spaces).

Structural defect: feature, condition, any naturally occurring or secondary conditions such as cavities, poor branch attachments, cracks, decayed wood or deformity of a tree that indicates a weak structure or instability that could contribute to tree failure.

Taper: change in diameter over the length of trunks, branches or roots.

Target (risk target): people, property, or activities that could be injured, damaged, or disrupted by a tree.

Target zone: The area where a tree or tree part is likely to land if it were to fail.

Tree risk assessment: systematic process used to identify, analyze and evaluate tree risk.

Tree risk management: the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Unacceptable risk: a degree of risk that exceeds the tolerance of the owner, manager, or controlling authority.

Urban forest: management of naturally occurring and planted trees in urban areas.

Visual tree assessment (VTA): method of assessing the structural integrity of trees using external symptoms of mechanical stress (such as bulges, reactive growth, etc.) and defects (cracks, cavities, etc.).

Wood decay: the process of wood degradation by micro-organisms.

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City of College Place: Development Activity - August 2021

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project CK	Gas Station & Convenience Store	NW corner of 12th & Myra	- Jan 2019 In site negotiations. - March 2021 Still conducting due diligence, also considering franchising the convenience store moniker to existing business on College Ave corridor. - April 2021 No update. - May 2021 New Real Estate Manager. Conducting due diligence. If buying looking at also developing other retail plaza uses adjacent. - August 2021 Still reviewing sites.	ICSC Las Vegas
Project Chocolate	Restaurant, Retail Store, and Chocolate Manufacturing	Meadowbrook Area	- August 2021 Chocolatier contacted Chamber and is looking to relocate from Puget Sound to Walla Walla Area. Interested in Hop Thief Area.	Chamber
Project Dominick	Existing retailer in the valley.	NW corner of 12th & Myra	- May 2021 Contacted by real estate manager. The business is one year out from end of 20 year lease at shopping center on Plaza Way. With the construction and tandom roundabout and traffic light they are concerned about traffic patterns. Weighing weather or not to renew lease or relocate. - August 2021 Doing site due diligence.	Phone call from business.

Project HM	Automotive	College Avenue Corridor	- March 2020 Coffee shop located on west side of Walla Walla is potentially interested in opening a second location as primarily a drive through with large outdoor patio seating at southwest corner of 9th and College Avenues. Preliminary engineering meeting scheduled. - March 2021 Old car wash demo'ed. No update. - April 2021 No Update - May 2021 Adjusting site plan. New architect. Still plan on doing business. - August 2021 Working through needed edits to plans.	Local Business.
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Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- Jan 2019 This site is shortlisted with another site at end of Myra Rd in Walla Walla. User would like to open up by 2021/2022. - October 2019 Will commit to site once wastewater trunk is done next Summer. Gave city benchmarks to hit. Closing on lift station sewer property. - November 2019 City closed on lift station property. Achieving timelines. - February 2020 No change. - March 2020 Wastewater engineering plans will be done by June then to construction of sewer. This project is contingent on City getting sewer constructed. - March 2021 Company still interested. Waiting on SW Sewer to be completed. - August 2021 Awaiting Sewer. Still under consideration.	Discussion with potential client.
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Project BK	Fast food burger establishment.	Either SR 125 & Commercial Dr or Tamaurson & SR 125.	- Jan 2019 Two sites are shortlisted. In due diligence/negotiation phase. - August 2019 Due diligence. - September 2019 Site agreement signed. - October 2019 Construction to take place next Spring. - December 2019 Getting plans together. - January 2020 Conceptual plans turned into City. - February 2020 Also reviewing a site on Commercial Drive. - March 2020 Continue to work with corporate on final location of Burger King. - July 2020 On hold. - March 2021 Going through final site plan process on vacant site adjacent to Aspen Dental. - April 2021 Corporate has given consultants permission for site. - August 2021 Getting ready to break ground next to Aspen Dental.	ICSC Las Vegas
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Project W	Fast Food restaurant	Meadowbrook Area	- June 2019 Corporate looking to open up a tri-branded location of a fast food restaurant. - August 2019 Due diligence underway on Meadowbrook taxlots. - October 2019 Sites narrowed to Commercial Drive and Tamaurson - November 2019 Narrowed to Commercial Dr site. - March 2020 Site negotiations ongoing for Commercial Drive. - July 2020 Project on hold. - August 2021 Project on hold. However, may come to fruition tied to Project K above.	ICSC Las Vegas
Project D	Sit Down restaurant	Sites are either SR 125/Commercial Drive or SR 125/Tamaurson.	- Jan 2019 Two sites are going through due diligence. - Mar 2019 Due diligence continues. - April 2019 Awaiting plans from State about SR 125 to determine next move. - June 2019 Waiting for the Myra and SR 125 intersection to be improved for site to be acquired. - August 2019 Awaiting permanent Myra/SR 125/Commercial Dr plans. - March 2020 No Change - March 2021 Project on hold. Waiting for left turn lane from North Myra onto Commercial. - August 2021 No change.	ICSC Las Vegas

Project Flight	Aerospace Manufacturing	Martin Airfield	- September 2019 Interest by incoming owner of Airfield about potential siting of facility on west side of property. Improve airport. Likely this project will start between four and five years. - October 2019 Airfield now owned by Tarragon/Mike Corliss. - February 2020 No Change. - August 2020 Tarragon doing preliminary planning of site. - April 2021 Tarragon is working on a Light Industrial Airport Zoning Overlay proposal to County and City. - August 2021 No Change.	Property owner.
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			- September 2019 Board of company getting ready to approve purchase of 1.94 acre John Stejer site behind Banner Bank. - October 2019 Awaiting word from Board of this company. - November 2019 Property deal closed. Goodwill is moving to College Place by March 2021. - December 2019 Goodwill is working on site plans. They control site. - February 2020 Plans are in development. - March 2020 Developing preliminary site plans. - March 2021 Working through final engineering plans. Plan for Spring ground breaking. - April 2021 Planning to submit permits in two weeks. - August 2021 Ground Breaking This Week.	
Project GW/Goodwill	Second hand store	C Street across from Home Depot		Board member of Company
Project 8	Mixed-Use Development	8th & College	- August 2021 Property just changed ownership. Want to do mixed-use.	Phone call from property owner.
Project Medical	Urgent Care Facility	Commercial Drive	Urgent care facility is interested in locating on Commercial Drive. - August 2021 Working on site plans.	Random email.
Residential				

Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- August 2019 Phase 3D is wrapping up. Plans for 3E still being revised. Still dealing with stormwater. - March 2020 MOU signed. - July 2020 Doans put through. Utility infrastructure is being installed. No permanent installed stormwater solution yet. - August 2020 Contractor working on roadways south of Virginia Street between Homestead and Doans. - April 2021 Water connections installed for Phase 3E. Homes under construction. - May 2021 Working on Phase 3E on Julia. Have submitted Phase 3F wisesize homes to the east of Doans. - August 2021 Working on right size homes off of Doans.	Hayden Homes has owned property for the last decade.
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Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccion intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. Spring 2019 construction. - Feb 2019 Plans reviewed and approved. - October 2019 Engineering issuing approval for first group of buildings. - November 2019 Engineer will likely be starting work again. Was told to idle by developer. - February 2020 Farran requested groundbreak meeting with staff in February. - July 2020 Q4 groundbreaking. - March 2021 Invoiced developer. They have not communicated future plans after several follow up emails. - August 2021 Delays due to legal issues between land owner and previous land owner.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.
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Country Estates	Additional manufactured units on former Poor Form House property.	924 SE Scenic View Dr	- Jan 2019 Poor Farm House is demolished. Site ready for manufactured unit construction. - Feb 2019 Development plans for additional units turned into the Community Development Department. - March 2019 Waiting for additional information from Country Estates. - April 2019 Met with property owner to discuss plans and what was needed to move development along. - June 2019 First double wide is on site. Waiting for plans for others. - August 2019 Awaiting revised plans. - November 2019 No change - July 2020 No change. - March 2021 Working through site plan process. - April 2021. Out for public comment. Short Plat. - August 2021 Working through edits on plans.	Property owner.
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Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - Feb 2019 Development needs fire flow test. Applicant will coordinate with Green Tank Irrigation District. - March 2019 Planning approvals done. Contingent on fire flow water test with Green Tank. - April 2019 No Update. - June 2019 No Update. - August 2019 No update. Sept 2019 Site passed flow test. It does support multifamily now. - November 2019 Planning to develop next Summer. - March 2021 Still planning on doing this development this year. - April 2021 Awaiting final engineering drawings. - August 2021 Final edits to drawings underway.	Property owner.
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Stone Creek Development.	Single & Multi-Family	197 Mojonnier Rd	- Feb 2019 SW Trunk Line MOU contents agreed upon with property owners. MOU needed to make this property and others developable. - Jan 2020 Working on easements right-of-way for wastewater trunk line. March 2020 Property owner short platting development to permit more developable tracts. - March 2021 Boundary line adjustments approved. Processing short plat for Christianson part of property. - August 2021 In final discussions with large developer out of Spokane to acquire Mr. Christensen's property for a variety of housing types.	Property owner.
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			- June 2019 Turned in preliminary plans for additional multifamily structures. -November 2019 Planning approvals done. In Civil review. - December 2019 Ongoing - January 2020 Apartment building under construction. - February 2020 Under construction. - March 2020 Apartments continue to be under construction. - July 2020 Construction continues. - August 2021 Building Construction continues.	
Hanby	Multi-family apartments.	West side of College & Sunny		Property owner.
			- March 2021 Working through developer inquiry on potential for cottage housing development for developmentally disabled. Would need County to bring whole property into College Place UGA. Only part of it is. - August 2021 No change.	
Project Wallula	Cottage housing for developmentally disabled.	North side of Wallula Rd adjacent to Sunset Villa		Property owner.

Whispering Creek Subdivision	Single Family	620 SE 8th Street	- Feb 2019 Annexation hearing set for the property. - Mar 2019 Property annexed at February 26th, 2019 Council meeting. Awaiting plans. - Sept 2019 Awaiting revisions from developers engineer. - Dec 2019 Scheduled public hearing with Hearing Examiner. - Feb 2020 Hearing examiner issuing conditions for development. - March 2020 Working with developer and engineer on final review. - July 2020 Utilities installed. Roadway is being constructed. Housing construction has started. - March 2021 Continue constructing homes. - August 2021 Homes under construction.	Property owner.
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